

PORT OF ASTORIA  
SPECIAL COMMISSION MEETING  
DECEMBER 8, 2009

**1. CALL TO ORDER/ROLL CALL**

Vice-President Holcom called the Special Meeting to order at 6:03 pm and asked Jack Crider to take roll call.

Persons present were:

Commissioners: Floyd Holcom, Vice-President; Dan Hess, Secretary; Jack Bland, Treasurer; and Larry Pfund, Alt. Secretary/Treasurer. President Bill Hunsinger was absent.

Staff: Jack Crider, Executive Director

Staff Support: Janet Farstad, and Lesle Palmeri

News Media: Cassandra Profita, The Daily Astorian and Jeff Nelson, KAST Radio

Guests: Lori Durheim, Pam Hunsinger, Rachel Jensen Andrew Bornstein, Jay Bornstein, Ted Thompson. And Red Lion General Manager Tia Degerstedt

**2. CHANGES/ADDITIONS**

Addition: 3.e. DSL

3.f. Tongue Point

Consensus of the Commission was to approve the additions.

**3. DISCUSSION ITEMS**

a. Warrenton Fiber Road Request

Jack Crider explained that he has been working with ODOT to improve the access control behind Shilo in the City of Warrenton. The current reservation is for farming access only. As the Port retains control of the access point, the proposal is to relinquish its reservation for access at Engineer Station 14+50 on the north side of Highway 105AA (AKA: East Harbor Drive in the City of Warrenton) to eliminate the farm access and the curve into Shilo. In return Warrenton Fiber Company is authorized to apply for and develop a new access to Highway 105 at Neptune drive on property owned by the Port. Commissioner Pfund moved to approve the proposal, seconded by Commissioner Hess and unanimously approved.

b. Red Lion Closure

Jack Crider reported on the suspension of operations of Red Lion due to deck failure until structural engineers can ascertain safety of the facility. Reservations for the 122 rooms are not being accepted through March and all 20 employees have been laid off. The Port owns the hotel and buildings that are leased to I-Star Financial, which then sub-leases to Red Lion to operate and maintain. There are 3 years remaining on the lease. The Chinook Building (bar and coffee shop) and Seafarer Restaurant are part of the lease but maintained by the Port. About year 2000 the roof was not maintained in the Seafarer Restaurant dining room causing water damage. Pipes were installed to drain the roof. Beams rotted at the end causing the windows to sag. A failure in the Chinook Building would impact the hotel and its offices. An option would be to tear down the dining room and have a large open deck for vendors. Leasing just the bar and coffee shop would be

easier. The Port is responsible for some of the pilings underneath and is required to keep them in similar condition to the pilings underneath the rest of the building.

The Red Lion General Manager Tia Degerstedt said they want to make sure they aren't threatened by other building structure faults before making any decisions on repairs.

c. Sea Fighter Storm Damage

Jack Crider reported on the US Navy Sea Fighter global diving and salvage damage to vessel on November 22, 2009 event. It was a 280' vessel tied to Pier 2, required to set off with fenders. The west wind at 90 mph was an unusual storm that exploded the fenders allowing the vessel to bang against the pier. It gouged a side whole 3' in width and 8' in length. The Navy made emergency repairs and moved the vessel to Portland. A Navy survey is scheduled for Dec. 8 for the vessel and pier. It is not believed that a claim is forthcoming.

d. Bornstein Sea Foods Storm Damage

Jay Bornstein reported on the same storm event November 22, 2009. More than 5 truck loads of boulders and material (150-200') was washed away from under their building pilings on the east end, the toe is gone. There is concern where the boulders went and if they will interfere with vessel moorage at low tide.

Discussion:

Even though contractors have looked at the damage, an engineer might be needed for structural repairs.

Repairs are a problem due to location of damage under piers.

Wastewater pipe is being supported with board scaffolding.

Insurance coverage is being researched.

e. DSL

Commissioner Holcom talked about the administrative rule changes; the entire document has 466 changes, of those the Port needs to address 77. The document has a variety of changes that would impact a large population, but notices were only sent to those who held leases with DSL. The Port needs a resolution opposing the rule changes and requesting it goes back to legislation.

On the Port's lease from DSL, Jack Crider said he has contacted Steve Purgess on the 15.3 acres of property.

f. Tongue Point

Jack Crider said the December 5 Open House had good attendance, people liked actually seeing what was there. Several companies are interested in leasing portions of it. It also brought out the existing tenants who now want to be part of the development.

Commissioner Bland congratulated Crider on putting together a good showing.

Commissioner Holcom said the high point was new volunteers and talked about the hydroplanes fast crossing of the Columbia River.

g. ConnectOR III

Jack Crider reported that all the grant applications were in prior to due date.

h. Strategic Business Plan

Makers Group is behind schedule but plans to be at the Port office on Wednesday, December 17 to work with the commission and staff. After a draft is completed, public meetings will be held.

**4. PUBLIC COMMENT**

Commissioner Holcom spoke about the Public Comment form, which it needed to be updated.

Lori Durham talked to Rhonda Ihander who recently moved into the Chinook Building. She loves her new office. Lori asked about repairing the upstairs to accommodate group activities.

Jack Crider responded that it needs the elevator fixes along with back stairs. That will have to wait awhile as the corner office cost more than anticipated due to the Warrenton Building Departments requirements.

**5. RECESS at 6:52 pm TO EXECUTIVE SESSION IN ACCORDANCE WITH**

- **ORS 192.660 (2 )(e) TO CONDUCT REAL PROPERTY TRANSACTIONS ORS 192.660(2)(h) CONSULT WITH ATTORNEY REGARDING LITIGATION.**


**6. RECONVENE SPECIAL MEETING at 8:18 pm FOR ACTION ITEMS, IF NEEDED.**

**7. ADJOURN**

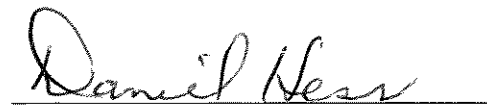
With no further business, the meeting was adjourned at 8:15 pm.

Submitted by Janet Farstad, Special Projects

APPROVED

  
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Vice-President, Floyd Holcom

ATTEST:

  
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Secretary, Daniel Hess

