

<p style="text-align: center;">PORT OF KLICKITAT BOARD OF COMMISSIONERS MEETING MINUTES April 30, 2008 REGULAR MEETING</p>		
TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	
<b>Attendance</b>	<p><b>Commissioner/Staff Present:</b> Port Commissioners (PCs) Norm Deo (in attendance via telephone), Rodger Ford &amp; Wayne Vinyard; Executive Director (Exec.D) Marc Thornsburly; Deputy Director (DepDir) James Donnelly; Administrative Assistant/Bookkeeper, (AA/B) Margie Ziegler and Port Consultant Byron Hanke. <b>PC/Staff Absent:</b> Port Counsel Teunis Wyers were excused. <b>Guests Present:</b> Steve Maier, (ICE) and Wendy Willow, (ICE).</p>	Meeting called to order at 4:30pm.
<p><b>Administrative Matters</b></p> <p>Sale of Property to Innovative Composite Engineering</p>	<p>Director (Exec.D) Thornsburly introduced Steve Maier and Wendy Willow from Innovative Composite Engineering (ICE). Discussion followed regarding the terms of the proposed sale. Discussion included purchase price, the CCRs, and the right of first refusal language.</p> <p>Maier asked that his business be insured that future CCRs changes would not disallow manufacture of composite materials, Port Consultant Hanke said the Port is bound by State and Federal regulations also and if those regulations changed the Port would have to follow.</p> <p>Thornsburly said he is waiting to hear from the Dept of Ecology regarding setbacks. The walking path was discussed.</p>	<p>By consensus, the PC directed staff to work with ICE to develop a purchase contract that included:</p> <ol style="list-style-type: none"> <li>1. Base the sale price on an average of two appraisals with a deduction of 50% of the remediation costs, with the total deduction not to exceed \$50,000.</li> <li>2. Adopt a separated agreement to insure the building will be used for manufacturing into perpetuity.</li> </ol>



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<b>Administrative Matters continued...</b>		<p>3. The Port will retain persistent first right of refusal with the repurchase price to be set at the average of two appraisals and the same general terms under which the original sale from the Port was made.</p>
<b>Adjournment</b>	PC Vinyard adjourned the meeting at 5:40pm.	

Approved on \_\_\_\_\_  
(Date)

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Margie Ziegler, Administrative Assistant

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Marc Thornsby, Executive Director

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S. Wayne Vinyard, President