

Whitman County Historical Society Board Meeting
8-20-2025; 7:00pm; Pullman Depot Heritage Center

Board members present: Mark Clinton, Jeff Pietila, Janet Barstow, Denise Mahnkey, Linda Hackbarth, Wendy Blake

Guests present: Debbie Sherman, John-Mark Mahnkey

Linda Hackbarth moved, Jeff Pietila seconded, and the board approved the consent agenda as submitted.

Nominations are still needed for Volunteer of the Year. Please send those to Val Gregory before the September board meeting.

The lease with Gladish for the Archives space has been renewed for one year. As the building is now for sale, Val is continuing to scout out new locations. Pullman is more central for most volunteers and users, but Colfax is likely to be more affordable. It is hoped that we can find a space with better accessibility and visibility than the current location. We still need to find out if the Genealogical Society wishes to continue sharing space.

Linda Hackbarth reported that the water bill for the Depot is now being paid with an automatic transfer, as certified checks are no longer accepted. She suggested that the Society look into automatic payments for other bills as well, since it should save postage, time, and effort.

Krista still needs volunteers for the Fair. Please contact her to sign up for open slots in the schedule.

Work on the Perkins House is progressing well, but it has been discovered that the glazing on the windows needs more work than originally allowed for in the previously approved estimate.

Jeff Pietila moved and Denise Mahnkey seconded to approve an additional \$2500 for glazing repair to the Perkins House windows not accounted for in the previously approved estimate from Legacy Contractors, LLC.

Establishing a set schedule for Val Gregory has been postponed until she can be in attendance.

Jeff Pietila reported that Endicott Elementary and Middle School is available for October 12th and has been booked for the Annual Meeting. Wendy Blake will get in touch with their Superintendent to finalize details. Wendy will also be working on advertising, and will send the pertinent info to the newsletter editor. Janet, and several other board members offered to help with publicity. Refreshment details will be determined at a later time.

Meeting adjourned.

Respectfully submitted,
Wendy Blake

Next Meeting: Wednesday, September 17 at 7pm, Palouse, Roy Chatters Newspaper & Printing Museum
[This was altered at a later meeting to Zoom, and only if needed—see Appendix C, below]

Appendix A

July 21, 2025 special zoom meeting.

Mark called the meeting to order at 6:30pm

Attendance: Mark, Jeff, Linda, Janet, Denise, and Carol

After discussion of Contract revision, a motion was made by Jeff to accept contract for \$102,000 from Legacy Contractors LLC for the exterior siding repair of the Perkins House. Motion was seconded by Janet. Roll call: All Yes. Motion Passed

Meeting Adjourned at 6:39pm

Minutes taken by Mark Clinton, WCHS President

See Contract and the referenced Estimate below:

Construction Contract

This Construction Contract ("Contract") is made as of July 18, 2025 ("Effective Date") by and between Whitman County Historical Society ("Owner") of 623 N Perkins Ave, Colfax, Washington 99111, and Legacy Contractors LLC ("Contractor") of 3108 HWY 3, Daery, Idaho 83823.

The Contractor desires to provide construction services to the Owner and the Owner desires to obtain such services from the Contractor.

Therefore, in consideration of the mutual promises set forth below, the parties agree as follows:

1. Description of Services. Beginning on the Effective Date, the Contractor will provide to the Owner the following services (collectively, "Services"):

Replacing/fixing any broken/rotten wood, Cleaning and prep for new exterior Caulk and Paint. Legacy Contractors LLC will be responsible for managing all portions of the project as described in our estimate #1242 Dated 07/09-2025

2. Scope of Work. The Contractor will provide all services, materials, and labor for the construction of Perkins Historical House described above at the property of Whitman County Historical Society located at 623 N Perkins Ave, Colfax, Washington, 99111 ("Worksite").

This includes building and construction materials, necessary labor and site security, and all required tools and machinery needed for the completion of construction.

The Contractor is only responsible for furnishing any building improvements related to construction of the structure, but not related to landscaping, grading, walkways, sewer or water systems, steps, driveways, aprons, etc., unless they are specifically agreed to in writing.

3. Compliance With Laws. The Contractor shall provide the Services in a workmanlike manner, and in compliance with all applicable federal, state and local laws and regulations, including, but not limited to all provisions of the Fair Labor Standards Act, the Americans with Disabilities Act, and the Federal Family and Medical Leave Act.

4. Work Site. The Owner warrants that the Owner owns the property herein described and is authorized to enter into this Contract. Prior to the start of construction, the Owner shall provide an easily accessible building site, which meets all zoning requirements for the structure, and in which the boundaries of the Owner's property will be clearly identified by stakes at all corners of the property. The Owner shall maintain these stakes in proper position throughout construction.

5. Payment. \$25,000 deposit down before construction starts, additional \$25,000 due @ 50% complete and the remainder due upon completion.

In addition to any other right or remedy provided by law, if the Owner fails to pay for the Services when due, the Contractor has the option to treat such failure to pay as a material breach of this Contract, and may cancel this Agreement and/or seek legal remedies.

6. Term. The Contractor shall commence the work to be performed within 30 days of the Effective Date and shall complete the work on or before October 17, 2025, time being of the essence of this Contract.

Upon completion of the project, the Owner agrees to sign a Notice of Completion within 10 days after the completion of the Contract. If the project passes its final inspection and the Owner does not provide the Notice, the Contractor may sign the Notice of Completion on behalf of the Owner.

7. Stop Work Order. The Owner may, at any time, direct the Contractor in writing to stop all or any part of the Work for a period of up to 90 days for the Owner's convenience and without cause ("Stop Work Order"). Upon receipt of a Stop Work Order, the Contractor shall immediately comply with its terms and take all reasonable steps to minimize the incurring of costs allocable to the Services covered by the Stop Work Order. The Contractor shall continue Services not covered by the Stop Work Order unless otherwise directed by the Owner. The Owner may, at any time, withdraw the Stop Work Order or any part thereof through a written notice to the Contractor specifying the effective date and scope of withdrawal ("Resume Work Notice"). The Contractor shall resume diligent performance of the Services for which the Stop Work Order is withdrawn on the specified effective date. If the total or partial Stop Work Order results in additional time required or costs incurred by the Contractor to perform the Services, the Contract price and/or Contract time shall be equitably adjusted. The Contractor must assert its right to an equitable adjustment within 30 days after receipt of a Resume Work Notice. If the parties cannot agree on the equitable adjustment, the dispute shall be resolved according to the Contract's dispute resolution procedure. However, the Contractor shall proceed with the Services pending resolution of any dispute. The Contractor shall not be entitled to any damages arising from any delay, disruption, or other impact attributable to any Stop Work Order. The Contractor's sole remedy shall be an extension of time and/or equitable adjustment to the Contract price as provided herein.

8. Warranty. The Contractor shall provide its services and meet its obligations under this Contract in a timely and workmanlike manner, using knowledge and recommendations for performing the Services which meet generally acceptable standards in the Contractor's community and region and will provide a standard of care equal to, or superior to, care used by service providers similar to the Contractor on similar projects.

9. Free Access to the Worksite. The Owner will allow free access to work areas for workers and vehicles and will allow areas for the storage of materials and debris. Driveways will be kept clear for the movement of vehicles during work hours. The Contractor will make reasonable efforts to protect driveways, lawns, shrubs, and other vegetation. The Contractor also agrees to keep the Worksite clean and orderly and to remove all debris as needed during the hours of work in order to maintain work conditions that do not cause health or safety hazards.

10. Utilities. The Owner shall permit the Contractor to use, at no cost, any electrical power and water use necessary to carry out and complete the work.

11. Inspection. The Owner shall have the right to inspect all work performed under this Contract. All defects and uncompleted items shall be reported immediately.

12. Default. The occurrence of any of the following shall constitute a material default under this Contract:

(a) The failure of the Owner to make a required payment when due.

(b) The insolvency of either party or if either party shall, either voluntarily or involuntarily, become a debtor of or seek protection under Title 11 of the United States Bankruptcy Code.

- (c) A lawsuit is brought on any claim, seizure, lien or levy for labor performed or materials used on or furnished to the project by either party, or when there is a general assignment for the benefit of creditors, application or sale for or by any creditor or government agency brought against either party.
- (d) The failure of the Owner to make the building site available or the failure of the Contractor to deliver the Services in the time and manner provided for in this Contract.

13. Remedies. In addition to any and all other rights a party may have available according to law of Washington, if a party defaults by failing to substantially perform any provision, term or condition of this Contract (including without limitation the failure to make a monetary payment when due), the other party may terminate the Contract by providing written notice to the defaulting party. This notice shall describe with sufficient detail the nature of the default. The party receiving the said notice shall have 30 days from the effective date of said notice to cure the default(s) or begin substantial completion if completion cannot be made in 30 days. Unless waived by a party providing notice, the failure to cure or begin curing, the default(s) within such time period shall result in the automatic termination of this Contract.

14. Force Majeure. If performance of this Contract or any obligation thereunder is prevented, restricted, or interfered with by causes beyond either party's reasonable control ("Force Majeure"), and if the party unable to carry out its obligations gives the other party prompt written notice of such event, then the obligations of the party invoking this provision shall be suspended to the extent necessary by such event. The term Force Majeure shall include, but not be limited to, acts of God, plague, epidemics, pandemic, outbreaks of infectious disease, or any other public health crisis, including quarantine or other employee restrictions, fire, explosion, vandalism, storm, casualty, illness, injury, general unavailability of materials or other similar occurrence, orders or acts of military or civil authority, national emergencies, insurrections, riots, wars, strikes, lock-outs, work stoppages, other labor disputes, or supplier failures. The excused party shall use reasonable efforts under the circumstances to avoid or remove such causes of non-performance and shall proceed to perform with reasonable dispatch whenever such causes are removed or ceased. An act or omission shall be deemed within the reasonable control of a party if committed, omitted, or caused by such party, or its employees, officers, agents, or affiliates.

15. Dispute Resolution. The parties will attempt to resolve any dispute arising out of or relating to this Contract through friendly negotiations among the parties. If the matter is not resolved by negotiation, the parties will resolve the dispute using the below Alternative Dispute Resolution (ADR) procedure.

Any controversies or disputes arising out of or relating to this Contract will be submitted to mediation in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute or is unavailable, any outstanding issues will be submitted to final and binding arbitration under the rules of the American Arbitration Association. The arbitrator's award will be final, and judgment may be entered upon it by any court having proper jurisdiction.

16. Entire Agreement. This Contract contains the entire agreement of the parties, and there are no other promises or conditions in any other contract or agreement whether oral or written concerning the subject matter of this Contract. Any amendments must be in writing and signed by each party. This Contract supersedes any prior written or oral agreements between the parties.

17. Severability. If any provision of this Contract will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Contract is invalid or unenforceable but that by limiting such provision, it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

18. Amendment. This Contract may be modified or amended in writing if the writing is signed by each party.

19. Governing Law. This Contract shall be construed in accordance with, and governed by the laws of Washington, without regard to any choice of law provisions of Washington or any other jurisdiction.

20. Notice. Any notice or communication required or permitted under this Contract shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

21. Waiver of Contractual Right. The failure of either party to enforce any provision of this Contract shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Contract.

22. Signatories. This Contract shall be signed on behalf of Whitman County Historical Society by Nancy and on behalf of Legacy Contractors LLC by John, Manager (Contractor's License: 604 510 707) and shall be effective as of the date first written above.

The Owner:
Whitman County Historical Society

By: _____ Date: _____

Val Gregory

The Contractor:
Legacy Contractors LLC
Contractor's License: 604 510 707

By: _____ Date: _____

John
Manager



Legacy Contractors LLC
3108 Hwy 3
Deary, ID 83823 US
2083109378
office@legacycontractorsusa.com

Estimate

ADDRESS

Perkins House
623 N. Perkins Ave.
Colfax WA, 99111

ESTIMATE #	DATE
1242	07/09/2025

P.O. NUMBER

Exterior Refinish

DESCRIPTION	QTY	RATE	AMOUNT
Application of 2 coats of high quality exterior paint after washing exterior, scraping loose paint, tacking all loose trim and boards back in place caulking cracks in siding, around all windows and doors, porch handrails and priming raw areas with oil. Porch roof included. Check to make sure all membrane is tacked and secure with no holes. Roof coating if needed. All door trim, windows included.	1	0.00	0.00
We use SW Duration or above: 30 gallons- Body cream 12 gallons-Trim Green 5 gallons- trim Black 20 Case Shermax Caulk	1	0.00	0.00
We will provide 25 hours for repair on all wood trim and building surfaces including wood materials limited to \$1,000.00. Above these hrs we will track all repairs t/m \$125.00 we will discuss before doing any additional work.	1	0.00	0.00
Bid Includes all materials, labor, lift and equipment to complete the job	1	79,200.00	79,200.00T
Management Fee	1	14,400.00	14,400.00T
Emailed 7-9-2025			

SUBTOTAL	93,600.00
TAX	7,394.40
TOTAL	\$100,994.40

Accepted By

Accepted Date

Appendix B

September 2nd, 2025, 7:00PM; special meeting regarding relocation of Archives; via Zoom

Board members present: Mark Clinton, Jeff Pietila, Jon Anderson, Janet Barstow, Denise Mahnkey, Linda Hackbarth, Krista Boyd, Wendy Blake, Val Gregory

Guests present: Alex Otero, John-Mark Mahnkey

The board reviewed Archive location options. (see "Archive Options" information from Val, pasted below)

John-Mark Mahnkey also suggested the former Mimosa restaurant location on Main street in Pullman. But, since that building has been prone to flooding in the past, and due to other uncertainties, it did not become one of our preferred options.

In reply to questions about our available budget, Jon Anderson reported that we should be looking for the lowest possible rent for the immediate future. In the longer term, with our current level of income, he advised the board to seek a solution that would be rent free. Even the lowest prices on our list would not be sustainable for more than a few years. The Depot was suggested as one such long term solution. Alex noted that updating the Archive policy regarding payment for services could help offset the higher rent. Currently donations are encouraged, but that should be changed to a set schedule of fees.

The Depot currently can only provide office space, and has plans for interior restoration work within the next few years that make it unsuitable for permanent occupation. The board, the Archives committee, and the Depot committee will need to discuss the various competing priorities within the Historical Society to see if the Depot can eventually become a permanent location for the Archives.

After much discussion, it was determined that the Steptoe Grange offered the most affordable solution given the currently available information. (\$600 plus around \$100 utilities) However, it would be much more advantageous to stay in Pullman if possible, so that we could maintain the relationship with the Genealogical Society and keep travel time more reasonable for our volunteers. To that end, Wendy and Alex will meet with a representative of the Community Congregational Church to see if they can guarantee a long term lease and reduce the rent from what is currently listed in our notes such that the contribution from the Genealogical Society will result in our share being lower than the Steptoe offer.

Alex guessed that moving costs would be in the neighborhood of \$3500 at least, maybe higher. Jon offered to check with Pratt-Mayflower and see how much they would charge, and see if we can get on their schedule. The power will be shut off in Gladish on September 16th, though it seems we would continue to have access to our space after that if needed. (Though we'd have to provide our own light source, etc.) Mark offered to check with the representatives of Gladish to verify whether or not we will have access after the power shutoff.

As soon as possible after we have answers to outstanding questions, we will meet again via Zoom to decide on where to move and authorize expenditures accordingly.

Meeting adjourned.

Archive Options

Steptoe Grange Hall

_ \$600 a month, plus electricity and water (\$22 a month). This includes artifacts areas also.

_ Needs a new furnace. The one works but you must manually turn it off and on.

_ They are willing to get it fixed if we move in.

_ Artifacts are already there.

_ Parking, easy to move things in.

· **Pullman Depot –**

_ Lobby space. \$475 Negotiable

_ Temporary space available.

_ Can't hold all the items. Space isn't big enough for everything.

· **WSU Libraries –**

_ Offered us 36 x 7 x 2 shelving space in a locked climate-controlled space.

_ They thought the newspapers could be stored here if we need it.

_ Not easily accessible.

· **Rosalia Masonic Temple.**

_ \$600 for the entire building.

_ Newer heating system.

_ Lots of parking, ground floor, easy to move things in and out of. No stairs.

· **Community Congregational Church – 535 NE Campus**

_ Last tenant paid \$1200, but we may be able to get it lowered.

_ A board member and Alex would need to meet with them and see how low we could get the rent.

-Not sure if they will give us a lease if we don't pay full price. They may go month to month and if they get a higher offer we could be moved out.

· **The McCroskey building – Colfax main street**

_ Rent? How long could we stay?

_ Easy access, ground floor, parking on main street.

_ Krista was checking on this one.

- **Edward Jones building – Colfax**

_ \$1500 a month, plus electric – Kim Nygen owns it

_ She has other buildings also, but rent is higher on those.

- **City of Pullman**

_ Old City Hall space.

_ Temporary- would rent to us for 2 months until we found a space.

- **Austin Storm** offered a large space in St. Ignatius (bottom floor), but he would need time to get it renovated. He also may be buying Paul's place in November.

- Krista contacted the **Port of Whitman** for help.

Suggestions from Board members and community members:

- **If we rented Rosalia, Colfax or Steptoe**, could there be an office with computers and tables at the **Pullman Depot** for our volunteers from Pullman to work at. We are worried about losing our wonderful volunteers if we move out of Pullman.

- **Rent a storage unit or pods**

_ Temporary just to get out of Gladish by the 15th.

- **Rent a house** instead of a commercial building.

- **Schweitzer Engineering** – Do they have space?
- The **Fair grounds**?
- The **County building** in Downtown Colfax? Any extra space?
- **Scott Ackerman** buildings in Colfax?
- **Angela Buri's** building on Main street Colfax is rented by the Wind farm people right now, but it will come open at some point. \$900 rent, plus electric.
- **Palouse Grange Hall** – Is for rent. But we heard it is in bad shape with mold in the basement.
- Upstairs of the **Old Bank of Whitman Building** in Pullman. The hospital owns it and they renovated the downstairs for their offices, not sure what is upstairs or if it is for rent.
- **Corp point** building?
- **Banner bank** building in Pullman?

Appendix C

September 8th, 2025, 7:30PM; special meeting regarding relocation of Archives; via Zoom

Board members present: Mark Clinton, Jeff Pietila, Jon Anderson, Janet Barstow, Denise Mahnkey, Linda Hackbarth, Krista Boyd, Wendy Blake, Val Gregory

Guests present: Alex Otero, John-Mark Mahnkey

Alex Otero reported that he has been in touch with several moving companies: Pratt-Mayflower, True North, and Northwest. Some have looked at the scope at the job, but none have contacted Alex with a final figure. The Genealogical Society is working with Me and My Truck.

Alex also reported that the Gladish organization was *hoping* that there might be a few extra days between the scheduled shut-off date and the Avista crew being on site to do the actual physical power shut-off. There is no way to know for sure though.

John-Mark Mahnkey reported that he was able to check on the Pullman Main street location that formerly housed the Mimosa restaurant. It has roof leaks and other issues that make it completely unsuitable.

The group briefly reviewed the Depot, Steptoe Grange, and Community Congregational United Church of Christ locations. (see Depot diagram and rate sheet below)

Janet Barstow moved and Jon Anderson seconded that we approve the agreement between the Whitman County Historical Society and the Community Congregational United Church of Christ. The board approved. (See agreement, below)

Mark Clinton and Wendy Blake will work together to arrange a meeting with and/or draft a letter to let Robert King know we will not be able to accept his donation offer. (See Mr. King's letter, below)

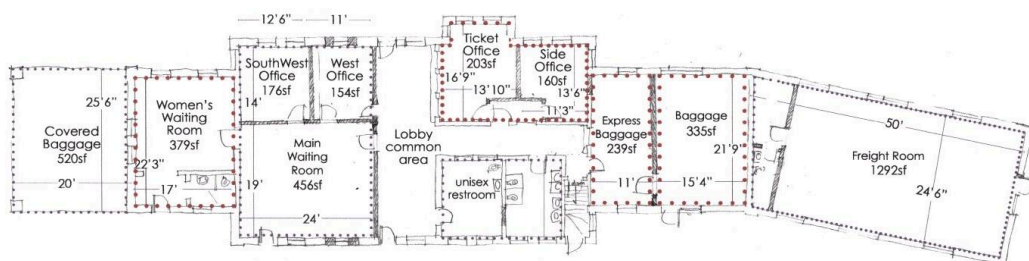
Jeff Pietila moved and Linda Hackbarth seconded that Alex Otero and Val Gregory be authorized to contact moving companies and accept bids on our behalf.

Wendy reported that Dr. Richard Scheuerman, the original presenter for the Annual Meeting, has had to withdraw due to unavoidable medical appointments. Dr. Scheuerman has contacted Alex McGregor on our behalf to present on the same topic in his stead, but we have not heard back yet on whether Mr. McGregor will be able to accept. Jeff volunteered to contact Mr. McGregor if we still haven't heard anything tomorrow morning.

Since we have already had several meetings this month, it was proposed that the regular September meeting only be held if still needed to plan the annual meeting, and that it should be via Zoom rather than at the Print Museum as regularly scheduled.

The Board agreed to this proposal, and Val will update the advertised dates/locations accordingly.

Meeting adjourned.



Women's Waiting Room	\$575
Main Waiting Room	\$750
SouthWest Office	\$300
West Office	\$275
Ticket Office	\$350
Side Office	\$250
Express Baggage	\$350
Baggage	\$475
Freight Room	\$2000



**Building Use Agreement between Community Congregational United Church of Christ and
Whitman County Historical Society**

Community Congregational United Church of Christ (hereafter, CCUCC) is an "Open and Affirming" faith community. As such, our building is a refuge to those who seek a place where they can be themselves and explore faith "No matter who they are, or where they are on life's journey." CCUCC asks all organizations and individuals who use the space to honor all who come by accepting them as they are.

The two parties agree as follows:

1. Whitman County Historical Society Archives (WCHSA) will use the former basement Thrift Shop space located within the CCUCC church building at 525 NE Campus Street in Pullman, Washington. This space shall also include the adjacent office in the northeast corner. WCHSA will make a donation no later than the tenth day of each month: \$750 per month, prorated from date of signing in September – Dec. 31, 2025; \$800/month Jan. 1, 2026-Dec. 31, 2026. WCHSA will provide \$750 as a damage deposit.
2. A separate postal service address will be necessary for WCHSA.
3. Additional regular space usage (monthly or more frequently) may be subject to an additional donation and will require the completion and approval of a Building Use Agreement. Occasional usage of other rooms can be scheduled via the church office.
4. Routine custodial care of WCHSA space will be the ongoing responsibility of WCHSA. WCHSA shall have access to the Janitorial closet and will provide their own cleaning supplies. CCUCC will hire a commercial cleaning firm to clean the hallway and bathrooms. Should the use of these common areas be excessive due to traffic from WCHSA patrons, WCHSA may be responsible for extra cleaning. Parking lot maintenance and snow removal is included in this agreement, however WCHSA may be responsible for cleaning the exterior entrance on Ruby Street if the church's hired firm doesn't do so.
5. Any permanent alterations to the premises shall need written permission from the Buildings and Grounds Committee of the CCUCC.
6. Parking for WCHSA users or guests is available at all times with the exception of Sunday mornings. Other large events such as Memorial services may need accommodation and it will be the responsibility of CCUCC staff to communicate these requests in a timely manner. Should CCUCC use the parking lot for occasional football game parking, WCHSA will be assigned one space only.
7. WCHSA agrees to defend and indemnify CCUCC against, and hold the CCUCC Council harmless from all demands or claims of whatever nature, and all reasonable expenses incurred in investigating or resisting the same, for injury to person, loss of life, or damage to property occurring in the premises or on the sidewalks contiguous to the agreed premises, or on any common areas of the building either arising out WCHSA's use and occupancy, or due to the act of neglect of WCHSA, its agents, or employees.
8. WCHSA shall maintain liability insurance for the premises of not less than \$500,000.00 and shall make as additional named insurers CCUCC. WCHSA agrees to provide CCUCC a copy of the declaration page annually upon renewal of liability insurance.
9. This agreement shall be reviewed for renewal in December of each year. If the parties cannot reach an agreement for a renewed lease, the existing lease shall be renewed on a month-to-month basis until said agreement is reached or said agreement is formally terminated.

10. This agreement is for the date of signing in September 2025, through December 31, 2025; \$800/month Jan. 1, 2026-Dec. 31, 2026. It is subject to the termination provisions of Section 11 herein.
11. Both WCHSA and CCUCC shall give thirty days written notice if the space described in paragraph one is to be vacated with no further financial obligation.
12. If WCHSA vacates its rented space described in paragraph 1 of this agreement, the space is to be left clean and in good order.
13. WCHSA has paid \$750.00 as a damage deposit. Should WCHSA vacate the leased space described in paragraph 1 of this agreement, the \$750.00 damage deposit may be refunded if all past agreed upon donations have been paid and no damage or cleaning to the space described needs to be assessed.
14. WCHSA shall be responsible for making, installing and maintaining all signs, and CCUCC will maintain the right to review and approve sign designs before they are printed and installed. Sign locations and sizes shall be limited to places that previously had Thrift Shop signs.
15. WCHSA shall be responsible for their own garbage facilities if needed. It may share space in the CCUCC recycling cart if there is room in the cart.
16. The CCUCC Administrative Assistant shall loan WCHSA with one key for the exterior door on NE Ruby Street, one key for the adjacent office space in the NE corner of the basement, and one key for the former basement Thrift Shop space in the CCUCC building located at 525 NE Campus St., Pullman WA. Additional keys will be loaned by the CCUCC Administrative Assistant as needed. At WCHSA's expense, they may install a pin pad lock or similar system on the interior doors entering the shop. The codes/cards must be made available to CCUCC at all times. Access to the upstairs is limited to church personnel and members, except in case of an emergency. The elevator can be used for occasional purposes. It is vital that the elevator maintenance door and water shutoff (both located within the agreed rental space) be left accessible at all times.
17. WCHSA is responsible for turning out their lights and making sure that the interior door and exterior entrance door is locked at the end of their day.
18. The following people will serve as contacts for WCHSA:

Valoree Gregory
Phone:
Email: WCHSDirector1@gmail.com

Alex Otero
Phone: 425-228-0125
Email: WCHSArchives@gmail.com
Mail: PO Box 67 Colfax WA 99111

Wendy Blake
Phone: 509-595-4919
Email: blakew42@gmail.com

19. The following people shall serve as contacts for CCUCC:

Julie Tarlyn, Administrative Assistant
Phone: 509-332-6411
Email: office@pullmanucc.org

Rev. Mike Bass
Phone: 509-332-6411
Email: Mike@pullmanucc.org

Doug Blanks Hindman, Chair of Building & Grounds Team
Phone: 509-336-9665
Email: dbhindman@gmail.com

This agreement supersedes any previously signed agreements between the two parties.

WCHSA

Date: _____

CCUCC

Date: _____

Letter from Robert King:

Wendy Blake <blakew42@gmail.com>

Sep 3, 2025, 7:12 PM

to: Mark, Jeff, Jon, Janet, Pat, Denise, Linda, Krista, Carol, Val, Alex, Ed, Robert

Kind Folks,

As I arrived at the Archives to help Alex move some of the extraneous items stored at the Archives to the Steptoe Grange artifact storage area, a conversation about what to do in response to the closing of Gladish was already in progress.

From that conversation, we now have this generous offer (see details below) to consider at our next meeting in addition to the options identified on Tuesday.

Have as good a day as possible!

Wendy Blake

----- Forwarded message -----

From: **Robert King** <rekingalaska@hotmail.com>

Date: Wed, Sep 3, 2025 at 6:18 PM

Subject: A proposal to support the move of the WCHS/WCGS from the soon-to-be closed Gladish Center directly into the Depot fully owned by the WCHS

To: blakew42@gmail.com <blakew42@gmail.com>

Cc: Alex Otero <wchsarchives@gmail.com>, Ed Garretson <epgjr@wsu.edu>

Hello Wendy,

It was nice being able to speak to you a few hours ago at the Whitman County Historical Society (WCHS) / Whitman County Genealogical Society (WCGS) joint office in the Gladish Center. Alex Otero and Ed Garretson were also present. What I said today is the result of my attempt to help both the WCHS and WCGS.

The dire situation facing both, of needing to rapidly relocate the WCHS/WCGS joint office and archives now in the Gladish Center came as a surprise and most alarming development announced less than a week ago. It is being made worse with what we've heard is the deadline for the WCHS/WCGS to be out of the Gladish Center by Sept. 15th when the power is to be shut off, thus ending lights and elevator use needed for moving.

I understand that the WCHS Board is actively debating alternatives, one of which is to immediately move everything from the Gladish Center into the Depot fully owned by the WCHS. I am fully supportive of that alternative and I am willing to make a substantial contribution to strongly encourage that to happen. My donation, over the course of 4 years, would total \$100,000. But note: I am only willing to give this amount under these 4 conditions:

#1 All of the items owned by the WCHS/WCGS including all of their office equipment, files, computers, etc. and other archival materials located in the Gladish Center would be immediately and fully moved directly into the Depot to meet the looming deadline tied to the eminent closure of the Gladish Center. To be even clearer: this means that under terms of my donation, if accepted, the WCHS/WCGS items would only go into the Depot and NOT be moved "temporarily" to somewhere else, or put into storage for any amount of time at any other location(s) that may be under consideration. (Those at best are temporary solutions and require expensive rent plus have other drawbacks.).

#2 The Depot would hereafter be the permanent home of the WCHS/WCGS and the Archives and would hereafter house their offices and collections, thus neither the WCHS

or WCGS would face future eviction because the WCHS already owns the Depot. (Indeed, the WCHS would no longer pay rent as it is doing now at the Gladish Center, so that is another bonus from this arrangement.)

#3 I would be granted further naming rights for up to two other areas of the Depot reflecting a new \$100,000 donation that I would make in 4 installments over the next 4 years starting later this calendar year with an initial \$25,000 donation. It would be followed by a 2nd \$25,000 donation in 2026, a 3rd in 2027, and the 4th and final one in 2028.

#4 My total donation of \$100,000 would be used to help refurbish/restore rooms inside the Depot, which most likely will need to be done in stages and not all at once. My donation would not be used to support restoration of the train car or caboose, which appear likely to achieve their financial goals with the specific ongoing donation appeals underway.

Further comments:

It is possible that where the WCHS/WCGS offices and items would go immediately inside the Depot under the threat of the looming Sept. 15th deadline might not end up a few years from now being their final best location in a fully refurbished depot, so I see some flexibility there. However, where ever the WCHS/WCGS items are put by Sept. 15th, they need to be set up to be fully accessible and usable like they are now in the Gladish Center. (So, items are not just to be stacked up so people cannot use them.) The same goes for fully restoring Internet access and having a fully functioning copy machine.

The naming rights I have in mind (#3 above) would likely commemorate Daniel McKenzie and wife and Orville Stewart, who, along with Bowlin Farr, were two other important people in the story of early Pullman, but I've made no firm decisions on that.

As the Board knows (including what was printed in your recent July/August 2025 WCHS Newsletter), I have been a substantial donor to the Depot for several years, with my donations to date amounting to \$200,000. I've also made other large donations to the WCHS for other purposes. I am a life member of the WCHS, and have written over 40 articles for the Bunchgrass Historian over the last several decades. My first donation was soon after the Depot was purchased for around \$267,000, or something like that, around 7 years ago. My understanding was that the Depot was bought in part using borrowed money,

with my first \$100,000 donation (done in 2 years) made to help quickly pay off the loan so that the WCHS would own the building outright as soon as possible. From the start, I was and remain strongly in favor of moving the WCHS/WCGS offices and Archives into the Depot if it became needed and logical to do it. In my mind, the looming Sept. 15th deadline crisis has indeed made it needed and logical to do exactly that — and I see it as the very best long-term solution to this problem.

Indeed, it is an opportunity that could even tie to another goal I'd love to see achieved in the Depot: to have more displays to tell Pullman's and the county's rich history. (We have some of that now in the George Pullman Freight Room, which is good, but I think there is opportunity for more.) Also, don't lose sight of what happens next year: the nation celebrates the 250th anniversary of the nation and its amazing history, so rethinking the use and best purpose of the Depot, which is fully owned by the WCHS, is timely.

Wendy, feel free to share this email with other Board members. I will be interested in the Board's interest to accept my offer as proposed.

Also, please feel free to share it with the WCGS. Under the haste of trying to find a fast, yet realistic solution to the looming crisis, I have assumed that the WCGS Board would find this proposal at least a reasonable short-term solution, which, if they WCGS should have other ideas of moving elsewhere now or in the future they are fully free to do that. Over the years there has been a wonderful partnership of these two great organizations and I hope that will endure as partners together in the future at the Depot.

Thanks,

Robert King

Pullman, WA

509-332-1033 (this is land line, does not get texts but does have a recorder on it)

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