

**PORT OF GRAYS HARBOR
SPECIAL COMMISSION MEETING MINUTES**

April 25, 2023

The Port of Grays Harbor Special Commission Meeting on April 25, 2023 was called to order at 9:00 AM. This meeting was both a virtual meeting conducted using Zoom and an in-person meeting. The public was able to access this virtual meeting using either the Zoom platform or by calling in.

Those in attendance at the meeting were as follows:

PORT COMMISSION AND STAFF

Phil Papac	Commissioner
Tom Quigg	Commissioner
Stan Pinnick	Commissioner
Gary Nelson	Executive Director
Leonard Barnes	Deputy Executive Director
Arthur Blauvelt	Legal Counsel
Randy Lewis	Director of Health Safety & Environment
Kris Koski	Port Engineer
Kayla Dunlap	Director of Government & Public Affairs
Lisa Benn	Accounting Manager

VISITORS

Liz Ellis	City of Aberdeen
David Lawrence	City of Aberdeen

Items discussed are as follows:

Tax Increment Project

Mike Folkers, Director of Finance and Administration, discussed the Terminal 4 Expansion and Redevelopment Project. He provided an in depth public briefing about the financing, how a Tax Increment Area would be created and the timing of property tax revenues.

Port Commission President Tom Quigg asked for public comment

Public Comment – Tax Increment Project

Liz Ellis asked what role the Puget Sound Railroad is playing in all this work and it seems like they should be investing in their railroad network. They are certainly going to benefit in the added cargo and what can you tell me about that?

Gary Nelson responded they are currently in the process of rewiring the Wishkah River Bridge that has been vandalized over the last year and a half or so. They have also planned an additional spur East of Elma going towards McCleary for building trains so they won't be building trains in downtown Elma. They will be doing that East of town to minimize the impact in Elma. Then they also have plans for two additional passing tracks or holding tracks. There is already one at Cedar Creek. They are going to add a second one there and then another one in between Cedar Creek and Elma so they can hold trains over or park trains. They are also doing some expansion at Blakeslee Junction in Centralia for receiving and shipping out unit trains as they come in. So, they've got a significant amount of investment coming in addition to their regular maintenance & capital program. Also, congratulations to the City. I see last week that you finally got the East Aberdeen Grade Separation Project on the State's Transportation Budget and some incremental money to keep the ball rolling on that. Congratulations to the City on that piece of public infrastructure.

Liz Ellis continued, that was good to know that the railroad has some investments planned but I'd really like to see them investing in this expansion project within the City of Aberdeen as well. That might help reduce that \$10 million shortfall. Given the flyover project what we are really looking at is not a \$107 million project but a \$243 million project with a whole lot of federal and state money making this happen. I recognize that there is value in bringing jobs. At one point I remember hearing there would be 200 full time jobs and now I am reading that there is somewhere in the neighborhood of 80 plus jobs. That turns out to be a whole lot of money. Hundreds of thousands of dollars per job and I want to make sure we are really getting the biggest bang for the buck with this project and that the companies that will be benefiting from the export and the shipping are helping to pay to make it happen.

Gary Nelson replied, I don't know where your numbers are coming from so I won't comment on those. We've given you what the investment is by AGP and the Port. I don't know where you got 200 jobs. I've never heard that number. It's always been 80-100 at best. So, that's not changed. I would comment that this because the

Federal Government is investing so heavily that this is a project of national significance. It ensures food security. It enhances our ability to grow and use renewable fuels and they recognize the importance. That's why they're making the investment in the Port of Grays Harbor.

OTHER BUSINESS:

None

There being no further business to come before the Commission, the Special Meeting adjourned at 9:32 AM.



President

ATTEST:



Secretary

1

2

3