

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Marc Thornsbury; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: None. Guests Present: David Clark, Mountain Logging; Chad Clark, Mountain Logging; and Nick Clark, Mountain Logging.	Meeting called to order by PC Vinyard at 4:31pm.
Administrative Matters Approval of Minutes Approval of Vouchers Resolution No. 4-2014 Regular Tax Levy Resolution No. 5-2014 Adoption of 2015 Budget Resolution No. 6-2014 Amendment of Comprehensive Scheme of Harbor Improvements and Industrial Developments	Minutes – November 4, 2014 Vouchers – November 18, 2014 #25914-25925, \$2,792.01. Payroll Vouchers – November 20, 2014 #D11113-D11119 & #25912-25913, \$9,431.59.	PC Schmitt M to approve the minutes, PC Herman S, MP 3-0. PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0. PC Herman M to approve Resolution No. 4-2014, PC Schmitt S, MP 3-0. PC Schmitt M to approve Resolution No. 5-2014, PC Herman S, MP 3-0. PC Herman M to approve Resolution No. 6-2014, PC Schmitt S, MP 3-0.
Old Business	None	
New Business	None	

<p>Executive Director's Report RAMCO EPA Claim</p>	<p>ED Thornsby said a productive meeting took place with the Port's General Counsel, Port Special Counsel, the Environmental Protection Agency, the Dept. of Justice, and the insurance company and there appears to be movement toward a resolution. Thornsby noted that Chris Hermann did a good job of positioning the Port in the discussion and has been worth the additional cost.</p>	
<p>WPPA Legislative Meeting</p>	<p>ED Thornsby said he attended the Washington Public Ports Assn. (WPPA) Legislative meeting and noted that Washington cities and counties are considering asking legislators to alter the 1% limit on property tax increases so that the cap is indexed to something such as the rate of inflation. Thornsby explained that the WPPA will be discussing, at its annual meeting, whether or not it should support the idea.</p> <p>Thornsby said he did not commit the Port and asked if the PC would support such a change. PC Herman and PC Schmitt expressed their belief that a reasonable change to address the loss of buying power over time is acceptable and should be supported by the WPPA. PC Vinyard said he is torn because the current cap reduces the size of government and raising it would affect people on fixed incomes that don't get a cost of living increase each year.</p>	<p>By consensus, the PC encourages the WPPA to support the change to an indexed property tax limit.</p>
<p>December and January Meeting Schedule</p>	<p>ED Thornsby talked about PC meetings for December because it is a five Tuesday month with holidays. Canceling the December 2 meeting was discussed. PC Vinyard said he may have a conflict with the regular meeting December 16. Holding one meeting in January was discussed, but will be decided later.</p>	<p>By consensus, the PC canceled the December 2 meeting.</p>
<p>Commissioners Reports</p>	<p>PC Vinyard said there will be an EDA tour of a site in Portland on December 10th.</p>	
<p>Public Comment</p>	<p>David Clark asked about purchasing land at Bingen Point to expand DJ's Rental Shop and Motor Sports. Clark said he is interested in purchasing</p>	

Public Comment cont...

an area on which to construct a new shop. PC Schmitt noted the Port would not be interested in selling land. PC Vinyard explained that it has been the Port's policy not to sell land and noted that agreeing to do so would create an expectation that other properties were available for purchase.

Clark stated that it was not financially viable to make the investment in infrastructure necessary to develop the property without securing an ownership interest in it. PC Herman suggested a possible exchange for Clark's property in Dallesport and asked Thornsbery to comment. Thornsbery explained that he would need some time to consider the issues involved and, thus, was not in a position to do so. Vinyard explained the low elevation of the northwest lots and that the rock berm would have to be reconstructed to meet structural requirements.


Clark said he owns 40 acres in White Salmon and explained that although zoning changes now allow for construction of a shop, he does not want to drive trucks through town. Clark added that his preference is for a location on Hwy. 14 approximately five acres in size. Clark talked about the building and land he owns in Dallesport and explained that it is currently being used for equipment storage. PC Herman said it would be nice to have a tenant in the building at Dallesport. Nick Clark explained they are not in the business of leasing their buildings.

Nick Clark asked what portion of northwest lots are usable now. Thornsbery explained that none of northwest lots are at the proper elevation for development or fully served by utilities. Thornsbery added that a sizable segment of the leveled areas on these lots have been targeted for relocation of the fruit bins currently located on Lots 21 and 22. Thornsbery explained that moving the bins would allow improvements to be made to those lots and in preparation for the extension of Bingen Point Way.

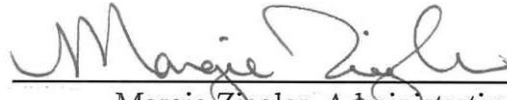
Adjournment

PC Vinyard adjourned the PC Meeting at 5:09pm.

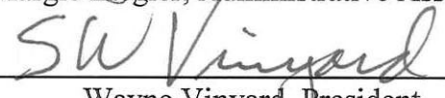
Approved on December 15, 2014
(Date)



Marc Thornsbury, Executive Director



Margie Ziegler, Administrative Assistant



Wayne Vinyard, President