

MINUTES  
WORKSHOP SESSION  
FEBRUARY 10, 2004  
PORT COMMISSION CHAMBERS

Chairman Dan Hess called the Workshop Session to order and took roll call.

Commissioners present: Dan Hess, Jim Bergeron, Glenn Taggart, Don McDaniel and Larry Pfund.

Staff present: Peter Gearin, Bill Cook, Rita Fahrney, Ron Larsen and Port Attorney, Heather Reynolds.

Others present: Jeff Nelson

STAFF REPORTS.

Bill Cook reported the following:

- The East Basin 200 foot phase of breakwater renovation is under construction. He will be lobbying while in D.C. for additional funds needed to finish the project and meet with Corps of Engineers local officials to formulate a funding strategy.
- At the West Basin, alternatives are being looked at for relocating the office and fuel dock, utilizing existing utilities on pier one.
- The client interested in leasing property east of Ocean Beauty Seafood has a draft lease in hand, currently being reviewed by their attorney. The lease will be for a mixed-use facility. Staff hopes to have a lease ready for consideration at the March meeting.
- The client interested in leasing the Red Building is in a “holding pattern”, needing a 20’ easement from Robert Jacob. Peter Gearin explained the Port is due a balloon payment soon from Mr. Jacob. In order for Jacob to complete financing for the hotel, he needs the lien held by the Port removed. Gearin will address this at the Port’s regular meeting.
- He will be attending the Seatrade Cruise Show in Miami in March. Bruce Conner and his wife will also attend. They will work on setting up meetings with travel/shore excursion cruise line officials. He met with Holland and Princess cruise lines last week and provided an update on cruise calls to Astoria.
- Hamburg Street re-alignment is complete. Trucks will be routed through the internal road north of the Port buildings.

- He has met with engineering firms for design of the lift dock. A program will be submitted to Peter Gearin for presentation to the commission, with a June target date. Some discussion followed on designs and pricing. Staff will be seeking grant funds next year for a haul-out ramp and hope to include funds in the budget for the project, contingent upon the sale of the crane and other revenue sources.

Ron Larsen reported the following:

- The permit for constructing additional hangars has been delayed due to the Corps of Engineers' decision that credits from the mitigation bank cannot be used in exchange for the wetlands. They state the project is not "water-dependent" and not in the Columbia River waterway. The Port must now provide an alternative plan to compensate for wetland fill.
- The land Lektro is interested in building on has been appraised at \$121,800/acre. The site is not ready for building and utility needs are still to be addressed.
- Discussions are continuing with the Department of State Lands, who owns 40% of the Northern section of the Skipanon site, for a lease on the property.
- Representatives from Korea, interested in investing in the golf course, will be in the area. Staff will be showing them the site and taking them for a tour of the area. Mitigation work for maximum credits for fish habitat is being undertaken. The information will be given to clients interested in the golf course site.
- \$500,000 of a \$600,000 grant from the F.A.A. for Airport Improvement Projects has been spent on fencing and safety improvements. HLB is now surveying trees in the approach paths to clear with funds remaining.
- Five elk remain inside the fence and efforts are still underway to remove them.
- Warrenton's sewer system on a normal day contains 60,000 cubic yards. In times of severe weather, their intake has gone to 200,000 cubic yards. Excess water runoff from the airport is contributing to the problem.

Peter Gearin reported the following:

- Discussion is ongoing with clients interested in building a cold storage facility. He will be meeting with organizations that may be able to provide funding sources including grant funds. The success of the facility will be dependent on having sufficient customers to commit to use of the cold storage.
- There have been concerns voiced about progress on the Conference Center recently. Funding is provided by City room tax, 22% of which is allocated to Conference Center planning. The architect has finished the schematic. The next face for construction design is expected to cost \$150,000 and funding is not yet in

place. Gearin will be talking to the Seaside Downtown Development group on Thursday and one of the issues addressed will be the Conference Center. There will also be a meeting Thursday with the Astoria Lodging Association to provide an update on the plans. Improvements to the Urban Renewal District will generate taxes to make payments for continued progress on the Conference Center. Loan funds will be available when there is reasonable assurance tax funds generated will be sufficient to make payments. Gearin noted discussions regarding the Conference Center operations are continuing with Red Lion Inn. Some discussion followed.

There being no further business, the workshop session was adjourned.