

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Margie Ziegler; and Administrative Assistant (AA) Bonita Snyder. PC/Staff Absent: None. Guests Present: None.	Meeting called to order by PC Vinyard at 4:31 PM.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – April 19, 2022. Vouchers – April 28, 2022, #29044-29057, \$37,569.96. Vouchers – May 3, 2022, #29059-29068, \$6,989.17. Payroll Vouchers – May 5, 2022, #D13179-D13193, #29058, \$12,672.17.	PC Schmitt M to approve the minutes as corrected, PC Herman S, MP 3-0. PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
Old Business	None.	
New Business 2022-02 BPT Irrigation-Drainage-Fill Project Award	ED Ziegler stated one bid was received for the project with the results provided to the Port Commissioners. She added the bid was from Crestline Construction Company with a base bid for the Bldg 1B Irrigation and Drainage Repairs of \$36,000.00, Additive for Marina Drywell Repair at \$24,000, Additive for Lot 9 Boundary Fill at \$64,000, Additive for Bldg 1A Asphalt Repair at \$3,000, and a Deductive Alternate for Port Supplied Fill for Lot 9 of -\$2,500. Ziegler explained Darrin Eckman, Tenneson Engineering had reviewed the bid submitted by Crestline Construction and recommended to only accept the Irrigation and Drainage Repair, as it is most pressing. The Lot 9 Boundary Fill rate was approximately four times the cost estimated by Eckman. Ziegler stated the budgeted project amount for the water line repair was \$45,000, so the base bid is within the budgeted price. Ziegler reported the Port	PC Schmitt M to award the contract for the BPT Irrigation-Drainage-Fill project to Crestline Construction for the base bid of \$36,000 and reject the additives, PC Herman S, MP 3-0.

<p>New Business 2022-02 BPT Irrigation-Drainage-Fill Project Award (cont.)</p>	<p>will not receive anticipated fill. Ziegler explained the additive items were significantly higher than engineer estimates and were not urgent projects. She suggested going back out to bid this summer or budgeting the projects for next year.</p>	
<p>Executive Director's Report DIP Mine Expansion Permit</p>	<p>ED Ziegler reported she spoke with Darrin Eckman, Tenneson Engineering about the Mine Expansion permit. She said they revised the map to present to Archaeological Investigations Northwest to do further work. Ziegler said Eckman is pursuing information about use of concrete rubble for fill in the mine. Ziegler suggested Eckman attend a future meeting to answer PC questions and concerns about the reclamation/grading plan.</p>	
<p>Executive Director's Report (cont.) Lease Updates</p>	<p>ED Ziegler stated she met with a prospective tenant proposing a winery building and tasting room. Ziegler stated the prospective tenant was interested in subletting space. Ziegler said she shared the Port vision for various lots. PC Herman stated he would love to see a Red Lobster or similar restaurant on the Point with boat moorage as well as vehicle parking. PC Vinyard stated the Port should have a subject matter expert consider the Port's high value Bingen Point lots for design and marketing. He expressed his opinion that wine warehousing was not a good fit for those lots. Ziegler said she got the impression the lots did not fit the vision of the potential tenant. PC Schmitt noted the wine making process is much more industrial than the tasting room aspect.</p> <p>Ziegler noted Hanging H Company has returned and is leasing a portion of BPT Lot 18 until August 31, 2022.</p> <p>Ziegler stated Darrin Eckman, Tenneson Engineering toured Kerrits April 22 considering Kerrits' renovation plans. She expressed the hope to present his recommendation at the next meeting.</p>	

<p>Executive Director's Report (cont.) Lease Updates (cont.)</p>	<p>Vinyard asked if there was any further assessment of the Bldg 1A roof. Ziegler stated Brown Roofing has not given a replacement quote yet. After some discussion, Ziegler said she could get a recommendation of a contractor from Eckman of who could assess the condition of the roof to determine if replacement was needed.</p> <p>Ziegler stated Rolls Royce has keys to the building and will be getting a slow start. Ziegler noted they would like to keep a low media profile.</p>	
<p>Executive Director's Report (cont.) DIP 151C Office Construction</p>	<p>ED Ziegler stated the 151C office walls are being constructed. She noted the contractor is waiting for some supplies. Ziegler said the tenant found the building's concrete flooring acceptable for the office space. Ziegler stated she needs to consult with the contractor about the electrical and phone capabilities of the office before the walls are finished. She added she will also need to do a change order for the HVAC.</p>	
<p>Executive Director's Report (cont.) General Updates</p>	<p>ED Ziegler reported maintenance staff worked at community cleanup. Ziegler stated she also did a shift. Ziegler stated maintenance staff sorted the paint upstairs and took old unusable paint to the event to be recycled. She said it was beneficial as the Port now has an inventory of its remaining paint supply. Ziegler said she was glad to have the opportunity to participate in the event. PC Schmitt said it is good public relations to have Port staff at the event helping out.</p> <p>Ziegler stated a quote was received for the lift station pump repair and reviewed by Darrin Eckman, Tenneson Engineering. She said Eckman's final recommendation was to repair the pulled pump and repair the cable on the second pump. She said that Eckman recommended the Port start budgeting for a replacement pump in the future. Ziegler stated the Port purchased a product to clean the lift station and dissolve grease accumulation. She noted the City of Bingen approved the product.</p> <p>Ziegler reported maintenance staff fixed a water leak caused by Northwest Natural on an unidentified water valve.</p>	

<p>Executive Director's Report (cont.) General Updates (cont.)</p>	<p>Schmitt noted KC County has fixed the North Ford Avenue road. PC Vinyard noted the road appeared to be in a different location than it was previously. Ziegler stated KC quoted to fix the access road within a 60' foot road bed. Ben Beseda, Tenneson Engineering is working with Jeff Hunter, Klickitat County to determine proper road location. PC Herman stated the fixed road is a large improvement to what was there. Vinyard observed the damage to Lot 15 and the access road is very apparent, and stated the Port was very lucky no utilities were compromised when the damage occurred.</p>	
<p>Executive Director's Report (cont.) Fill Material Purchase Opportunity</p>	<p>ED Ziegler stated there is an opportunity for the Port to purchase fill material that was brought in by a tenant last fall who leased BPT Lots 1 and 2 and sold the material to another party. She noted the budgeted amount for fill purchase was \$30,000. Ziegler stated the amount of fill needs to be reassessed by the Port's engineer in order to determine how much fill would be purchased by the Port. PC Vinyard recommended allowing a cap of \$40,000, and encouraged Ziegler to negotiate within that range.</p>	<p>PC Herman M directed ED Ziegler to negotiate the purchase of fill material not to exceed \$40,000, PC Schmitt S, MP 3-0.</p>
<p>Commissioners Remarks</p>	<p>PC Vinyard shared details about the tour with Sheba Person-Whitley, Director of the Seattle Regional Office for the U.S. Economic Development Administration (EDA). He stated the Port promoted their projects and vision with the EDA. ED Ziegler stated Jessica Metta, Mid-Columbia Economic Development District and Richard Foster, Klickitat County Public Economic Development Authority were present. Vinyard said he shared examples of the cooperation between Klickitat County, Dallesport Airport, and the Port.</p> <p>Vinyard recommended no longer hosting the meetings via teleconference now the COVID requirements have changed. AA Snyder stated she would get clarification about requirements from MRSC.</p>	

Commissioners Remarks (cont.)	<p>Discussion followed about the access problem to the new development from 197 to Dow Road. Vinyard said he looked at the site and said there is a real concern about the traffic issue. PC Schmitt said it has the potential to be a big traffic mess. Schmitt added he felt it would also be a problem for Pellissier's tenant across the street. PC Herman reviewed the road way easement. Ziegler said she has not heard anything back from the building department in response to our letter.</p> <p>Schmitt stated he met the new tenants at 151C and was encouraged the tenant was expecting growth and is hiring locally.</p> <p>Herman stated he would attend the WPPA Spring Meeting for the Wednesday session. He said Ziegler would attend the morning module and would share the information learned. Herman referenced the article about the Port of Hood River's search for revenue sources. Discussion followed.</p>	
Public Comment	None.	
Adjournment	PC Vinyard adjourned the PC Meeting at 6:26 PM.	

Approved on May 17, 2022
(Date)

Margie Ziegler
Margie Ziegler, Executive Director

Bonita Snyder
Bonita Snyder, Administrative Assistant

Jim Herman
Jim Herman, Secretary