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Dog Control

Exec Dir Sherwood presented a draft dog control document drafted by staff. She said the Port has talked about dog control many times in the past, and a policy needs to be made by resolution. She asked the PC for input and presented a showing that parcel 34 and 35 should be an "under leash/voice command" area. Port Counsel Wyers suggested a clear designation of leash and off leash areas needs to be made and also if special rules should be made for areas already developed. Exec Dir Sherwood said that tenants should not allow their dogs to run unattended and dig holes. Signs will be purchased and placed designating off leash/leash areas. A resolution will be drafted and presented at a PC meeting in the future.

By consensus the PC agreed to make all developed areas of the port as leash/voice command areas.

Executive Director's Report Bingen Point

Exec Dir Sherwood reported the landscaping has started around building 1E. Top soils are starting to be mixed and the landscaping is scheduled to be installed beginning April 6th.

Bldg 1E Update: Asphalt

The engineers are determining what fix will be acceptable for the asphalt problem, and will make a recommendation to the Port.

Executive Director's Report Bingen Point continued

Exec Dir Sherwood and DM/PA Donnelly met with Ben Beseda and Kevin from Tenneson Engineering regarding the Bingen Point Grading Plan. Exec Dir Sherwood shared the maps of the best ways to serve infrastructure to all lots. Two infrastructure alignment options were presented. The proposed lines would loop the water lines and increase fire flow and the wastewater lines are proposed for gravity flow. Our finished floor slabs of buildings are at 89' or 90'. She suggested grading to end up at 89'. Tenneson suggested installing 8" or 10" water lines. It will be investigated if the Maple Street water line crossing is only a 6" line.

Bingen Point Grading Plan

The other option took into consideration Brad Robert's property would be brought up to grade. The placement of the toe of the grading will be discussed with Brad Roberts as Brad may welcome the toe being spilled onto his property. The set backs for the shorelines would allow for infrastructure to be placed where only a walking path and landscaping may be could be on the set-back. A two tiered drop pathway around the lake was discussed. Tenneson will be blending the two map options and cost estimates will then be determined.

ICE Request

Exec Dir Sherwood said a letter was received from ICE (Innovative Composite Engineering). She wanted input from the PC regarding how they would like to proceed. ICE now has 36 jobs and is asking for 4 to 5 acres of Bingen Point land to place a 35,000-50,000 sq. building. In keeping with the PC guideline of 7 jobs per acre, that would be an estimated 28 to 35 jobs. ICE is interested in Parcel #23, which is waterfront. Exec Dir Sherwood would like the PC's input and ask if they would like her to pursue this project with ICE. It would open up Building 1B, which is demised for six different tenants; and also 3648 sq. ft. space in Building 1A. It was suggested that lots # 13, 15, 16 and 19 could be options if infrastructure was available. Exec Dir Sherwood said building a new building and providing more jobs would be a good opportunity to request CERB funds to help with infrastructure. Port Counsel Wyers suggested a lease of the land and retain ownership of the property. ICE's wage scale is much different than other Port tenants. It was discussed that waterfront property be retained. Staff will send letter off to ICE and start discussions.

Dallesport Industrial Park* (DIP)

RFP Aggregate Mining

Exec Dir Sherwood, DM/PA Donnelly and Consultant Byron Hanke traveled to Chehalis, WA to meet with our rock consultant George Bennett to discuss the RFP responses for aggregate mining. Some RFP's had more outstanding components than others and they looked at what is important to the PC, for example; types of jobs, minimum royalties, and service to the local market. They narrowed it down to the two best companies. Exec Dir Sherwood would now like direction from the PC on how they would like to proceed. She asked them

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Dallesport Industrial Park* (DIP) continued

RFP Aggregate Mining

Riley Brothers Concrete Processed Rock Interim Agreement

DIP-Warehouse

DSP Roof Review

Dallesport Water

Sundoon Village Resort/Airport

if they want to accept staff's recommendation or does the PC want to meet with the companies? PC Ford said a lot of work has been done and now questions need to be asked and negotiations need to be done with the top two selections. PC Vinyard proposed Port Counsel Wyers finish the RFP lease agreement and close loose ends before negotiations start. Port Counsel Wyers said with this type of RFP it allows staff and the PC to select the operator based on who would be the best for the port and

not just the person with the highest dollar figure. PC Deo liked the summary that was prepared and how it showed the merits of each company. PC Deo said it is vital that the potential operator fully understand the Port's goals and that the lease agreement reflects what the port needs and wants. PC Deo would like to see staff work with the top two picks. Port Counsel Wyers encouraged all PC members to communicate directly with Exec Dir Sherwood regarding any on going concerns.

PC Deo suggested that it is too premature to disclose the staff's top two recommendations and feels that it is very important that an agreement be finished with Riley Brothers ASAP. Riley has equipment on Port property and is waiting to start crushing. Jim Riley said he has paid \$20,000 as a royalty advance to the Port and has supplied insurance validation. Because Exec Dir Sherwood and Jim Riley have not had a chance to meet to discuss the interim agreement, Port Counsel Wyers suggested making changes now, at this meeting. Suggested changes and approvals were made. Exec Dir Sherwood will make changes and the interim agreement will be sent to Riley for signature. Jim Riley wants his legal counsel to review the agreement. He would like to get started crushing as soon as possible. The \$30,000 letter of credit will be received after the interim agreement has been signed. Jim Riley said if the agreement is not signed in one week then he will stop crushing.

Exec Dir Sherwood met with Randy Salisbury and Lyle Spears from DSP on site at the DIP warehouse. They used a man lift and did a thorough inspection of roof. The Port has not done any repairs to the building for 30 years. DSP's recommendations were in the packet: repair the roof, a complete tear off and replacement of the roof may cost \$100 to \$200 thousand. Exec Dir Sherwood reported that there are several interested tenants that would like to lease the warehouse, as is, and are willing to pay \$.35 per sq. ft. lease rate for a one year lease term. She would like direction from the PC whether to pursue the option of renting the building for or wait for manufacturing company or a firm with more jobs. PC Deo and Vinyard expressed interest in replacing the roof and searching for a long-term tenant that would offer more jobs. PC Ford suggested an RFP be sent out for roof replacement. Exec Dir Sherwood said DSP's detailed report could be used as specifications for repair. He also asked if CERB funds and the balance of Building 1E '06 Bond funds could be used to replace the roof. She responded that after 1E is completed, and funds are reserved for sales tax deferral, then any remaining funds could be used and if a long term tenant is interested, a grant application could be made to CERB. Exec Dir Sherwood reported that the Port's maintenance crew has been working very hard on the warehouse and it looks good.

Exec Dir Sherwood gave an update to the PC on the water meetings she has attended with the KC Economic Development Dept, The City of the Dalles, Airport and the KC Commissioners. She showed maps of the proposed development of the airport/resort, airport water system and the future looping of the water system to the Port. The maps showed placing a new reservoir on port property. Darren from Tenneson said the Port's existing reservoir would probably be abandoned in phase II. There was discussion on how a municipal water system could be developed to better serve the Dallesport peninsula. Questions still remain to be answered, like what agency will actually maintain the water system, although the City of The Dalles has shown interest and Randy Knowles from the KC PUD said they might be interested. Exec Dir Sherwood has talked with Steve Tessmer regarding Sundoon Village's need for water.

By consensus, the PC agreed to let Riley start crushing 4/4/07, but if a signed agreement is not received by 4/11/07 crushing stops.

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	<p>A draft letter was prepared for Columbia Hills RV Park explaining the DOH requirements for expansions on the Port's Permit. The Columbia Hills RV Park needs to submit plans for expansion to the Port so that they can be approved by the DOH. Dennis Eiesland said he would like the expansion to start in November of 2007 and to be in use by the Spring of 2008.</p>	
<p><u>Cam Thomas Request</u></p>	<p>Exec Dir Sherwood said Cam Thomas is interested in purchasing parcels number 33 and 34 at DIP (across an easement from his ownership). This development would be speculative and he has not submitted a plan for development. She asked the PC how they would like to proceed. PC Ford would like to stick to the seven jobs per acre guideline. PC Vinyard said the Port needs a solid proposal for the PC to consider and to see if this proposal fits with the future development of DIP. Staff will contact Cam Thomas and tell him the PC is interested in projects that provided at least 7 jobs per acre.</p>	
<p><u>Williams Gas Pipeline</u></p>	<p>Exec Dir Sherwood showed the PC the three options for relocation of the gas line that were sent out to Williams Gas Pipeline on March 19th, 2007.</p>	
<p><u>MISCELLANEOUS</u></p>	<p>PC Ford: MCEDD nothing</p>	
<p><u>Committee Update:</u></p>	<p>PC Deo: Airport - instrument approach landing, PC Vinyard: EDA nothing</p>	
	<p>Attendance to the WPPA Spring Meeting in Spokane - May 16-18, 2007 was discussed. . No PC members could attend and PC consensus that DM/PA Donnelly attend.</p> <p>DM/PA Donnelly presented a two page Port information flyer. It showed Port property taxes revenues as compared to other agencies in the county and Port revenues, loans & grants. It also showed how many jobs the Port's efforts have helped create and how the partnerships with other agencies has made that possible. Copies for the PC to have as handouts for the meetings they attend will be made.</p>	
<p><u>Public Comment</u></p>	<p>Denny Newell, KC Economic Development, asked the PC to revisit the 7 jobs per acre standard. Exec Dir Sherwood clarified to him that the resolution does not stipulate 7 jobs per acre is the only criteria, as it allows consideration of capital investments and quality jobs.</p>	
<p><u>ADJOURNMENT</u></p>	<p>Jim Riley suggested to the PC that they do not announce the top two picks for the RFP because as the process is worked through someone else could be considered.</p> <p>Meeting adjourned at 6:45pm</p>	

Approved on: _____
(Date)

Margie Ziegler, Administrative Assistant

Dianne Sherwood, Executive Director

Rodger Ford, Chairman