



Thursday, February 13, 2025, at 5:00 pm
Location: Port of Arlington, Gronquist Building
1650 Railroad Avenue, Arlington, OR

Join Zoom Meeting

<https://us02web.zoom.us/j/9537854875>

Meeting ID: 953 785 4875

+16699006833,,85648511236# US (San Jose)

+12532158782,,85648511236# US (Tacoma)

Regular Commission Meeting Agenda

Thursday, February 13, 2025

1. **Call Meeting to Order**
2. **Additions or Corrections to the Agenda**
3. **Public Comment on Non-Agenda Items**
4. **Consent Agenda:**
 - A. Approve Regular Meeting Minutes for January 9, 2025
 - B. Approve January 2025 Accounts Payable and Financials
5. **Director Report**
 - 5.1 Arlington Mesa Industrial
 - A. First Amendment to Purchase Sale Agreement
 - B. Resolution 2025-02 Authorizing Sale of Property
 - C. Alpine Building – Marketing Office Space
 - D. Door Lock Repair
 - 5.2 Wildfire Safety – Overgrown Vegetation Management
 - 5.3 Other
6. **President Report**

Budget Committee Appointments: Joanne Smith, Donald Jamieson
7. **Commissioner Reports**
8. **Executive Session if needed, ORS 192.660(2)(e):** To conduct deliberations with persons designated by governing body to negotiate real property transactions.
9. **Decision or deliberations on Real Estate Transactions** (*Placeholder, if needed*)
10. Next Meeting – Thursday, March 13, 2025 at City of Condon
11. **Adjourn Meeting**

Port of Arlington Environmental Sentry Corp Meeting

Thursday, February 13, 2025 Immediately following Port Meeting

1. Call Meeting to Order
2. Approval of Minutes
3. EPA Award
4. Sentry Corp Financial Policies
5. Adjourn

Regular Commission Meeting
January 9, 2025 MINUTES
5:00PM
1650 Railroad Ave., Arlington, OR

1. The Port of Arlington Commission meeting was called to order at 5:00pm by President Shannon.

Present: President Leah Shannon and Vice President Ron Wilson; Commissioners: Kathryn Greiner (via zoom), Gibb Wilkins, and Kip Krebs; Port Director, Jed Crowther, Kayla Rayburn, and Attorney Anna Cavaleri (via zoom)

Absent: None

Audience: Rod McGuire and Julius Courtney

Jed Crowther acknowledged the announcement made at the City of Arlington's Council meeting the previous evening. Starting with, even though the City was authorized to publicly divulge some of their information, the Port Commissioners, staff, and entity are not able to divulge any information and still under the NDA contract.

2. Public Comment- None

3. Consent Agenda

3.1. Approve Regular Meeting Minutes for December 12, 2024.

3.2. Approve Special Meeting Minutes for December 27, 2024.

3.3. Approve December 2024 Accounts Payable and Financial.

Greiner asked about the taxes coming in, and that they were on the budget. Just make sure QB and the budget match.

Motion: Krebs moved, and Wilkins seconded to approve the Consent Agenda. Motion carried unanimously.

4. Director Report

4.1. Arlington Messa

4.1.1. Alpine Building

The Commissioners took part in a symbolic ribbon cutting for the new repurposed building formally known as the Insitu building. It will now be known as the Alpine Building moving forward. They will be utilizing the Warehouse portion and the outside storage. Leaving the office spaces of the building available to rent from another entity(s). Alpine has already started to move over to the new building and vacate their old building. Crowther inquired with Silver Creek Construction to finish the inside door installation. The Port had started the project in house, but once the walls were cut into, it was realized the entire building has steel studs/framing and would need to be contracted out. The radiant heaters were taken down, and are being stored, and there is a wall unit now installed. Currently, Crowther is suggesting to surplus the heaters (2 heaters, 30' long). Wilson was wondering if they could be repurposed in the Hanger building. Greiner suggested there may also be a use in Condon for them as well, so at this time they will be stored with the hope of repurposing them elsewhere. Previously there was a bid to enclose the outside storage for approx. \$195,000 which was turned down. Crowther has now received a bid from Silver Creek Construction for \$14,000 for putting up the customer's owned material (siding). It was a previous discussion with Alpine, depending on the price, to partner with the

Port in cost sharing to enclose that area. There was a consensus for Jed to move forward with it and talk to Alpine. He is still in his, up to but not exceed, \$75,000 threshold he was previously approved for, for renovations needed on the building.

4.1.2. Hanger Building

Crowther gave some background regarding the Hanger building (repairs, leases, interest). Rod McGuire's lease started at \$300/month for the first 3 months and then increased to \$500/month to be reevaluated at the end of December. Greiner is fine with keeping it at \$500 but adding the taxes onto the Tenant responsibility if they aren't already, to keep with the Port's traditional leases. If the entity accrues taxes, it is their responsibility to pay them, as well as the utilities. Rod would like a full year on the next lease. Due to the price, the Commissioners felt more comfortable reviewing the lease in 6 months but giving him the option to renew it for another 6 months.

Motion: Wilkins moved, and Wilson seconded to approve a new lease with Rod McGuire for 6 months, tenant responsible for insurance utility and taxes, contingent on a legal review with an option to renew in June. Motion carried unanimously.

4.1.3. Industrial Development

Crowther stated Commissioner Krebs requested this topic on the agenda, to discuss reinvestment and look to the future as some of the projects near completion, or the Ports part completed. To further develop already owned property like Willow Creek infrastructure or purchase Condon's 7 acres of Industrial property for potential development in the South end of the County. Krebs thought a well, a simple 8" well, at the Port Property at Willow Creek would be a good start to developing that area. He stated there is an existing well on the railroad property, adjacent to the Port's, that has plenty of production. Wilkins agrees getting water on the Willow Creek property would be beneficial for any development they do there. Discussion followed about wells, process, licensing, and procedures they would need to look into. Greiner asked about paperwork, and if it's a long process to get permitted. There was a consensus for Crowther to talk to the water master, and find out what the Port would need to do, and the steps it would take to drill a well at Willow Creek.

4.2. Budget Process 2025-2026

No objections to the 2025-2026 Budget Calendar that was presented.

Motion: Greiner moved, and Wilson seconded to approve the 2025-2026 Budget Calendar, and appoint Kayla Rayburn as the Budget Officer. Motion carried unanimously.

Crowther advised there was also a list of the Budget Committee members, 4 with remaining terms, and one open term that would need to be advertised/filled. He stated President Shannon could appoint the 4 to finish their term, but 1 member has missed the last two budget meetings, so it may be beneficial to advertise two positions. Shannon did think it was fair to appoint Tim Wetherell, Denise Ball and April Aamodt today, and publish the two vacancies. It was thought by the commissioners that there should be some representatives from the south on the committee as well.

4.3. Elections

Crowther stated it was an election year, and these positions would be on the ballot this year:

Position 1- Leah Shannon a 4-year term-May 2025

Position 2- Ron Wilson a 4-year term-May 2025

Position 4- Kip Krebs, appointed by default, 2-year term-May 2025

Position 5- Kathryn Greiner, 4-year term, May 2025.

The filing Period, Opens February 8 and closes March 20th. He would also advertise these in the Paper.

4.4. Alkali Ridge

There is a pending sale of home and shop parcel (2.8-acre). There is an excepted offer that is moving towards closing. There needs to be a resolution by the board for the title company, to move the sale along.

The bid posting keeps getting pushed back, so hopefully The Port will get an RFP out soon.

Crowther prepared a possible subdivision layout of the developing area, once the road is paved.

The Eastern portion was already approved by the city of Arlington already. Refocusing on the front Northeast 4 acres that would be the focus for workforce housing location, with smaller lots. Crowther explained some of the density thought, and layout transition. He asked Mark Seder with Seder architecture to prepare a proposal for a 3D presentation to show what development could potentially look like on the property. There was a proposal submitted for a not to exceed amount of \$4,500. There was a discussion regarding the process, and what was already approved with the planning commission. Wilkin's thinks the Port should put it up for sale now, and in 6 months if there is no movement, then go into the next phases of the subdivision development. There was discussion on the deed, to put restrictions and building timelines on the property, since the goal has always been workforce housing. Krebs asked about putting commercial businesses up there as well, or mixed used zoning. Greiner asked if it is premature to get a 3D model, or should we get a 3D model to spark the market's interest in the property. Several Commissioners stated getting a model would be helpful for marketing, not only for possible developers, but neighbors, potential buyers, etc. Mark Seder gave some input on what his company does, and what he can offer. They offer a variety of builds, and planning options. 3D modeling is one of those options; you could see how properties could be developed, the effect new homes would have for neighboring houses, and what those potential neighbors could see out their windows. Another thing they could do is show different types of housing that could go on that site; cottage homes/clusters (500sq/ft 1 bed, 600 sq/ft 2 bed), duplexes, single homes, and attached Rowe houses. They've worked for Veterans, teacher housing, single homes, family, etc. It could be used for both Community outreach/involvement or marketing to developers. Greiner stated to make sure that any models stay within the parameters of what the city allows in that zoning.

Motion: Wilkins moved, and Greiner seconded to allow Jed to move forward with Mark Seder on the Alkali Ridge modeling and to not exceed \$4,500. Motion carried unanimously.

Motion: Greiner moved, and Wilson seconded to approve resolution no. 2025-01, resolution authorizing the transfer interests in Port real Property. Motion carried unanimously.

5. Presidents Report, Leah Shannon

Stated The Port needs to think about the space in the Gronquist building that the Sherriff's just vacated.

6. Commissioner Reports

6.1. **Ron Wilson**-nothing to report

6.2. **Kip Krebs** -nothing

6.3. **Kathryn Greiner**-required public meeting law is January 23 and only required for the term you are in so everyone up for election will have to take it again after July.

6.4. **Gibb Wilkins**-working with the new city council and preparing them to take back the former school property once it is remediated.

7. Executive Session ORS 129.660(2)(e): To conduct deliberations with persons designated by governing body to negotiate real property transactions.

Was not needed this meeting.

8. Next Meeting

Commission Meeting- Thursday, February 13, 2025, at the Port of Arlington.

9. Adjourn Meeting

President Shannon adjourned The Regular Commissions meeting at 6:39pm.

President Leah Shannon

Vice President Ron Wilson



DIRECTOR REPORT

February 5, 2025

5.1 ARLINGTON MESA INDUSTRIAL DEVELOPMENT

First, it is valuable to highlight history that established the Arlington Mesa as an industrial site. The City of Arlington, Gilliam County, and the Port of Arlington all collaborated successfully for the Arlington Mesa Industrial Park and its master plan layout and infrastructure installation.

The City of Arlington purchased land in 2002 from J.R. Krebs. In 2013, the goal for industrial development advanced well by participation in the State of Oregon Industrial Site Certification. This key step added value to the Arlington Mesa as a prime location for expansion and growth.

By 2014, the city had made significant investments in water and sewer system improvements, to provide infrastructure to the industrial park for the purpose of attracting potential tenants. Prospective growth has now increased significantly, by plans made more than a decade ago.

Preparation precedes progress! It is amazing to see a large tract of range land transformed into economic benefit for Arlington and Gilliam County! By building the framework for growth, the Arlington Mesa was poised and ready as development and expansion interest happened.

Gilliam County has a solid history of innovation, being responsive to technology for wind/solar. Within our region, neighboring patterns of industrial growth teach important lessons to follow.

Economic development is dynamic and interconnected! It impacts governments, businesses, employment, training, housing, families, individuals, transportation, schools, and healthcare.

To the casual observer, the Arlington Mesa may only seem like open range land. However, by good planning and preparation, it became a top industrial site, attractive to large industry.

Continued diligence will help to sync site readiness and to prepare effectively. It is vital to buffer the impact of massive development, and to strongly advocate for our local communities.

Change is inevitable. We can choose to grow. To become our best by teamwork and strength. And now, we may encounter some more growing pains! To keep it rural and to make it vibrant! To connect the goal, plan, action! Our future will be bright as we plan, work, and build together!

Port land is located directly between the recently sold city parcels and is marketed separately. In 2019, the Port built the Flex building, and then in turn, leased it to Alpine Power Systems. Now, in 2025, a pending sale is underway for the Port 30-acre parcel including Flex building.

The Port approved a Purchase Sale Agreement previously in open session October 10, 2024. The name of the prospective purchaser was kept confidential, as required by non-disclosure. With orderly progress, closing is expected soon, with return-on-investment.

For business retention, the Port performed build-to-suit improvements at the vacant former Insitu facility, to provide similar industrial space, and to keep Alpine as a long-term tenant.

Port of Arlington, February 13, 2025 Port Board Meeting, Director Report by Jed Crowther

Board Action

The purchaser sent an extension notice to finish documents needed for closing, as follows:

A. First Amendment to the Purchase Sale Agreement

B. Resolution 2025-02 Authorizing Sale of Property

These two items are standard procedures for closing and are consistent with the agreement. Both have received positive legal counsel review. **Approval by Motion recommended.**

C. Alpine Building – Marketing Office Space

The Port purposely reserved office space in the Alpine Building for a separate tenant lease, (in addition to Alpine leasing the warehouse portion). We have already received solid interest in leasing this portion of the building. A diagram is attached that identifies some of the details. We will inform the Board further as site tours and lease negotiations proceed.

D. Door Lock Repair

Quote to repair door locks was received from Knerr Construction, Inc. in the amount of \$3,940.

Approval by Motion Recommended.

5.2 WILDFIRE SAFETY – OVERGROWN VEGETATION MANAGEMENT

Information is attached from the City of Arlington with a new pilot program for goat grazing to help control overgrown vegetation creating potential fire hazard.

- Port property on portions of the steepest hillsides at the former Proctor property might be a fair candidate for this type of service, comprising about 10 acres. If desired, 10 acres x \$250 per acre = \$2,500.

Approval by Motion if desired.

- The Port's Arlington Mesa properties are flat and mowed timely by the Port.

6. BUDGET COMMITTEE APPOINTMENTS

Two replies from residents were received to fill vacancies, as advertised in Times-Journal:

- Joanne Smith
- Donald Jamieson

Appointment to Budget Committee by President Leah Shannon is recommended.

Port of Arlington, February 13, 2025 Port Board Meeting, Director Report by Jed Crowther

FIRST AMENDMENT TO PURCHASE AGREEMENT

THIS FIRST AMENDMENT TO PURCHASE AGREEMENT (this “First Amendment”) is dated as of January __, 2025 (the “Effective Date”), by and between the Port of Arlington, a port district of the State of Oregon, a nonprofit corporation (“Seller”), and Amazon Data Services, Inc., a Delaware limited liability company (“Buyer”).

R E C I T A L S :

A. Seller and Buyer entered into that certain Purchase Agreement dated as of October 11, 2024 (the “Agreement”), for the purchase and sale of approximately 30 acres of land, located in Arlington, Oregon and more particularly described in the Agreement.

B. Buyer and Seller desire to clarify the post-closing obligations of Seller and make other modifications to the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the terms, conditions, and covenants contained herein, and of certain other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer hereby agree as follows:

1. **Recitals Incorporated; Certain Defined Terms.** The recitals set forth above are incorporated in this Section 1 and shall be deemed terms and provisions hereof. Each capitalized term set forth in this First Amendment that is not otherwise defined herein shall have the meaning ascribed to it in the Agreement.

2. **Post-Closing Work.** A new Section 33 is hereby added to the Agreement as follows:

“33. **Post Closing Work.** Following Closing, Seller will reasonably cooperate with Buyer at no out of pocket cost to Seller other than for de minimis amounts in connection with relocating the existing electrical, sanitary sewer and water lines crossing onto the Property to either: (a) an area outside the Property boundaries or (b) a location mutually and reasonably agreeable to Buyer and the applicable authorities. This **Section 33** will survive the Closing.”

3. **Effect of First Amendment.** This First Amendment modifies and amends the Agreement, and the terms and provisions hereof shall supersede and control over any contrary or conflicting terms and provisions set forth in the Agreement. The Agreement, as amended by this First Amendment, remains in full force and effect. In the event of a conflict between this First Amendment and the Agreement, the terms of this First Amendment shall control. This First Amendment shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

4. **Counterparts; Electronic Transmission.** This First Amendment may be executed in multiple counterparts, each of which, when assembled to include a signature by each party contemplated to sign this First Amendment, shall constitute one complete and fully executed First Amendment. Counterparts to this First Amendment may be executed and delivered by electronic transmission.

5. **Headings.** Section headings contained herein are for convenience or reference only and shall not govern the interpretation of any of the provisions contained herein.

[signature page follows next]

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the Effective Date.

SELLER:

Port of Arlington,
a port district of the State of Oregon, a nonprofit
corporation

By: _____
Name: _____
Title: _____

BUYER:

Amazon Data Services, Inc.,
a Delaware corporation

By: _____
Name: _____
Title: _____

5.1 B

**PORT OF ARLINGTON
Resolution No. 2025-02**

**RESOLUTION AUTHORIZING THE TRANSFER INTERESTS
IN PORT REAL PROPERTY**

WHEREAS, the Port of Arlington (“Port”) has entered into a Purchase Agreement (the “Agreement”) with Amazon Data Services, Inc. (“ADS”) to convey title to approximately 30 acres of real property located at Parcel ID No. 03N21E0000-00508, Gilliam County, Oregon (the “Property”); and

WHEREAS, if all conditions of the Agreement are satisfied, the Port will convey title to the property described in the Agreement to ADS in exchange for payment of the property purchase price; and

WHEREAS, the Port Commission wishes to authorize the President and or the Port Executive Director to sign Port deeds and other documents necessary to finalize sales of the Property pursuant to the terms of the Agreement; now, therefore, be it

RESOLVED:

Port President, Leah Shannon, or Executive Director, Jed Crowther, are authorized to sign any documents necessary or convenient to close the sale of the Property pursuant to the terms of the Agreement, and is authorized to sign a deed conveying title to the Property from the Port to ADS in accordance with the terms of the Agreement.

ADOPTED BY THE BOARD OF COMMISSIONERS on this ___ day of February 2025.

Leah Shannon, President

Ron Wilson, Vice President

Kathryn Greiner, Commissioner

Gibb Wilkins, Commissioner

Kip Krebs, Commissioner

ALPINE OFFICE SPACE 2025

PORT OF ARLINGTON

ALPINE BUILDING

OFFICE SPACE

AVAILABLE FOR LEASE

1500 AIRPORT WAY

ARLINGTON, OR

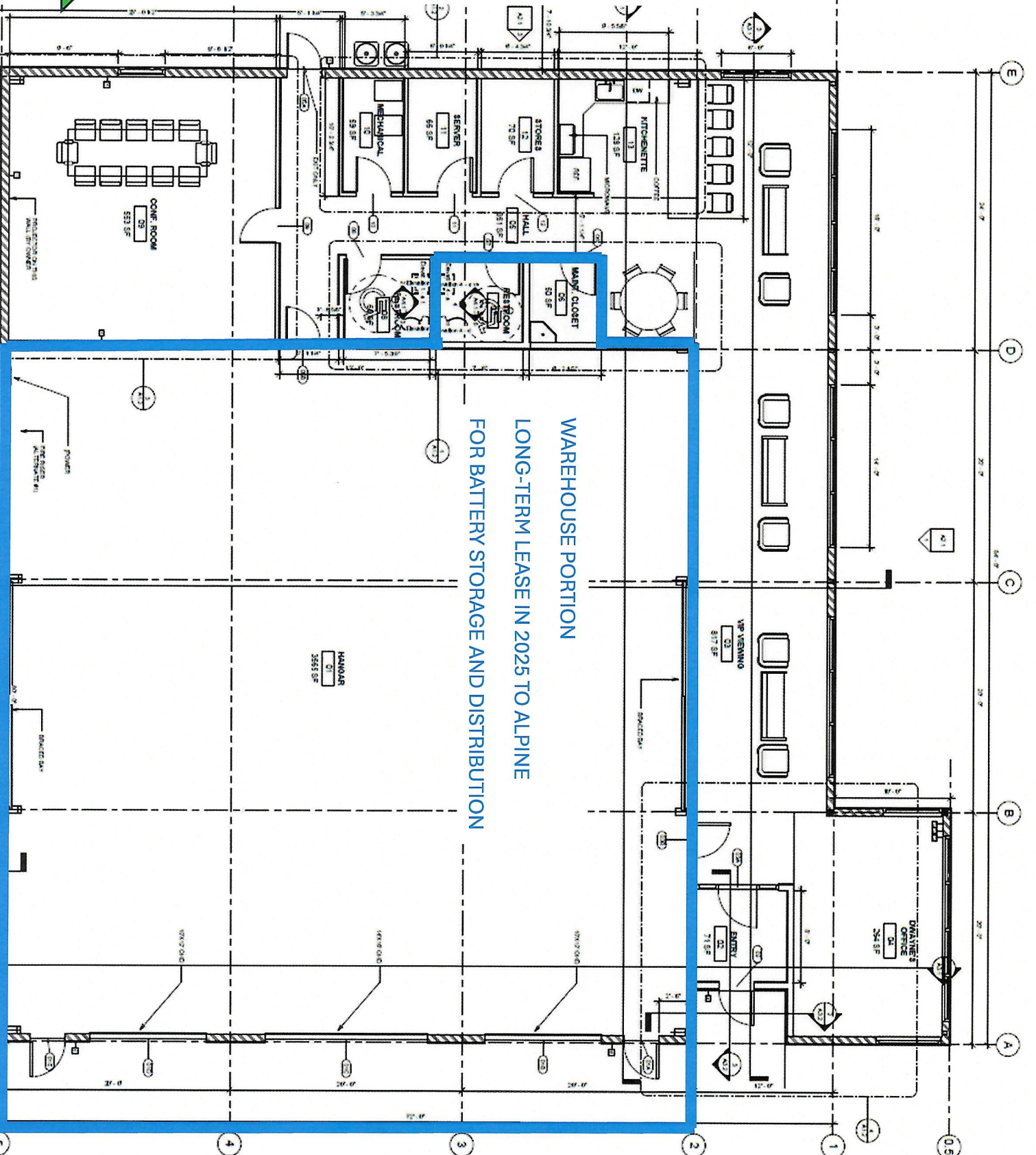
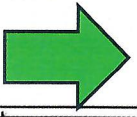
Approx 2,439 S.F.

at \$3,000/Month

with mutually

acceptable terms

5.1C



RESERVED OFFICE AREA, AVAILABLE FOR SEPARATE LEASE, WITH CONFERENCE ROOM, KITCHEN, AND RUNWAY VIEW

5.1 D



KNERR
CONSTRUCTION, INC.

PROPOSAL

January 28, 2025

Office (541) 567-6914 • Fax (541) 567-1540
1565 N 1st Street, Suite 2, Hermiston, OR 97838
C.C.B. # 55097 - OR • KNERRCI066LW - WA

To: Port of Arlington
Attn: James Metzker
100 Port Island Rd.
Arlington, OR 97812

Re: Airport Door Hardware Installs

Note:

We propose to furnish labor, materials, and equipment to supply and install 3 locking levers on 3 existing man doors and adjust a fourth door, so it operates properly.

Exclusions: building permit & plan check fees (if required), testing & inspection fees (if required), bond, additional insurance, prevailing wage rates, painting, supplying doors and frames

WE PROPOSE to furnish labor and material-complete in accordance with above specifications, and subject to conditions found in this agreement, for the sum of:

Three thousand nine hundred forty and 00/100----- dollars, \$ 3,940.00

Payment to be made as follows: Final payment due within 30 days of completion, progress payments every 30 days due with receipt of billing. Terms: Net 30, 24% per year interest on balance*.

*All unpaid amounts accrue 24% APR (2% per month). If collection must occur, we may be awarded all costs of collection, including the percentage portion charged by a collection agency for collection over the charges being collected upon, reasonable attorney fees, costs, and expenses of the action, including costs of a deposition.

ACCEPTED. The above prices, and conditions are satisfactory and are hereby accepted.

You are authorized to do the work as specified.

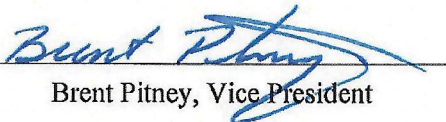
Payment will be made as outlined above.

Respectfully submitted,

Knerr Construction, Inc.

Date of Acceptance

By _____ Date _____

By 
Brent Pitney, Vice President

By _____ Date _____

Note: This proposal may be withdrawn if not accepted within 30 days. Please return signed original to Knerr Construction, Inc.

CITY OF ARLINGTON

5.2

P.O. BOX 68, ARLINGTON, OR 97812

PHONE: 541-454-2743

FAX: 541-454-2753

TTY: 800-572-0638

Dear Landowner,

This year Arlington is piloting a new program to reduce overgrown vegetation throughout city limits and to assist landowners with complying with the City of Arlington's weed ordinance. The City of Arlington has identified your property as being overgrown with weeds and a high priority for vegetation management to reduce wildfire risk to the community. The City has arranged for a goat grazing company to provide grazing services to reduce the amount of vegetation on your property and others surrounding properties. Through a grant from Oregon State Fire Marshal, the City will cover 50% of grazing costs.

The cost per acre this year is: \$500

Your cost per acre: \$250/acre.

Your estimated cost based on your property size is: See attached list

Your participation in this program is voluntary, but if you do not perform vegetation reduction on your property you will be fined up to \$500 per day if you have not performed the required maintenance by May 31, 2025.

The City will provide goat grazing and will make all arrangements with the grazing contractors to perform weed abatement on your property. All we need from you is your agreement to pay \$250/acre for services provided. Payment will be due by March 31, 2025. Please call the City of Arlington at 541-454-2743 to make payment arrangements and execute an agreement for grazing on your property.

Thank you for your contribution to the overall wildfire safety of our community.

If you are interested in learning more about this program or would like to discuss it further, please contact City Hall at 541-454-2743.

Thank you for your time and consideration. We look forward to hearing from you and collaborating on this important initiative.

Sincerely,

Jeff Bufton, Mayor
City of Arlington
P.O. Box 68
Arlington, OR 97812
cityofa@gorge.net
541-454-2743

The City of Arlington is an Equal Opportunity Provider.

		Through a grant from Oregon State Fire Marshal							
Account Number	Map Tax Lot	Property Class	Size -Acres	Current Owner	cost share rate	Port portion	City Portion		
Located near airport									
4991	03N21E00-00-00702	993-Other government taxable leased	3	Port of Arlington	\$250/each acre	\$750.00	\$750.00		
4990	03N21E00-00-00701	993-Other government taxable leased	8	Port of Arlington	\$250/each acre	\$2,000.00	\$2,000.00		
5031	03N21E00-00-00508	993-Other government vacant	28.2	Port of Arlington	\$250/each acre	\$7,050.00	\$7,050.00		
		Total	39.2			\$9,800.00	\$9,800.00		
Near estates (proctor area)									
	03N21E2800-00212		26.58	Port of Arlington	\$250/each acre	\$6,645.00	\$6,645.00		
	03N21E2800-00211		8.27	Port of Arlington	\$250/each acre	\$2,067.50	\$2,067.50		
		Total	34.85			\$8,712.50	\$8,712.50		
						\$18,512.50	\$18,512.50		

6

Budget Committee Interest

Joanne Smith:

January 30, 2025

Hi Jed, thank you for the phone call.

My son-in-law Kip Krebs had mentioned to me that the Port of Arlington was looking for a person to fill a budget committee opening for the port. I said I would be interested. My background is in finance, I had worked in banking and credit service for more than 32 years before I retired.

I have recently moved to Arlington to be closer to my family and I would love an opportunity to become part of this community in serving on this committee.

Please let me know what else you might need from me.

I'm looking forward to hearing from you.

Respectfully,

Joanne Smith

Donald Jamieson:

Donald Jamieson said he is willing to serve on the Port Budget Committee. He has experience in municipal finance by serving on the City Council at the City of Condon.

**Port of Arlington
Environmental Sentry Corp Meeting Minutes
Gronquist Building, Lower Conference Room
1650 Railroad Ave., Arlington**

- 1. The Port of Arlington Environmental Sentry Corp meeting was called to order at 6:03pm by President Wilkins.**

Present: President Gibb Wilkins and Vice President Kip Krebs (via zoom); Commissioners: Leah Shannon, Kathryn Greiner, and Ron Wilson; Port Director, Jed Crowther, Kayla Rayburn, and Attorney Anna Cavaleri (via Zoom)

Absent: none

Audience: none

- 2. Public Comment-** none

- 3. Consent Agenda**

3.1. Approve Environmental Sentry Corp Meeting Minutes for October 10, 2024.

Motion: Shannon moved, Wilson seconded to approve Environmental Sentry Corp Meeting minutes for October 10, 2024. Motion carried unanimously.

- 4. Director Report**

Crowther advised The Sentry Corp is on top of the paperwork and working through the process, He is waiting for the formal approved Work plan. He is working with CCLR and the State Brownfield Project Manager to complete the process. The Sentry Corp will need to have a public meeting in this Quarter to stay in compliance, currently scheduled for December 4, 2024, and would like the commissions to attend, it's going to coincide with the City of Condon's Council meeting. The Sentry Corp should be able to be reimbursed for spending on the public meeting, this would be for food and advertising spent on the meeting regarding the school and the abatement process. Wilkins and Greiner are working with the Condon City Council to accept the school back once remediation is completed, and the planning to move forward with demolition or renovation. Discussion about what should be addressed with the public at the meeting. Discussion about what should be focused on for the building or the land's future. Willamina, Oregon, repurposed their old school, Wilkins reached out to see the pros/cons/struggles/ what went well/what didn't/would they do it again. This may help the City Council in a decision when they get the former Grade School back. Jed said he attended the City of Condon's November council meeting to reiterate that the Sentry's role is to remediate, but not to renovate the building.

- 5. Adjourn Meeting**

President Wilkins adjourned The Environmental Sentry Corp meeting at 6:14pm.

President Gibb Wilkins

Vice President Kip Krebs