

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
<b>Attendance</b>	<b>Commissioner/Staff Present:</b> Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Margie Ziegler; and Administrative Assistant (AA) Bonita Snyder. <b>PC/Staff Absent:</b> None. <b>Guests Present via teleconference:</b> Byron Hanke, Port Consultant; Jordan Marks; Hamilton Construction; Craig Almont, Hamilton Construction; Jason Spadaro, SDS.	Meeting called to order by PC Vinyard at 4:31 PM.
<b>Administrative Matters</b> Approval of Minutes  Approval of Vouchers	Minutes – January 19, 2021.  Vouchers – January 28, 2021, #28478-28489, \$38,169.76.  Payroll Vouchers – February 05, 2021, #D12822-D12837, \$11,928.31.	PC Schmitt M to approve the January 19 minutes, PC Herman S, MP 3-0.  PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
<b>Old Business</b> Dirt Hugger	ED Ziegler outlined recommendations from Darrin Eckman, Tenneson Engineering regarding the use of sandy loam top soil from the Dirt Hugger lease expansion and evaluation of waste rock from Dirt Hugger processes for fill. Ziegler said Eckman encouraged the Port to maintain its sandy loam top soil for fill rather than engaging in an exchange of any kind. He also noted the waste rock from the Dirt Hugger processes appear to be smooth and round, which is not appropriate for compaction as is. He suggested it may be possible to use for fill if the rock were crushed, but noted he would need to inspect a sample of the crushed rock for suitability prior to the Port accepting it for fill. PC Schmitt said he felt the Port should follow the engineer’s recommendations.  ED Ziegler noted the legal description has been completed for the license agreement.	By consensus the PC determined to follow engineer recommendations regarding no exchange of top soil and re-evaluate rock for fill if crushed.

<p><b>New Business</b> Port/SDS Easements</p>	<p>ED Ziegler stated she met with Jason Spadaro and Dennis Reeves, both of SDS, to discuss implementing an access easement to the Port's property east of the Marina prior to SDS land sales. Ziegler observed the Port cannot currently access its shoreline properties via vehicle. Ziegler noted Spadaro also was interested in working on an easement for Marina Way. She asked if the PC would be agreeable to sharing costs with SDS for a title search.</p> <p>Spadaro stated he had a copy with original signatures of a perpetual easement signed in 1967 to access the Mt. Adams Timber Products property. He noted the roadway has changed overtime, so the easement needs to be cleaned up to reflect current conditions in preparation for a transfer of ownership. He stated the future use of the lot is unknown, so may be rezoned, and/or have significantly different traffic demands. Spadaro added since he does not know how the SDS property will be redeveloped, he suggested the Port's easement could be relocatable to whatever roadways are finally constructed. He added a non-relocatable easement for a public walking trail along the frontage could also be addressed.</p> <p>Ziegler stated the Port would be interested in learning what easements are currently in place from the title search. Spadaro stated he could have a lawyer draft the easement exchange and cleanup any issues with the Marina Way easement. PC Schmitt stated it seemed reasonable to share costs on the title search and allow SDS to draft the easement agreements. PC Herman agreed, adding it would be most efficient to allow the SDS legal team to draft a reciprocal exchange rather than having two sets of lawyers drafting parts of each agreement. Spadaro stated his willingness to direct his legal team to do so.</p> <p>Spadaro added he attempted to address the Marina Way easement in 2014, but the issue of future repair and maintenance obligations stopped</p>	<p>By consensus the PC agreed to share costs of a title search with SDS for easements relating to property north and east of the Marina Park.</p>
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<p><b>New Business (cont.)</b> Port/SDS Easements (cont.)</p>	<p>progress on that attempt. Discussion followed about cost-sharing repair and maintenance. Spadaro said repair and maintenance based on use is one thing, but cost sharing major upgrades or improvements that not all parties need is a different story. Discussion followed about raising road elevations and the extent to which the SDS property would be affected. Ziegler stated Tenneson Engineering has ordered the title search from Columbia Title, and expects results in three to four weeks. Spadaro said he would reconvene with the Port once title search is received.</p>	
<p><b>New Business (cont.)</b> Prospective DIP Tenant</p>	<p>ED Ziegler stated Lots 4, 12 and 38 were presented to Hamilton Construction as leasable options, and then turned the floor over to Craig Almont, Hamilton Construction. Almont provided a brief overview of The Dalles bridge retrofit project. He proposed leasing Lots 4 and 12 for use as a precast laydown area. He noted Labor Day was when weekend shutdowns would begin as bridge panels would begin to be removed and replaced. He added Hamilton was considering staging demolition work (rubblizing removed bridge panels) on Lot 38 starting after Labor Day.</p> <p>PC Schmitt expressed concern about ensuring the Port has performed archaeological due diligence on Lots 38 as well as Lot 22 where potential fill from the bridge would be deposited prior to fill placement. Ziegler stated the Port requested a quote from Archaeological Investigations NW to do a pedestrian survey on Lot 38 and hoped the work could be scheduled in conjunction with continued work on Lot 39. Jordan Marks, Hamilton Construction, noted demolition of deck panels will not start until September. Almont stated spoils do not have to be deposited on Port property, but Hamilton is concerned with securing Lots 4, 12, and 38 for staging for a March 1<sup>st</sup> move-in date. Marks added any leveling work completed on Lot 38 would be surface work and would not include digging, trenching, or excavating. Almont stated Hamilton did not need a level lot as it would be used as a laydown area. Almont noted Hamilton would prepare and gravel the lot. PC Vinyard asked what the</p>	

**New Business (cont.)**  
Prospective DIP Tenant (cont.)

tenant responsibility was regarding gravel on Bingen Point Lot 18. Ziegler replied Hanging H graveled the lot and left the gravel upon move out.

Almont said it is important to have a hard level surface when building precast decks and proposes to build a 300' x 50' casting pad. Ziegler stated the casting pad could be left and used as a loading ramp near the rail spur. Almont stated he wanted to talk to the Port's engineer about what would be required in order to allow the pad to be left. Ziegler stated the Port's engineer advised the pad not be placed directly against the rail in order to allow for future development and added the Port could coordinate with the Engineer to determine a location for the pad. Schmitt stated the Port would trust its engineer to protect the Port's interests.

Almont said he wanted to know what things were of value to the Port if permanently installed, such as fencing. He said if permanent fencing is not of value to the Port, Hamilton can use temporary fencing to be removed when they leave. Schmitt said it is to the Port's advantage if Hamilton wanted to fence the lot, but the Port does not have money to support that cost. PC Herman agreed and added a future tenant who wants a fence would fence it themselves. Vinyard noted a temporary fence would be best. Herman thanked Almont for consideration of lot improvements, but urged Hamilton to do what was most effective for them.

Ziegler stated Hamilton had asked the Port to consider a reduced lease rate for Lot 38 in light of the proposed lot improvements. Ziegler stated she spoke with Herman and determined lease rates of \$330 per acre per month for Lots 4 and 12, and \$300 per acre per month for Lot 38. Vinyard asked for clarification on the acreages of the proposed leases. Ziegler stated Lot 4 is 0.50 ac., Lot 12 is 1.66 ac. and Lot 38 is 2.60 ac.

<p><b>New Business (cont.)</b> Prospective DIP Tenant (cont.)</p>	<p>Marks asked if Barry Dr. and Bergland Ave. would need to be kept open. Schmitt noted there is no crossing over the tracks, so those roads could be closed. Marks stated there would be times where Port roadways would be obstructed for half-hour intervals during the weekend closures as panels were moved. Ziegler stated the Port could provide tenant information to Hamilton so Hamilton could relay information to Dallesport tenants as needed. She added the Dallesport Industrial Park has two access ways.</p> <p>Marks asked about widening the road at the intersection of Parallel and Dock so oversized loads could navigate the corner. Ziegler stated the loose rail parts and stop sign could be moved. Schmitt noted the Cherry Growers landscaping needs to be considered.</p> <p>Ziegler noted additional space could be leased on the back of Lot 39 once the 151C building was complete. She suggested it may be useful for employee parking or additional laydown area as needed. Marks asked if the Lot 39 extension option could be incorporated into the lease. Ziegler noted there is also an RV connection Hamilton could access on Lot 39 if needed.</p> <p>Almont asked if having a lease in place for move in March 1<sup>st</sup> was reasonable. Ziegler stated the only complication is trying to renegotiate the ODOT lease to include these lots. She expressed her preference to work directly with Hamilton rather than work through the DOT for the lease of Lots 4, 12, and 38. Marks said he would prefer to lease all three lots at once and asked for clarification about the Port's requirements for an archaeological survey on Lot 38. Schmitt stated the Port would work to clear Lot 38 prior to the Lease start date.</p>	
<p><b>Executive Director's Report</b> NW Boundary Fill Project and Change Order</p>	<p>ED Ziegler stated the Port is still waiting on fill. She said she has had no updates from Darrin Eckman, Tenneson Engineering about the project.</p>	

<p><b>Executive Director's Report (cont.)</b> DIP 151C Building Update</p>	<p>ED Ziegler said power must be brought into the middle of Lot 39. PC Schmitt stated the transformer the Port bought is expensive up front but sets up the electricity for the future development of the lot. Schmitt stated the trench is planned to include telecommunications and electric.</p> <p>Schmitt noted Natural Gas must be trenched from Kreps Ave. despite gas lines through the front and middle of Lot 39. He explained the installation of gas is still more cost effective than electric heat for the end user. Schmitt noted the building foundation is laid and the forms have been pulled. Schmitt stated he and Ziegler met with a potential tenant and believed the tenant has sincere interest in the space.</p>	
<p><b>Commissioners Remarks</b></p>	<p>PC Vinyard stated ED Ziegler did a magnificent job presenting the Port's building proposal to the Klickitat County Public Economic Development Authority (KCPEDA) board. He added the project was well received. Ziegler noted the Port was still awaiting final approval of the grant, and asked if the Port should send an article about received funds and a photo of the ground breaking to the Goldendale Sentinel. Vinyard agreed. PC Schmitt stated he was glad to be rebuilding the relationship with the Klickitat County. Ziegler noted the KCPEDA board seemed excited about a project in Dallesport. She added one County Commissioner David Sauter said the Port has always been good stewards of Klickitat County .09 funds they have received. Vinyard noted KCPEDA has \$2.5 million but approximately \$100,000 is already tied up in other projects.</p> <p>Vinyard stated the Port wants to be cautious in the culturally sensitive areas, but added the Port needs to have a thorough evaluation of all properties in order to efficiently move forward. Discussion followed about the mine expansion area, and the cost estimate to finish clearing the mine area.</p> <p>PC Schmitt noted unless there is specific tenant interest in building the</p>	

<b>Commissioners Remarks (cont.)</b>	<p>next building on Lot 39, the Port's focus should shift to Lot 24. Schmitt discussed L77's business and their clientele. He noted the Mid-Columbia Economic Development District (MCEDD) staff changes. He added he intended to attend a MCEDD meeting February 3. Schmitt commended the MCEDD Loan team at targeting businesses deeply impacted by COVID-19 restrictions.</p> <p>Ziegler added she included the Regional Transportation Council (RTC) information in the packet so the PC could see what is happening within Klickitat County. Ziegler presented a list of current board members of the Southwest Washington Regional Transportation Council (SWRTC) and said PC Herman was the representative from Klickitat County. Herman suggested the Port contact Matt Ransom to see what needs to be done concerning finding a new representative for Klickitat County because the SWRTC meeting conflict with the Port Meetings.</p> <p>Ziegler stated Kathy Fitzgerald from MCEDD expected to hear results of the Bus Shelter Grant awards by mid April.</p>	
<b>Public Comment</b>	None.	
<b>Adjournment</b>	PC Vinyard adjourned the PC Meeting at 6:15 PM.	

Approved on February 16, 2020  
(Date)

SW Vinyard  
Wayne Vinyard, President

Bonita Snyder  
Bonita Snyder, Administrative Assistant

Jim Herman  
Jim Herman, Secretary