

MINUTES  
PORT OF ASTORIA  
REGULAR COMMISSION MEETING  
JANUARY 22, 2008  
PORT COMMISSION CHAMBERS

Chairman Dan Hess called the regular meeting to order and took roll call.

Commissioners present: Dan Hess, Larry Pfund, Kathy Sanders, Bernie Bjork and Bill Hunsinger.

Staff present: Ron Larsen, Esther Jones, Colleen Browne, and John Hord, and Lora Eddy. Also at the meeting, Lesle Palmeri who does Port of Astoria's website newsletters.

CHANGES TO AGENDA. None

MINUTES: Supplemental Budget Meeting, November 28, 2007; Workshop Meeting, December 11, 2007 and Regular Meeting, December 18, 2007. Commissioner Bjork moved to approve the minutes of the aforementioned meetings. Commissioner Sanders seconded the motion. It was mentioned since the last set of minutes had been completed late there was no time for review in order to approve. The December 18, 2007 minutes will be approved at next months' meeting. The ayes carried.

VOUCHERS FOR THE MONTH OF DECEMBER 2007. Chairman Hess called for questions. Questions from the board on various items in the voucher report are:

- If Department of State Lands expenses were for two different parcels of land. Yes.
- If the Area Wide Contamination expenses were shared by several entities? Yes. Ron Larsen explained to commissioner Hunsinger how the bills are itemized. Paperwork is submitted to DEQ by the consultants who handle the cleanup. A large part of the cleanup process that includes sampling, testing, analysis, Lora Eddy also explained. The process is slowing down a bit, but Larsen did not have an "end date" related to the process. Eddy added, being a large area involved with multiple tenants over a long period of time, and so far a draft remedial investigation plan has been submitted with a few changes needed. The port is involved only because we are the landowner.

Chairman Hess called for approval of the vouchers. Commissioner Bjork made the motion to approve the vouchers. Commissioner Sanders seconded the motion. The motion carried unanimously.

DISCUSSION

- a) Select commissioner representative for Bornstein meeting. On Thursday, January 24, 2008 at 3:00 p.m. two commissioners will be selected to represent the port. Chairman Hess eliminated himself. Commissioner Hunsinger suggested he would like to be considered. Commissioner Bjork was also asked and agreed he would be willing to be there. Commissioner Pfund added he

wanted to make sure whoever they select be "fair minded" and to find a solution to the issues. Larsen added members of the board who are not at the meeting, be sure and jot down any questions they may have. He also reminded everyone the meeting is only a "brainstorming" session and no action will be determined.

More discussion followed on the possibility of other than the two nominated. Making sure a "balanced" representation of members will be a good idea. A solution to benefit both, the port and the business is important and should be a priority. Commissioner Hunsinger mentioned how the issue splits the members when it is brought to the board this way and wished a workshop session had happened to devote the whole meeting to the parking issue. Commissioner Sanders added that no matter what project, parking is an issue. Sanders made a motion to select commissioners Hunsinger and Pfund. Bill Hunsinger seconded the motion. In voting, commissioner Pfund refrained from voting at first, asking Commissioner Bjork how bad he wanted the vote. Bjork answered, he could do the job. Commissioners Pfund, Hess and Bjork voted no. Sanders and Hunsinger voted yes. The motion failed.

Since the motion failed, Chairman Hess called for another motion. Commissioner Pfund made the second motion, electing commissioners Hunsinger and Bjork as the representatives for the meeting. Bjork seconded the motion. Bill Hunsinger and Kathy Sanders voted no and commissioners Hess, Bjork, and Pfund voted yes. The motion carried 3-2.

- b) Strategic plan review. Commissioner Sanders began the discussion by refreshing the board; strategic planning is in the grant application process. New members on the board would like to go through the discussion process of the Central Waterfront Master Plan and the history. Top goals in the plan were: 1) the convention center and 2) the haul out facility. The convention center came to an end because of other nearby developments with plans similar to the center. Expenses soaring and new subsidies needed so priorities changed. Chairman Hess explained the history to the rest of the members.

The RV park lost out to the boatyard, which is doing great.

At the Skipanon Peninsula a golf course was put on hold due to waiting to see how the LNG project would unfold. A sports complex is also waiting to hear concerning the same project.

The next goal, haul out facility – additional floats for fishing fleet. Additional floats at the west Mooring Basin and the fuel tank moved. Moved because it was where the conference center was to sit, it now sits on pier 1. The storage facility is the part of the marine service center where fishermen store gear.

Goal #3, Establishment of lumber reload operation as well as long-distance, high-speed communications operation. Sawmill offloading operations not economically viable; markets change.

Fiber optics communications center at the airport was considered, though, which also fell through.

Looking over the strategic plan, two of the three projects were never completed but goal number two was. Commissioner Sanders asked if there was ever an executive summary of the cold storage facility. Economics, again, into play. More discussion followed on operations of other cold storage operations in the area. It was decided to keep in hand and do a more timely study based on today's market values. Next, establish free trade zone with an airfreight distribution center at airport property. Don McDaniel contributed to the discussion that this was another project that never got off the ground.

- c) Dredge expenses. The Commission requested report on dredging violation expenses was discussed. The supplemental environmental project is part of violation expenses. Port's finance manager added we are currently not incurring huge fees, the old debt is payable at \$5000 per attorney a month.

#### CALENDAR

- Dredge brainstorming session set for January 29, 2008. Steve Fulton spoke up and expressed interest in his company's involvement with the meeting concerning dredging issues.

#### REPORTS

Finance. Colleen Browne: nothing to report

#### Commission.

Commissioner Bjork:

- OPAC meeting
- Clatsop Cruise Hosts committee meeting

Commissioner Hunsinger:

- Senator Ron Wyden town hall meeting
- Department of Fish & Game meeting

Commissioner Sanders:

- 2-day OPAC meeting with commissioners Bjork and Hunsinger
- Northwest Act meeting on storm damage
- Wyden's town hall meeting

Commissioner Pfund: none

Chairman Hess reported: meetings attended same as previously reported.

It was also mentioned as a reminder, the Western Fishboat Owners Association Annual meeting in Astoria, March 31<sup>st</sup> through April 2, 2008 at the Holiday Inn Express. It is the fourth consecutive year it has been held in Astoria.

PUBLIC COMMENT. Chairman Hess called for public comment.

Mr. Don Johnson and Mr. Robert Erickson stated their support for Interim Executive Director Ron Larsen's consideration by the board for the permanent job, citing his

extensive experience and knowledge of port issues. They expressed their disapproval of the search for another director. Also noted was Larsen's great work that he has already accomplished while taking on the full time job, plus continuing with airport manger duties as well.

Mr. Scott McMullen a retired commercial fisherman and Chairman of the Oregon Fishermen's' Cable Commission expressed his support for the Bornstein Fish Factory project.

OTHER BUSINESS: Meeting times was mentioned as possibly starting at 7:00 p.m.

With no further business to discuss, the meeting was adjourned allowing the board to meet under executive session, which is closed to the public.