

MINUTES  
PORT OF ASTORIA WORKSHOP RECONVENED  
OCTOBER 11, 2007  
PORT COMMISSION CHAMBERS

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

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

Staff present: Ron Larsen, Colleen Browne, Lora Eddy and Esther Jones.

Chairman Hess informed the group he will be absent at next weeks regular meeting on the 16<sup>th</sup>.

**PRIORITIZE INFRASTRUCTURE IMPROVEMENTS** The commission reconvened their workshop in order to prioritize infrastructure improvements. Chairman Hess noted he would like to ensure his vote for the Columbia River Bar Pilots' facility moves forward, giving them exactly what is needed. Commissioner Sanders explained she walked through the facility and agreed the work needed is a considerable renovation project. The pilots need a hangar, living quarters, and a maintenance area. The problem to consider is the possible need for an airport terminal by next summer. Will be working with the bar pilots to see the best way to proceed. Airport terminal parking must be considered too.

Ron Larsen noted the Lektro loan/grant has been approved and is scheduled for next week's regular meeting. Will also need for the commission to declare an emergency situation with the DaYang Seafoods' fire damage repairs. In these cases special districts has sent a company they work with to work on the project. The commission will act as the contracting board. Special Districts pays the port and then the port will pay the contractor.

The prioritization of infrastructure projects needed by state and federal governments at their 2008 legislative sessions in order to make decisions on funding over the next six years. Making a list from the old "needs and issues" inventory and continuing to add to the list.

Oregon Economic and Community Development Department (OECD) requests funds from the government according to the municipalities' input. The list was re-organized according to the need at the port facilities. Maintenance of the piers and development projects at the top of the list going down to cruise ship and parking. Dredge disposal sites and replacing deteriorating piers ending with airport industrial park development.

Incorporating an old "needs and issues" list with future needs was reorganized from top to bottom ending as follows:

1. Pier 2 Replacement	\$8,479,650
2. Pier 3 Upland Disposal Site	\$4,500,000
3. Causeway Renovation	\$4,700,000
4. Airport Industrial Center (Phase I)	\$1,671,000
5. T-Hangars @ Airport	\$ 700,000
6. Water system improvements Astoria/Warrenton	\$2,000,000
7. New warehouse for MSRC	\$ 500,000
8. New terminal @ Airport	\$ 300,000
9. Haul-out Facility Improvements	\$1,129,000
10. Commercial Floats East Basin	\$3,230,000
11. Cold Storage & Ice Plant	\$2,620,000
12. Air Freight Distribution Center	\$2,360,000
13. Airport Incubator Building	\$ 300,000
14. East Basin Parking Lot	\$ 400,000
15. Pier 2 Warehouse	\$2,000,000
16. Dolphin for cruise ship	\$
17. USS Ranger	\$
18. Multi-level parking garage	\$
19. Purchase Tongue Point	\$8,200,000
20. Cruise Ship terminal	\$ 500,000

Although maintenance and repairs were at the top of the list, Larsen added the importance of continuing the improvements to the airport industrial park bringing it to "shovel ready" status for businesses wanting to bring their business to the airport park. He further added there is a list of people on a waiting list for airport T-hangars.

#### OTHER BUSINESS.

Colleen Browne informed the commission on the financial status of the port, taking into consideration the loans that are coming due, noting the line of credit is a "cushion" the port may have to rely on when times are rough financially.

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