

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Marc Thornsburry; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: None. Guests Present: Lloyd DeKay, Mt. Adams Chamber; Tamara Kaufman, Mt. Adams Chamber; Darren Nichols, Gorge Commission; and Nina Vinyard.	Meeting called to order by PC Vinyard at 4:32 pm.
Public Hearing 2015 Draft Budget 2015 Draft Capital Improvement Budget Amendment of the Comprehensive Scheme of Harbor Improvements and Industrial Development	PC Vinyard opened the public hearing regarding the 2015 Budget and Comprehensive Scheme at 4:32pm. (Exec.D) Thornsburry stated the draft operating and capital budgets have not been modified except for the changes requested by the PC during the Budget Workshop. Thornsburry said the Port is required by state law to amend its Comprehensive Scheme to included projects on which the Port intends to expend funds. There was no public comment. PC Vinyard closed the public hearing at 4:35pm. The PC will meet on November 18 to adopt the budget and amend the Comprehensive Scheme.	
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – October 21, 2014 Payroll Vouchers – October 20, 2014 D11091-D11097, #25872-25873, \$10,010.30. Vouchers – October 31, 2014 #25891-25893, \$22,925.70. Payroll Vouchers – November 5, 2014 D11098-D11112, #25894-25895, \$11,666.11.	PC Schmitt approve the minutes as amended, PC Herman S, MP 3-0. PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
Old Business	None	

New Business
One Gorge Effort

Tamara Kaufman, Mt. Adams Chamber of Commerce, talked about the One Gorge Effort (OGE) formerly known as the Columbia Gorge Economic Development Coalition (CGEDC). Kaufman presented several fact sheets pertaining to the Columbia River Gorge. Lloyd DeKay, Mt. Adams Chamber of Commerce, said there is much to be gained and talked about meetings that have taken place with legislators and the Oregon Dept. of Transportation (ODOT). Kaufman added that ODOT is stepping up and sponsoring an entry in the current survey for Projects of National and Regional Significance. She added that the Port of Hood River's lobbying firm, Ball Janik, is preparing the survey response.

Kaufman said she is reaching out to Gorge business owners, cities, counties, and ports and asking them to support the OGE in name, by attending meetings, and/or contributing resources. Kaufman suggested that the OGE could sponsor events to get legislators to the area.

Darrin Nichols, Executive Director for the Columbia River Gorge Commission (CRGC), explained his perspective on the OGE and said that everyone must work together to meet the area's needs. Nichols added that the CRGC has a responsibility to encourage economic development. DeKay said that having one message coming from all agencies in the Gorge is very effective with legislators.

PC Vinyard asked how the CRGC fits into the OGE and talked about the formation of the CRGC. Vinyard recalled an article regarding the 25th anniversary of the CRGC in which The Oregonian stated the Scenic Act had stopped most development in the Gorge. Vinyard expressed reservations about its involvement and wondered "if a leopard could change its spots".

Nichols said that Vinyard must be thinking of the Friends of the Gorge,

New Business cont...
One Gorge Effort cont...

but Vinyard and PC Schmitt countered that the article was referring to the CRGC. Nichols said the CRGC's goal is to protect timber, cultural resources, recreation, and the scenic quality of the gorge. Nichols reiterated that the second part of the Scenic Act is to promote economic development inside the urban areas.

Nichols talked about how the federal government has made funding available under the Moving Ahead for Progress in the 21st Century Act (MAP-21) for Projects of National and Regional Significance costing up to \$500 million. Nichols said the survey response by Ball Janik would include \$320 million to replace the Hood River bridge, make improvements to the Bridge of the Gods and The Dalles Bridge, and fund creation of a bi-state transportation plan.

Nichols said that he recognizes there is some history with the CRGC, but noted that he does not care about it and would prefer that people look at what the CRGC has done in the last five years. Nichols asked the PC to help him understand what the Port of Klickitat needs. Kaufman expressed her desire to move ahead and establish connections in Salem, Olympia, and Washington DC.

Vinyard noted that in previous discussions, statements were made that the CRGC had the authority to tell the states of Washington and Oregon what to do and expressed concern that such power could be used in other areas such as exerting control over the Port itself.

Kaufman said the OGE is working with MCEDD, but noted that while MCEDD is made up of public agencies, cannot lobby, and is primarily engaged in seeking grants, the OGE is largely comprised of business owners who are directly affecting the economy.

New Business cont...
One Gorge Effort cont...

Kaufman said if the Hood River Bridge were to fail, it would kill the local communities connected by it. PC Vinyard talked about the Washington State Dept. of Transportation (WSDOT), ODOT and its designation of the bridge as "private", and how the Port of Hood River owns the Hood River bridge rather than the city or county. PC Herman asked who would own a new bridge. Kaufman said she did not have that answer. DeKay stated his belief it would be a bi-state ownership.

Kaufman said that the more people they can get on board, the better the odds for receiving funds. Kaufman said the Port could choose its level of participation and invited the Port Commission and port staff to attend the next OGE meeting. Kaufman said they will be discussing an agenda and the structure of future meetings as well as planning future events. Kaufman noted they are still in the formation stage and anticipated that meetings would be held monthly and supporters would form various subcommittees.

PC Herman asked if the group is seeking financial assistance or if there will be some form of membership dues for those participating. Kaufman said that there are currently no dues and supporters are donating what they can. Kaufman talked about possibly creating a tiered structure that would allow supporters to engage at whatever level they could.


PC Vinyard reminded Kaufman and DeKay that the Port's levy lift did not pass and noted that the Port was nearly bankrupt when he became a Port Commissioner. Vinyard pointed out that the Port has been successful by tightly focusing on its goals and managing its budget.

Nichols explained how he wrote letters to the Oregon and Washington Governors and used the Scenic Area Act to pressure an allocation of federal funds to fix the Bridge of the Gods under the auspices of the CRGC's responsibility to encourage economic development.

<p>New Business cont... One Gorge Effort cont...</p>	<p>Kaufman stated she would like to know if the Port is supportive of the OGE and noted that Rex Johnson, KC Commissioner, and Denny Newell, KC EDA, said they would attend the next meeting to find out more. DeKay said the goal is to get approval from all cities, counties and ports so they could be listed as supporters.</p> <p>PC Schmitt said he would not be comfortable making a commitment until more is known. PC Herman and PC Vinyard expressed interest in receiving email updates regarding the group. PC Vinyard stated his desire that the Port work in conjunction with Klickitat County and asked if the County had agreed to support the effort. Kaufman said the County was interested, but had not pledged support. PC Herman indicated his desire to talk with County Commissioner Sauter.</p> <p>Kaufman noted that a website would be developed soon. Nichols encouraged the PC to call him any time and said the CRGC has changed.</p>	
<p>Boat Ramp Extension</p>	<p>ED Thornsby said an individual reported that he ran off the end of the boat ramp and into some rocks trying to launch a boat during a period of low water in the Bonneville Pool. Thornsby said it was reported the water level had not been that low in 15 years. The individual asked if the Port could extend the ramp. Thornsby noted that, given the infrequency of such low water events, it might be more cost effective to simply close the ramp during similar conditions in the future. Thornsby noted he would find out if the Port could be notified by the Corps in advance of any drawdown of the Bonneville Pool.</p>	<p>By consensus, the PC did not elect to extend the boat ramp.</p>
<p>Executive Director's Report Dock Road Grading</p>	<p>ED Thornsby said Klickitat County Public Works estimated the cost to grade the river rock off of Dock Road at \$1,000. Thornsby noted that once the river rock is removed, the road bed can be inspected and, if needed, additional gravel could be laid down at a later date at a cost of up to \$15,000.</p>	

Demolition Reserve Fund	<p>ED Thornsby presented a draft plan for developing a reserve fund for the demolition or improvement of the building on Lot 24 at the end of the ground lease. Thornsby noted the calculations are based on a lease period of 80 years with conservative assumptions for inflation, interest, and demolition costs. PC Vinyard said it is the responsibility of the current Port Commission to get something in place for the benefit of future commissions. PC Schmitt agreed that a fund should be established, but cautioned that there is no guarantee a future commission would not dip into it for other purposes.</p> <p>PC Herman asked about starting the fund after the related infrastructure debts are retired. Thornsby noted that early payments to the fund would be relatively small if started promptly, but would substantially exceed the debt payments and shift more of the financial burden to future years if started later. PC Vinyard asked about borrowing from the fund for future projects. Thornsby stated that doing so would be possible, but sufficient payments would have to be made to fully restore the fund before it was needed.</p>	By consensus, the PC agrees to consider setting up a reserve fund in the 2016 Budget.
Commissioners Reports	<p>PC Vinyard said he has not been able to attend the EDA meetings.</p> <p>PC Herman said he met with Jenny Taylor, Insitu, and talked about the One Gorge Effort.</p>	
Public Comment	None	
Adjournment	PC Vinyard adjourned the PC Meeting at 6:11pm.	

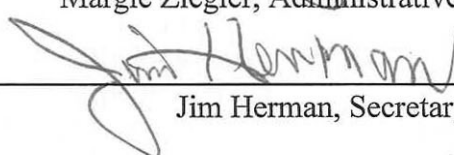
Approved on November 18, 2014
(Date)



 Marc Thornsby, Executive Director



 Margie Ziegler, Administrative Assistant



 Jim Herman, Secretary