

TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	ACTION
<b>Attendance</b>	<p><b>Commissioner/Staff Present:</b> Port Commissioners (PCs) Norm Deo, Rodger Ford and Wayne Vinyard; Executive Director (Exec.D) Marc Thornsbury; Business Development Manager (BDM) Robert Fishback and Administrative Assistant/Bookkeeper (AA/B) Margie Ziegler.</p> <p><b>PC/Staff Absent:</b> None. <b>Guests Present:</b> Andy Von Flotow, Hood Technology Corp and Brad Roberts, Rivermile 172.</p>	Meeting called to order at 4:30 pm.
<b>Administrative Matters</b> Consent Agenda	<p>Minutes – April 7, 2009</p> <p>Payroll Vouchers – April 15, 2009, #22886-22894, \$10,162.04.</p> <p>Vouchers – April 21, 2009 #22895-22911, \$7,938.41</p>	PC Vinyard M, to approve the consent agenda. PC Ford S. MP
<b>Executive Director’s Report:</b> CCR’s – Discussion and Public Comment	<p>PC Ford suggested the CCR’s should be based on the current regulations set by Klickitat County or State of Washington for items like noise, odor, etc. PC Ford said that way the CCR’s would not be out of date and a tenant could go on line and see what the current regulations are.</p> <p>PC Ford said the attorney language needs to be reviewed by the Port’s attorney and if language is no longer applicable it needs to be removed and the appropriate language needs to be added.</p> <p>PC Ford said graffiti cleaning need to include buildings and signs.</p> <p>The term of the CCR’s was discussed. PC Ford suggested updating the CCR’s every 15 years. (Exec.D) Thornsbury said it is important to have CCR coverage and that CCR’s should not be allowed to sunset. PC Deo suggested a resolution be passed that would list the process for updating the CCR’s in the future so that there could be a review every five years and that there would always be CCR’s in place.</p>	

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<p><b>Executive Director's Report: continued . . .</b></p> <p>CCR's – Discussion and Public Comment continued . . .</p>	<p>Discussion followed.</p> <p>Thornsbury suggested the Commission may want to list types of businesses that the Port knows it wants to exclude at the Port. Thornsbury said if the CCR's are based on the county, some type business types may be allowed through the Klickitat County conditional use permit process. PC Deo wants language added that allows the PC to review each use and have final approval.</p> <p>Thornsbury said the CCRs cover private property owners within Bingen Point and Dallesport Industrial Park as well as the Port.</p> <p>PC Vinyard said it is important the Port insure that allowed uses do not have a negative impact on adjacent land owners and property values.</p> <p>Agricultural uses were discussed. PC Vinyard said agriculture is very important to Klickitat County. PC Ford said he wants to restrict live animal growers or processing plants. PC Vinyard said it is important to remember that no use should be allowed that is an offence to others by site or odor, for example live animals and waste build up on site or processing plants.</p> <p>PC Deo suggested that businesses be allowed to cover their windows temporarily during remodeling.</p> <p>PC Deo suggested that staff come up with another draft by the next PC meeting that covers the issues that were discussed at this meeting.</p>	

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<p><b>Executive Director's Report: continued . . .</b></p> <p>DIP Water Tower</p>	<p>(Exec.D) Thornsby said Verizon had the paint tested on the water tower and it was .29% lead and that is not considered lead based paint.</p>	
<p>Verizon</p>	<p>(Exec.D) Thornsby said that Verizon wants to install the microwave dish on the reservoir 30 feet from the base facing northwest. The PC wants to know how the dish will be mounted on the tank. PC Deo suggested using magnetic clamps.</p>	
<p>Strategic Plan</p>	<p>(Exec.D) Thornsby presented a map of a recommendation of a future vision for the Dallesport Industrial Park. Thornsby said he is having (BDM) Fishback prepare a report of the state of each DIP property and what the infrastructure needs are. Thornsby would like to then look at how the Port's funds can be invested for the greatest return. Thornsby would like to determine which direction to go to develop parcels and make it part of the strategic plan. Discussion followed.</p>	
<p>BPT Infrastructure Permits</p>	<p>(Exec.D) Thornsby said he did not hear anything back from the Klickitat County Planning Dept. regarding the infrastructure permits.</p>	
<p>Dow Road Salt Cakes</p>	<p>(Exec.D) Thornsby said he received one response for soil testing. Thornsby said a notice will be sent out again. Thornsby said the testing will be done and the voluntary compliance program paperwork will be sent to Ecology. Thornsby said there may be some reimbursement funds available from Ecology.</p>	
<p>Future Development</p>	<p>Nothing</p>	
<p>Man lift Use</p>	<p>(Exec.D) Thornsby asked the PC if they would like to consider renting the man lift to tenants. Thornsby said he consulted the Port Attorney and discovered a waiver would not cover the Port. Discussion followed. Thornsby said he would like something in writing from our insurance company that states it is ok to rent the equipment.</p>	<p>By consensus, the PC said they would like staff to continue to investigate the issue of renting the man lift to provide convenience to our tenants.</p>

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<p><b>Executive Director's Report: continued . . .</b></p> <p>River Peoples Cultural Exchange on May 15, 2009 at Lyle Point</p>	<p>(Exec.D) Thornsbery said he has been approached to provide \$500 in support of the River Peoples Cultural Exchange held at Lyle Point.</p>	<p>By consensus, the PC said they are in support of the event but do not want to use taxpayers funds for making a donation.</p>
<p>Promissory Notes</p>	<p>(Exec.D) Thornsbery presented promissory notes for reimbursement of salaries. Thornsbery said these documents are consistent with the agreement with the WA State Auditor's office.</p>	
<p>Letter to US Department of Commerce</p>	<p>(Exec.D) Thornsbery presented a letter to Gary Locke, the new director of the US Department of Commerce. Thornsbery said this letter is in support of allowing funding for construction of single tenant buildings. Thornsbery said he is also asking other agencies to submit letters of support.</p>	<p>By consensus, the PC directs (Exec.D) Thornsbery to submit the letter to US Dept of Commerce.</p>
<p><b>Committee Reports</b></p>	<p>Deo: PC Deo said there was an Airport meeting last Friday and that the new hangers will be occupied by mid May.</p> <p>Ford: nothing</p> <p>Vinyard: nothing</p> <p>(Exec.D) Thornsbery said he will be going to the Port of Sunnyside and attending the Bickelton Community Council meeting on April 23, 2009.</p>	

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<b>Public Comment</b>	Andy Von Flotow, Hood Technology Corp, said he was interested in purchasing a cruise ship in Seattle that has not been in use for four years and inquired about the option of a floating office in Bingen Harbor for 50 employees. Von Flotow said he is looking for more space and is outgrowing his Hood River facility. Discussion followed regarding power supply, parking, employee access, water and sewer, pilings, and the agencies that would have to give approval. Von Flotow said he is also interested in building a facility on land. PC Deo suggested to Von Flotow to make an appointment with (Exec.D) Thornsbury and start discussion.	
<b>Adjournment</b>	PC Deo adjourned the PC Meeting at 7:30pm.	

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

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Margie Ziegler, Administrative Assistant

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Marc Thornsbury, Executive Director

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Norman Deo, President