

PORT OF KLICKITAT
 BOARD OF COMMISSIONERS MEETING MINUTES
 MARCH 11, 2008
 SPECIAL MEETING

TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) PC Norm Deo, Rodger Ford & Wayne Vinyard; Executive Director (Exec.D) Marc Thornsbury; Deputy Director (DepDir) James Donnelly; Administrative Assistant/Bookkeeper, (AA/B) Margie Ziegler and Port Consultant Byron Hanke. PC/Staff Absent: (Fac/Maint) Bryan Charters and Port Counsel Teunis Wyers were excused. Guests Present: Matt Riley (Rapid Ready Mix Inc) and Denny Newell, (KC Economic Development).	Meeting called to order at 4:30pm.
Executive Director's Report Bingen Point CERB Application	<p>(Exec.D) Thornsbury said there has been a change in the original CERB application where as Henry Fisher would purchase the property and not lease from the Port. Thornsbury presented different options for the PC to consider so that changes can be made to the CERB application before it is presented on March 20, 2008. The options were discussed. Thornsbury said the options have not been reviewed by the Port's CPA George Fox, but that Fox said the Port could go for the financing of the entire project and lease or sell the improved lots for additional revenue. There was discussion on the difference between leasing and selling property. Denny Newell (KC EDA) said selling properties would also bring in more property tax revenue to the Port. Thornsbury said Insitu plans to build another building in one year. The matching funds from Klickitat County were discussed and if the project were to be scaled back, the match could be reduced by the percentage of the reduction of the project. It was discussed that it is still the Port Commissions goal to keep ICE and Insitu at Bingen Point and with KC County as partners and the CERB Board the Port can accomplish that goal and also loop the water system and bring infrastructure to other Bingen Point parcels. CERB was discussed and how the Port needs to take advantage of funds available because CERB funds may not exist in the future. Scaling back the project was discussed and how it will be more of an expense to the Port to only do a portion of the project now and complete the rest at a later date because costs of construction are rising. The traffic issues were discussed and the importance of completing the road system to allow traffic to use Shore Drive. If the water system is looped then the value of the property increases to lease or sell. Port Consultant Hanke talked about the benefits of completing the project in full.</p>	

<p>Executive Director's Report Bingen Point continued . . .</p> <p>CERB Application</p>	<p>The IDD funds were discussed and the option of setting aside additional funds for debt repayment. (DepDir) Donnelly asked the PC how they want to move forward at Bingen Point and at what speed. Donnelly said this infrastructure project depends on what the PC wants to do with the Port's resources, what has the public wanted, and what value do we put on the ports resources, being revenue from sold property or lease payments received. Donnelly said that CERB looks at dollars per job and the Port will be providing infrastructure to Insitu whether the Port leases or sells the property. If the CERB funding does not happen then property could be sold to ICE, but infrastructure would have to be ICE's expense. Options were discussed if contingencies were not adequate to finish the project, like removing the lake walking trail and reducing fill to parcel 20. Funds for Dallesport Industrial Park were discussed.</p>	<p>PC Deo M, PC Ford S a motion to proceed with Option C which keeps the infrastructure project as presented to CERB and to surplus Parcels 24 & 25, and sell to Henry Fisher for the development of a campus for Insitu and not lease.</p> <p>By consensus, the PC wants CPA George Fox to review Option C and give his opinion.</p>
<p>Executive Director's Report Dallesport Industrial Park</p> <p>Williams Companies, Inc</p>	<p>(Exec.D) Thornsby said there was a temporary work space agreement signed and on file granting Williams use of Port easements during construction in exchange for \$10.00. Discussion followed.</p>	<p>By consensus the PC directed staff to draft a resolution for the next PC meeting that states Williams can use the property but that equipment will be removed within 30 days of completion of project.</p>
<p>Underwood Fruit Underground Proposed Lease</p>	<p>(DepDir) Donnelly said Underwood Fruit has a concern regarding the proposed lease language at the termination of the lease for keeping or removing the building. Donnelly asked the PC how to proceed. Discussion followed regarding maintenance.</p>	<p>By consensus, the PC said they want the lease language to state that the building will be evaluated at 30 years, 40 years and end of the lease and if the building is of no value to the Port, Underwood Fruit needs to remove the building.</p>
<p>Underwood Fruit Underground Utilities</p>	<p>(Exec.D) Thornsby presented the option of overhead or underground power to get the existing power poles off Parcel 40. The easements were discussed and (DepDir) Donnelly suggested CCR's be updated.</p>	<p>By consensus, the PC agreed to have the power poles on Parcel moved to the west side of Parallel Ave and be overhead and not underground.</p>
<p>Pacer Propane</p>	<p>(Exec.D) Thornsby said Pacer Propane has altered their original proposal and Pacer plans on constructing the building and making lot improvements at Pacer's expense. PC Ford suggested Thornsby refer Mid Columbia Economic Dev. Dist. (MCEDD) to Pacer for funding. Port would provide power to the corner of Parcel 37 and could sell Pacer rock at the Port's price. Thornsby said that Pacer has a time crunch in that they have burned out tanks that they would like to purchase and move on to the property as soon as possible. Thornsby ask the PC if they would allow Pacer to store</p>	<p>By consensus, the PC directed staff to only allow Pacer to store tanks only if tanks were certified and that Pacer does not hold the Port liable, and that Pacer can not operate on the property until a CUP is complete.</p>

<p>Executive Director's Report Dallesport Industrial Park continued . . .</p> <p>Pacer Propane</p>	<p>the burned out tanks on the parcel prior to a Conditional Use Permit. Discussion followed. PC Ford suggested Pacer talk at a Dallesport Community Council meeting and let them know what Pacer is proposing for DIP because the CUP will ask for public comment. Thornsbery said KC Planning said it could take four to six weeks to go through the CUP process.</p>	
<p>Miscellaneous</p> <p>Amerigas</p> <p>Riley Brothers Concrete Water Connection Waiver</p> <p>Maintenance and Operations Supervisor</p> <p>PNWA Conference</p>	<p>(Exec.D) Thornsbery said he has been in contact with Amerigas regarding the Conditional Use Permit. Dan at Amerigas has received the forms. Thornsbery said Port Counsel Wyers has sent a letter to Amerigas and progress is being made. The terms of the Amerigas lease were discussed.</p> <p>Matt Riley, (Riley Brother Concrete) asked the PC for a waiver of the hook-up fee for a water connection to his property. Riley said he will be starting a concrete batch plant on his parcel at DIP. Matt Riley said he has moved all of his equipment off of Parcel 39. Matt Riley said he installed an additional meter on Parcel 39 and would like to make a connection on his property in exchange for Parcel 39's additional water meter. Riley said Underground Specialties can install a standpipe and use the meter for water instead of using the DIP hydrants. Discussion followed regarding when Riley terminated leasing Parcel 39 and the Port purchased the building and fence. Riley said he will purchase a meter and backflow device and install the meter at his expense. Riley will not remove the meter installed on Parcel 39 and the meter is the property of the Port of Klickitat.</p> <p>(Exec.D) Thornsbery said Bryan Charters has completed his 6months of employment.</p> <p>Port Consultant Hanke attended the PNWA Conference in Washington DC and said he met with Washington States representative Brian Baird and Doc Hastings and discussed the Port of Klickitat and was well received.</p>	<p>By consensus, the PC agreed that Amerigas needs to complete the Conditional Use Permit as soon as possible and directed staff to work closely with KC Planning department.</p> <p>By consensus, PC directed staff to prepare a wavier for the PC to sign.</p> <p>By consensus, the PC wants a performance evaluation to be completed and presented at the March 25th PC meeting so that Charters can be given permanent status.</p>

<p>101 Parallel Building Roof</p> <p>Letter of Support for Maple Street Project</p>	<p>(Exec.D) Thornsbery said he will be receiving specifications for the 101 Parallel Roof Building from Randy at DSP.</p> <p>(DepDir) Donnelly prepared a letter of support for the City of Bingen Maple Street improvement project.</p>	<p>By consensus, the PC signed the letter of support for the Maple Street Project.</p>
<p>Adjournment</p>	<p>PC Vinyard adjourned the meeting at 8:42 pm.</p>	

Approved on _____
(Date)

Margie Ziegler, Administrative Assistant

Marc Thornsbery, Executive Director

S. Wayne Vinyard, President