

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Marc Thornsby; Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler; Byron Hanke, Port Consultant; and Ed Galligan, Port Consultant. PC/Staff Absent: None. Guests Present: Tammy Kaufman, Insitu.	Meeting called to order by PC Vinyard at 9:30 AM.
Workshop	<p>Port Consultant Byron Hanke opened the workshop by asking each commissioner to introduce himself and describe the reason(s) he wanted to serve on the Port Commission. Port Consultant Ed Galligan and Hanke introduced themselves and described their backgrounds and past experience with ports in Washington State.</p> <p>Hanke briefly reviewed the history of the Port and the decisions that have lead to the present. Discussion followed concerning property development, the proposed conference center at Bingen Point, and other significant events in the Port’s past. Hanke described the Port as a “niche port” primarily focused on industrial development that now faces a number of opportunities in that area. Discussion followed regarding the projects the Port has completed in the past two decades and the impact of those projects.</p> <p>Hanke asked whether port constituents were aware of the Port’s work and its accomplishments. Discussion followed concerning past communication with constituents and alternatives for future communication. Concern was expressed that many in the community may not know or understand the role of the Port. Past financial difficulties were noted and the efforts of Dianne Sherwood (former Executive Director) were recognized.</p>	No action was taken.

Galligan stated he had reviewed the Port's financial information and noted the Port has operated in a fiscally conservative manner. He added that for its size, the Port is in excellent financial condition and is likely one of the most financially stable small ports in Washington State. Galligan pointed out the Port has a remarkable amount of working capital and suggested it may be time to put some of it to work.

Galligan returned to the topic of communication and offered examples from the Port of Olympia. He described a survey of constituents it conducted and the value of the results received. He suggested the Port consider a similar survey and added that social media might be another way to connect with the community. Galligan described evaluating opportunities based on their delivery of "the three E's": Earnings (to the Port), Employment (opportunities for constituents), and Economic Stimulus (for the community).

Galligan remarked that ports typically maintain working capital sufficient for six months of operation, but given the fiscally conservative nature of the Port, twelve months might be a more appropriate amount that would still allow the Port to take on additional projects. He urged the commissioners to continue carefully considering where to invest the Port's working capital and to avoid being afraid to put it to use.

Hanke addressed the Port's obligations and its environmental responsibilities. Discussion followed concerning the development of the Port's parks, the management of Bingen Lake, and the environmental cleanups at Dallesport. It was noted that there are no current environmental problems at present and the Port's focus on industrial development is consistent with the National Scenic Act which calls for such development to occur within the urban areas (including Bingen Point and Dallesport) described in the Act.

A recess was called at 12:55pm for lunch. The workshop resumed at 2:00pm.

Hanke addressed development of the Dallesport Industrial Park and asked about the Park's current status. ED Thornsbery reviewed the current tenants and operations at the Park as well as the amount of property available for development within one year. Hanke asked why more development had not occurred at the Park. Discussion followed regarding possible factors including distance from the Portland metro area, appearance, etc. Thornsbery noted that encouraging development to occur at Dallesport is a primary focus of Port staff.


A desire for more development at Dallesport and the need to begin planning for the construction of a new building was expressed. Hanke asked the commissioners what they believed was the value of a spec. building at Dallesport and noted it seemed clear such a building should be a focus in future planning. Galligan suggested possibly engaging with developers as an alternative to the Port doing it.

Hanke addressed development of the Bingen Point Business Park and noted there appeared to be a number of development opportunities. He asked each commissioner to describe his vision for Bingen Point and discussion followed concerning current opportunities, available properties, and possible future use. Thornsbery described the possibility of creating wetlands in some areas and removing an equivalent quantity of wetlands in other areas so development was more consolidated and property of sufficient size for development was available.

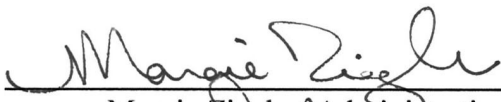
Discussion continued regarding, economic diversification, industry segments, quantity of available property, public space, etc. Thornsbery noted the Port Commission had adopted a broad plan for Bingen Point in 2017 and staff were operating under that plan. Discussion of various

	<p>elements of the plan followed, leading to a conclusion the plan was no longer applicable and was believed to have been abandoned. Thornsbury asked for clarification as to the length of time adopted policy is effective. Discussion followed regarding how to develop a clearer vision for Bingen Point and communicate it to staff. The Commission acknowledged staff had received mixed messages with respect to its vision and direction.</p> <p>Hanke suggested this would be a good topic for a future Port Commission meeting. He added that given it was nearly the scheduled time to conclude the workshop and the next steps would require policy decisions that should occur as part of a regular meeting and not a workshop, it seemed an appropriate to adjourn. Hanke thanked everyone for participating.</p>	
Public Comment	No public comment was taken at the Workshop.	
Adjournment	PC Vinyard adjourned the PC Meeting at 3:30 PM.	

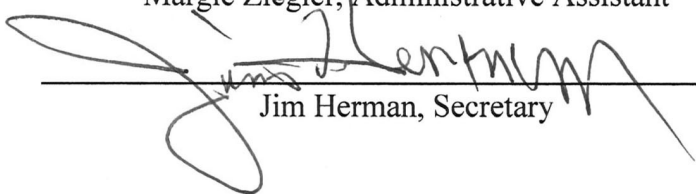
Approved on September 18, 2018
(Date)



Marc Thornsbury, Executive Director



Margie Ziegler, Administrative Assistant



Jim Herman, Secretary