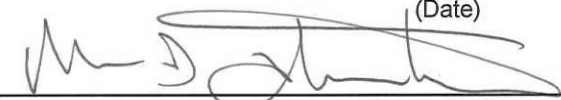



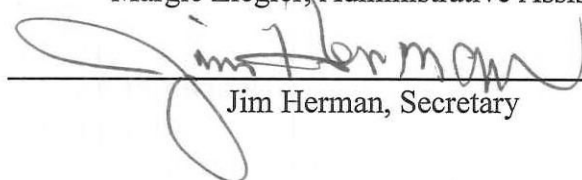
TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Marc Thornsby; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: None. Guests Present: None.	Meeting called to order by PC Vinyard at 4:30 PM.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – August 18, 2015 Vouchers – September 02, 2015, #26261-26274, \$22,063.06. Payroll Vouchers – September 08, 2015, #D11322-D11335, #26257-26260, \$12,661.96. Vouchers – September 17, 2015, #26278-26296, \$6,829.28. Payroll Vouchers – September 21, 2015, #D11336-D11342, #26275-26277, \$10,107.47. Payroll Vouchers – October 05, 2015, #D11343-D11355, #26297-26298, \$11,179.84. Vouchers – October 6, 2015, #26299-26317, \$23,201.56. PC Herman questioned the inclusion of sales tax in the amount paid to Applied Archaeological Research on voucher #26300. Herman requested that staff investigate the matter and, if it is determined sales tax is not applicable, reissue the voucher in the correct amount.	PC Herman M to approve the minutes, PC Vinyard S, MP 2-0. Schmitt abstained. PC Herman M to approve the vouchers and hold #26300 until staff confirm sales tax applicability or reissue the voucher in the correct amount, PC Schmitt S, MP 3-0.
Old Business	None	

<p>New Business DIP Surface Mine Expansion</p>	<p>ED Thornsby reported that the contract operator of the mine has disclosed that certain specific rock resources have been exhausted within the current surface mine boundary and added that DNR has given the Port notice that an area has been disturbed outside the surface mine boundary. Thornsby said that though the DNR issue appears to only involve a small pile of rock, the Port has been told it must perform a mine boundary adjustment.</p> <p>Thornsby suggested completing a DIP master plan, as has been done for the BPBP, and then expanding the mine boundary and updating the reclamation plan in accordance with the master plan. Thornsby stated that this would address both issues and help assure the property mined would be left in a condition ready for development. He noted that if the Port pursued this course of action, DNR would extend the deadline to file a boundary adjustment until March 2016 and asked the PC what direction staff should take.</p> <p>PC Vinyard supported developing a DIP master plan and then applying for an expanded permit. PC Schmitt said he did not believe the Port has ever had a master plan for DIP. Thornsby noted that a master plan would help insure that future projects fit with and support the Port's long-term objectives and the reclamation plan should be consistent with the Port's master plan. Discussion followed. Schmitt expressed concern with the final elevations. Thornsby explained that the reclamation plan would establish final elevations at all locations within the mine. Vinyard said this is a chance to do things right and tie up any loose ends.</p> <p>Thornsby said he would present a draft in the near future for review by the PC. He added that the SEPA would likely be completed in January 2016 and the permit submitted in February 2016 in order to meet the March 2016 deadline.</p>	<p>By consensus, the PC directed staff to start work on a DIP master plan and mine reclamation plan before the March 2016 deadline.</p>
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<p>New Business continued... DIP Development</p>	<p>ED Thornsby generally described two potential opportunities for development in Dallesport and asked the PC if there is interest in possibly constructing a multi-tenant building at the corner of US Hwy. 197 and Dock Rd. and/or a build-to-suit maintenance facility in another location not yet determined. Thornsby noted that both are long-term investments that will not generate an appreciable financial return for several years, but could help spur development at DIP.</p> <p>Thornsby explained that he does not want to expend staff time pursuing development if the PC does not support it and asked if the PC is interested and willing to take on the additional debt necessary for such development. Thornsby talked about lease terms and funding options and explained that the Port would need to have a primary tenant for both buildings committed in advance with target occupancy in 2017. Thornsby noted that the multi-tenant building would provide the empty space needed for economic development that the Port currently lacks.</p> <p>PC Schmitt expressed support for construction at DIP and noted that this type of development is the job of the PC. PC Vinyard stated his desire that the multi-tenant building serve to enhance the entry to DIP at Dock Rd. PC Herman said interest rates are down and now would be a good time to build.</p>	<p>By consensus, the PC directs staff to continue work on potential development at DIP.</p>
<p>Executive Director's Report RAMCo EPA – Settlement Agreement</p>	<p>ED Thornsby noted that the settlement agreement has been filed with the court, the comment period has expired, and we are awaiting signature. He added that payment has been received from the insurance companies and has been paid to EPA. Thornsby explained that work is continuing to secure a No Further Action letter from the Dept of Ecology.</p>	
<p>RAMCo Site Cap</p>	<p>ED Thornsby showed progress photos of the RAMCo site cap work. PC Herman said it would be nice to have photos posted on our website to show the Port's progress. Thornsby noted that historical photos are already posted and he will add these when the work is complete.</p>	

Budget Workshop	The PC discussed potential dates on which to hold a budget workshop. AA/PA Ziegler explained the schedule for the required public hearing and adoption of the budget. ED Thornsburg asked the PC if staff should include the previously canceled BPT fill project in 2016 draft budget and if the postponed West Harbor Utility Relocation project should be reinstated in 2016. Discussion followed. Thornsburg noted that staff time is limited so interest in these projects would require a commitment from the PC.	By consensus, the PC set the budget workshop for 1pm on October 1, 2015, and canceled the regular meeting on October 20, 2015.
Commissioners Reports	<p>PC Vinyard said he missed the EDA meeting and was disappointed because Gina McCabe was at the meeting.</p> <p>PC Schmitt said he attended the MCEDD meeting and noted that Nancy White will no longer be a board member and it appears that two other counties may be annexing into MCEDD. He briefed the PC on the MCEDD loan program and noted that people are paying off their loans. Schmitt stated he will be on the MCEDD Executive Board next year.</p> <p>ED Thornsburg said the WPPA Spring meeting will be held at Skamania Lodge and said it will be the closest meeting the PC can attend.</p>	
Public Comment	Nothing	
Adjournment	PC Vinyard adjourned the PC Meeting at 6:16 PM.	

Approved on November 10, 2015
 (Date)

 Marc Thornsburg, Executive Director


 Margie Ziegler, Administrative Assistant

 Jim Herman, Secretary