


TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Marc Thornsby; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: None. Guests Present: Matt Riley, Rapid Readymix Co; Izak Riley, Rapid Readymix Co; and Marsha Holliston.	Meeting called to order at 4:30pm.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – December 6, 2012. Minutes – March 19, 2013. Payroll Vouchers – April 5, 2013, #25195, #D10680-D10694, \$11,108.82. Vouchers – April 3, 2013, #25196-25210, \$13,666.28.	PC Schmitt M to approve the December 6, 2012 minutes as amended, PC Herman S, MP 3-0. PC Herman M to approve the March 19, 2013 minutes, PC Schmitt S, MP 3-0. PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
Old Business	None	
New Business BPT Lot 10 Lease Assignment	(ED) Thornsby presented a draft document assigning the Lot 10 lease from Key Development to Breeze On, LLC. Breeze On, LLC, is owned by Andy Mack who is also the owner of Zepher, Inc. Key Development will construct the building under contract with Breeze On, LLC. Thornsby is working with Port Counsel to determine the financial information necessary for the personal guarantee. Thornsby said Breeze On, LLC, has obtained financing through Columbia State Bank and the Small Business Administration and that the lease terms will	PC Herman M, to accept assignment contingent on Port Counsel's approval of the financial information, PC Schmitt S, MP 3-0.

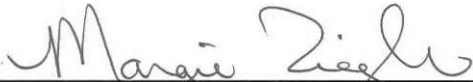
<p>New Business continued... BPT Lot 10 Lease Assignment cont...</p>	<p>remain the same. Thornsbury noted the assignment does not release Key Development from its responsibility to insure all lease obligations are fulfilled. Thornsbury said the amendment to the lease simply incorporates language that used to be in a separate Lessor's Consent and Agreement, which is required by the lending institution.</p>	
<p>DIP Lot 40 Appraisal</p>	<p>(ED) Thornsbury presented a summary of the appraisal of DIP Lot 40 performed pursuant to the terms of the lease agreement with Mt. Adams Orchards. Thornsbury said the appraisal is self-explanatory and the decrease in value from the prior appraisal in 2006 is not surprising given changes in the real estate market. PC Vinyard asked if this is a true test of the market. Thornsbury said it is difficult to know and sited a lack of comparables of industrial property. He further stated that because there are historically few industrial real estate transactions upon which to base an appraisal, property values in the region can be disproportionately affected by a small number of sales. This serves to make appraised values in this area more volatile.</p>	
<p>Freight Mobility Study</p>	<p>(ED) Thornsbury said he met with Representative Charles Ross, Representative Norm Johnson, Karen Schmitt (Freight Mobility Strategic Investment Board), Betty Barnes (City of Bingen) and Jason Spadaro (SDS) in Olympia regarding the proposed overpass. Thornsbury said there are a number of issues that are coming up and the concern was there needs to be some objective support about how to deal with the congestion downtown Bingen. Thornsbury said Representative Ross felt a more comprehensive study was warranted. Thornsbury noted that Schmitt provide information on how the study process would work. Thornsbury said the study the study cost is estimated at \$300,000 to \$350,000. Thornsbury said BNSF wants to use this overpass as leverage to close an at-grade crossing. Thornsbury also noted the new cost estimate to complete the overpass is 25 million dollars. Thornsbury said FMSIB does quite a bit of work with the railroads and would be a benefit. PC Vinyard recently talked to Senator King about supporting</p>	<p>By consensus, the PC agrees to sign the letters of support for a broadened freight mobility study.</p>

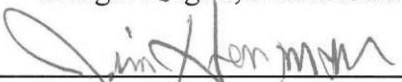
<p>New Business continued... Freight Mobility Study continued...</p>	<p>this project. Thornsbery said a completed study would be a good investment and an objective assessment of the Freight Mobility issues facing Bingen in the future, including congestion, at-grade crossing, and an overpass, will help deal with the railroad, today and lay the groundwork for issues in the near future. Thornsbery suggested the PC signs letters in support of state funding for a Freight Mobility Study.</p>	
<p>Executive Director's Report EPA RAMCo Cleanup</p>	<p>(ED) Thornsbery said a response from Port Counsel has been sent to the EPA and that we will likely seek other entities with which we can share the cost. Thornsbery said he has heard EPA is getting considerable pressure to collect more money because of the sequester and that this may be driving the demand letter.</p>	
<p>KPUD Dallesport Secondary Feed</p>	<p>(ED) Thornsbery stated the Klickitat PUD has requested permission to install a redundant feed to improve service reliability for the communities of Dallesport and Murdock. The new line would run along James Ave. and Lot 53 near the water reservoir. Thornsbery showed a map of current power line locations, the proposed location, and an alternative first discussed in 2006. Thornsbery talked about the power line relocation project completed in 2010 where the Port had to pay the PUD to move power lines that crossed through DIP Lots 5, 24, 25, and 26. PC Vinyard said allowing the PUD to run a straight line through the lots is asking for a problem in the future and will be a cost to the Port to relocate when those lots are selected for development. Matt Riley, Rapid Readymix Co, said one of the benefits of installing lines along roadways is that the PUD can more easily maintain them versus driving across undeveloped lots. Thornsbery asked the PC where they would permit the PUD to locate the new power line. Discussion followed. PC Herman said he does not want the Port to provide any funds for the PUD's project. Thornsbery said the Port could tell the PUD to go down along the primary roads and dictate a route that would provide service to other Port properties, but that could prove too expensive for the PUD and would likely include costs to the Port. The Port could also allow use of the proposed location with a temporary easement allowing the Port to</p>	<p>By consensus, the PC agrees to the power line being located along Kreps and Parallel with a permanent easement in the proposed location or with a temporary easement.</p>

<p>Executive Director's Report cont... KPUD Dallesport Secondary Feed continued...</p>	<p>require the PUD to move the line in the event of development. Thornsbury said the property west of the water reservoir has a nice view and is fairly close to the utilities along Parallel Avenue. PC Schmitt asked if the power line that feeds Verizon will be relocated. Thornsbury said it would not. Riley said the nearby rock bluff is a prime location to blast for basalt and if we allow power poles in that area it would be a problem. Thornsbury said no Port properties would be served by the new line so the Port gains nothing as a result of its installation. PC Vinyard said he would like the PUD to study the idea more and develop a route that works with the terrain and would benefit the Port for future lot development and rock removal. PC Herman said the PUD might not want to install the lines with a temporary easement. Thornsbury said he would speak with the PUD General Manager about the proposed line.</p>	
<p>BP Infrastructure Project</p>	<p>PC Schmitt asked when the project will start up again. (ED) Thornsbury said as soon as we have dry weather for two weeks with a reasonable expectation of at least one additional week of good weather.</p>	
<p>Commissioners Reports</p>	<p>Nothing.</p>	
<p>Public Comment</p>	<p>Matt Riley, Rapid Readymix Co, said the PUD should put more thought into the location of its line so that both parties could benefit from the power line extension.</p>	
<p>Adjournment</p>	<p>PC Vinyard adjourned the PC Meeting at 5:52 pm.</p>	<p>PC Herman M, to adjourn the meeting, PC Herman S, MP 3-0.</p>

Approved on April 16, 2013
 (Date)


 Marc Thornsbury, Executive Director



 Margie Ziegler, Administrative Assistant


 Jim Herman, Secretary