

**Port of Columbia**  
1 Port Way  
Dayton, WA 99328

**RESOLUTION No. 2023-01**

*Regarding the sale of vacant lots U & V located in the Rock Hill Industrial Tracts 2 industrial district for development of the property through the expansion of an existing local business.*

WHEREAS, the Port of Columbia was formed in accordance with RCW 53.0.060 on December 1, 1958; and

WHEREAS, RCW 53.25.110 states that when a port commission deems it for the best interests of the district and the people thereof and in furtherance of its general plan of harbor improvement, or industrial development, or both, it may sell and convey any property or part thereof owned by it within an industrial district; and

WHEREAS, Rock Hill Industrial Tracts 2 were created in the 1980s by the Port in support of the community's effort to diversify the economy of Dayton and Columbia County; and

WHEREAS, Rock Hill Tracts 2 contains lot U at 1.19 acres and lot V at 1.41, both of which are vacant, unencumbered, and available for development; and

WHEREAS, Table Rock Meats, Purchaser, has an existing meat processing business in downtown Dayton and wishes to expand through construction of a USDA certified slaughter facility; and

WHEREAS, the sale is allowed by the Port's Comprehensive Plan of Harbor Improvements under the Asset Intent section for the Rock Hill Industrial Tracts 2, Lots U & V, and under 3.3 Real Estate – Provide space for new, existing, and expanding businesses to operate in.

WHEREAS, Table Rock Meats has submitted plans and specifications to the Port and a request to purchase lots U & V in the Rock Hill Industrial Tracts 2; and

WHEREAS, the Port has received two valuations of the property - one by Valbridge, a certified appraiser, valuing the property at \$112,000 for both lots, and one by Tarah McCaw, Real Estate Broker, valuing the property at \$103,000 for both lots; and

WHEREAS, a public hearing was held January 11, 2023, to hear public comment on the proposed sale of the property; and

WHEREAS, public comments heard include, but are not limited to, concerns regarding zoning, proximity to residences, odor, noise, effect on the waste water treatment system, length of time live animals would be on site before processing, and waste removal; and

WHEREAS, the public concerns heard and recommendations for the mitigation of these potential negative impacts has been discussed with the City of Dayton permitting officials; and

WHEREAS, the City of Dayton has agreed to place conditions in the permitting documents for the proposed project that will address public concerns; and

WHEREAS, Table Rock Meats has agreed to abide by conditions in permitting use to be imposed by the City of Dayton on Purchaser's use of the property; including, but not limited to: (a) the property will not be used as a feed lot, (b) animals will not be fed on the property and feed will not be stored on the property, (c) live animals will not be held on the property for more than 24 hours, (d) animal waste shall be washed out of the facility daily, (e) processing waste (offal) shall be stored in a refrigerated environment until removed from the facility, (f) compliance with all applicable local, state and federal policies, regulations and laws currently enacted and as amended and enforced in the future.

WHEREAS, the Port of Columbia Commissioners have determined that it is in the best interest of the Port of Columbia and its constituents to facilitate development of this property.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Commissioners of the Port of Columbia:

1. Lots U & V in the Rock Industrial Tracts 2 shall be sold to Table Rock Meats by negotiated sale.
2. The sale price shall be \$107,500. (RCW 53.25.140)
3. Purchaser shall obtain all necessary permits and follow any all and conditions placed on the facility by the City of Dayton, Department of Ecology, the USDA, and any other permitting agencies.
4. Purchaser shall keep the premises in good order and neat appearance, and maintain a green strip in the 20-foot utility corridor on the Cameron Street side of the property. This is to enhance the aesthetics of the property in the industrial tract.
5. The purchaser shall, within one year from the date of purchase, devote the property to its intended use, or shall commence work on the improvements thereon to devote it to such use, and if he or she fails to do so, the port commission may cancel the sale and return the money paid on the purchase price, and title to the property shall revert to the district. This remedy shall be in addition to any other remedy under the terms of the sale. No purchaser

shall transfer title to such property within one year from the date of purchase. (RCW 53.25.160)

- 6. The purchaser shall seek approval of design and location of the proposed perimeter fence from the Port prior to construction of the fence.
- 7. The Port Executive Director is authorized to conduct negotiations and sign closing documents related to the sale.

Adopted by the Port of Columbia Board of Commissioners this 17<sup>th</sup> day of January, 2023.

**PORT OF COLUMBIA BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
Seth Bryan, Chairman

By: \_\_\_\_\_  
Genie Crowe, Secretary

By: \_\_\_\_\_  
Johnny Watts