

TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	ACTION
<b>Attendance</b>	<b>Commissioner/Staff Present:</b> Port Commissioners (PCs) Norm Deo, Rodger Ford and Wayne Vinyard; Executive Director (Exec.D) Marc Thornsbury; Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler; Maintenance Supervisor (Maint.Sup) Terry Wroe and Port Financial Consultant (FC) Jan Fancher. <b>PC/Staff Absent:</b> None. <b>Guests Present:</b> Matt Riley, Rapid Ready Mix Co; Brad Roberts, Rivermile 172; Mark Peppel, City of White Salmon Council member; Jason Spadero, President SDS Lumber; and Mike Canon, KC Economic Development.	Meeting called to order at 4:33 pm.
<b>Administrative Matters</b> Consent Agenda	Minutes – July 21, 2009 Payroll Vouchers – July 31, 2009 #23094-23111, \$11,951.32 Vouchers – August 4th, 2009 #23112-23128, \$14,413.40	PC Ford M, to approve the consent agenda, PC Vinyard S. MP
<b>Dallesport Industrial Park Fires</b>  July 23, 2009 and August 3, 2009	(Maint.Sup) Wroe gave a report on the fires that occurred at DIP. Wroe said the first fire on July 23, 2009 burned from Hwy 197 south of dock road to the wastewater treatment plant. Wroe said there was also a fire on August 3, 2009 that appears to have started north of the BIA cemetery on Hwy 197. Wroe said two power poles burned and transformers had to be replaced. Wroe said power went out to the booster pump station, but there were no problems reported with water pressure or filling tender trucks. Wroe said Appleton, Bingen, Dallesport, High Prairie, Klickitat County Fire Districts #6, #13 & #14, Lyle, White Salmon, and Wishram Fire Departments responded. Wroe said everyone worked really hard protecting the buildings. PC Vinyard asked that letters of appreciation be sent to the Fire Departments for their efforts in putting out the fire.	

TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	ACTION
<p><b>Port Financial Consultant Report</b> 2008 Annual Report</p>	<p>Jan Fancher, Port Financial Consultant CPA, gave the PC her background and said that she has been working with Ports since 1987. Fancher said she likes working with Ports because they are diverse and that her goal is to give Ports the tools they need and watch them grow.</p> <p>Fancher reviewed the balance sheet, statement of revenue and expenses, and statement of cash flows from the 2008 Annual Report with the PC. Fancher said converting to the accrual basis and going back to 1945 to value the assets was no small task. Fancher talked about a future goal of setting aside the total depreciation expense in reserve each year for capital replacement.</p> <p>Fancher said overall the Port of Klickitat is doing well for a port of its size. Fancher said a stronger balance sheet is going to help when the Port wants to go out for bond financing.</p>	
<p><b>Executive Director's Report:</b> Strategic Plan</p>	<p>Nothing</p>	
<p>Dow Road Salt Cakes</p>	<p>(Exec.D) Thornsbery said the final invoice has been received and grant request has been submitted to DOE.</p>	
<p>Harbor Drive Realignment</p>	<p>(Exec.D) Thornsbery said he is talking with EDA for additional funding for the infrastructure project.</p>	
<p>Verizon Lease</p>	<p>(Exec.D) Thornsbery said the signed lease amendment has not been received from Verizon. Thornsbery said the PUD easements are in place.</p>	
<p>DIP Fire Pumps</p>	<p>(Exec.D) Thornsbery said that he has asked John Grim, Grim and Associates, for a design for two electric pumps and a generator. Thornsbery said that estimates have been requested for the repair of the diesel pump.</p>	

TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	ACTION
<b>Executive Director's Report: cont.</b> Insitu Campus	<p>Jason Spadero, President SDS Lumber, talked about the SDS/Dickey Farms proposal to Insitu. Spadero said they need more land in order to present a competitive proposal. Spadero proposed the purchase of Port land to add to the SDS/Dickey proposal. Discussion followed. Mike Canon, KC Economic Dev, said the creativity and partnership with private land owners and the Port is a strong message to Insitu/Boeing of how serious we are about keeping them part of our community.</p> <p>(Exec.D) Thornsby talked about the Port's proposal to Insitu for Bingen Point and Dallesport Industrial Park properties. Canon said there is also an option to submit the Ports proposal though the State of Washington.</p>	<p>By consensus, the PC agree that they are willing sell/lease and be as competitive as possible in order to keep Insitu at the Port of Klickitat and continue to be a part of Insitu/Boeing's growing successes.</p> <p>By consensus, the PC agrees to have the Ports proposal submitted with the State of Washington and Klickitat Co.</p>
<b>MCCED Letter of Cooperation</b>	(Exec.D) Thornsby said the Port has received a request from MCCED to sign a letter of cooperation regarding the Insitu campus. Mike Canon, KC Econ. Dev, said MCCED represents the Cities, Counties and Ports in the gorge area and signing of a letter would show POK support for Insitu moving to other counties or Oregon. Thornsby said MCCED serves the gorge region, but it may be best to wait until Insitu has narrowed the list of proposed sites before signing such a letter. Mike Canon, KC Economic Dev, said it is KC EDA's goal to first keep Insitu/Boeing in Bingen, second in Klickitat County, and third in the State of Washington.	By consensus the PC does not authorize (Exec.D) Thornsby to sign the letter as written at this time and requests he respond back to MCCED with the PC's concerns.
<b>Miscellaneous</b>	(Exec.D) Thornsby has asked David Porter, EDA, for clarification on a letter received regarding single-tenant building funding.	
<b>Committee Reports</b>	PC Deo: PC Deo said there was no airport meeting.	

TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	ACTION
<b>Committee Reports cont. . .</b>	<p>PC Ford: PC Ford said his MCCED two year term will end August 31, 2009, and a representative from the Port of Skamania will take over as the representative for Washington Ports.</p> <p>PC Vinyard: PC Vinyard said the next EDA meeting will be the second week of September.</p>	
<b>Public Comment</b>	<p>Brad Roberts, Rivermile 172, encouraged the Port to keep their proposals to Insitu as open as possible and to stay competitive.</p> <p>Mike Canon, KC Economic Dev, said he has appreciated the cooperation between the Port of Klickitat and Klickitat County. Cannon also appreciates the support that has been shown to Insitu from the communities of Bingen and White Salmon.</p> <p>Jan Fancher, Port Financial Consultant CPA, said that first thing is to get Insitu to the table and then negotiate the fine details. Fancher said the Port also has to consider and prepare for what will happen if Insitu/Boeing considers a location for their campus other than Port of Klickitat.</p>	<p>By consensus, the PC is willing to meet with the KC Commissioners if needed.</p>
<b>Adjournment</b>	PC Deo adjourned the PC Meeting at 7:30 p.m.	

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

\_\_\_\_\_  
Margie Ziegler, Administrative Assistant

\_\_\_\_\_  
Marc Thornsby, Executive Director

\_\_\_\_\_  
Norman Deo, President