

Minutes of March 11, 1980

Present were: President William M. Hamm, Vice President Fred Holly, Commissioner Albin Berglund, Manager Bill Hemingway, Secretary Margaret Siders and Attorney Jack Udall.

Minutes of the previous meeting were read and approved.

Vouchers on the General Fund #4593 through 4612, totalling \$5,317.83, were presented to the Board and approved on motion by Comm. Holly; seconded by Comm. Berglund--motion carried.

DePriest Lease. Manager advised that lease had been executed by Mr. DePriest and that his only concern was with the amounts of insurance required, but he signed. The Board discussed this and the concensus was that the amounts were appropriate. Manager read the terms and pertinent portions of the lease. Comm. Hamm asked if we should have considered payment for use of the spur and Manager advised that this was considered in the amount of lease rent. Comm. Hamm suggested that heavy users of the track should pay for use of same with regard to maintenance, etc.-- Manager will check with other ports to see how they handle this situation. Comm. Holly moved to execute lease; seconded by Comm. Berglund--motion carried and all Commissioners executed lease.

BMI Amendment. Manager advised that George Barber had executed the Second Amendment to Agreement of Sale. Comm. Holly moved to execute; seconded by Comm. Berglund--motion carried and all Commissioners executed amendment. Also, Manager advised he talked with George Barber about the fact that if Barber had trouble in financing the development of the BMI property, the Port would consider buying the property back, and on a lease basis try to assist him with the improvements necessary to get his operations going.

Barnes Amendment. Manager advised that Barnes had executed the amendment. Comm. Berglund moved to execute; Comm. Holly seconded--motion carried and all Commissioners executed amendment. Discussion as to when the engineers would be finished; Manager advised that he was informed by Jerry Branton that things should be completed this week. Manager suggested we have a special session to get the project out to bid and the Board was in agreement. There must also be approval by EDA on the specifications, which can run concomitant to the bid process. Manager also advised that he had a call from Jack Williams about the EIS on a potential second phase, and he informed Manager that Barnes has hired a man full-time to do the environmental impact study.

Meeting with Dow Chemical. Manager advised that meeting of February 28th with Ken Kodama and Ed White of Dow, along with our people, was very successful and informative and results were that everyone concerned wants to resolve the matter and defease the 1970 Revenue Bond issue. Discussion on how to dispose of the surplus monies--Dow thinks they have claim on the money but the Port does not totally agree. Ed White had asked at the meeting if the Port would be interested in buying any of

Minutes of March 11, 1980

the property back. Jerry Branton has since suggested that we tie the land deal into the issue at a price which will provide some compensation for their forbearance with regard to the surplus monies. Manager advised that he talked to Ken Kodama on the phone today and Dow did not like the "no interest" deal and that Dow might want to retain some of the property, possibly five acres. Manager read letter he wrote to Kodama proposing a settlement. Discussion ensued as to how the Port should resolve the matter. All Commissioners will get a copy of the letter to Kodama for their records.

Gasohol. Manager advised he visited the "Revenoor" near Battleground. This outfit manufactures stills for the production of alcohol. Said the operation looked prosperous but on a small scale at present. They did have a small system in operation for demonstration. Manager also advised that we had received brochures from the National Gasohol Commission and Mike McCormack's office sent some good information, and from that we have sent for more material. Manager advised we had received an application to join the Washington Gasohol Commission. Comm. Holly asked if it was legal to join. Attorney Udall said it was. Everyone was in agreement that the Port should be involved in the promotion and development aspect of gasohol. Motion by Comm. Holly to join WGC; seconded by Comm. Berglund--motion carried. Manager and Comm. Berglund will attend meeting of WGC in Pasco on March 26th. Comm. Hamm will try to attend if possible. There was discussion of the possibility of gasohol cooperatives for Dallesport. Comm. Holly suggested we try to find out what Wasco County is doing in this area.

Snake/Columbia River Study. Manager reported on meeting and said a number of people attended this time, and for the Port to actively participate in the study it would cost \$250 per year. Manager advised that the other Washington managers at the meeting were reluctantly in favor, and Manager talked to Don White and he indicated that the Port of Portland study is going to focus on the total development of the river in all aspects, not only the trade aspects as the WPPA update. Manager recommended that we take some time to consider this matter. The Port of Portland would like a response by March 28th. Board agrees and this will be on the agenda for next meeting.

Gorge Consortium. Manager advised that he and Comm. Berglund had attended the meeting in Stevenson and that there were approximately 85 people there. The meeting was basically to set up committees such as Forest Management, Industrial Development, Commercial Development, etc.

Taxes. Manager reported he checked with the Treasurer's office and they advised they keep track of taxes on an individual year basis for five years. The problem is in trying to collect on the back taxes for personal property since people have moved, etc.

Minutes of March 11, 1980

Public Disclosure Statements. Commissioners were given these documents to fill out and they should turn them in before April 15th.

The meeting recessed to executive session at 8:30 P.M. and adjourned at 9:05 P.M.

  
Bill Hemingway, Port Manager

  
William M. Hamm, President