

PORT OF ASTORIA MINUTES
REGULAR COMMISSION MEETING
APRIL 18, 2006
PORT COMMISSION CHAMBERS

In the absence of Chairman Jim Bergeron, Vice Chairman Don McDaniel called the Regular Meeting to order and took roll call.

Commissioners present: Don McDaniel, Glenn Taggart, Larry Pfund. Dan Hess arrived during the meeting and Jim Bergeron is excused.

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

Others present: See attendance sheet.

CHANGES TO AGENDA. Peter Gearin reported Robin Brown, scheduled to do a presentation on Sea Lion issues, had a conflict and will not be doing the presentation. Commissioner Taggart requested an addition to the agenda to appoint Commissioner McDaniel to replace Chairman Bergeron as the Port Commissioner to interact with outside consultants and attorneys working on environmental issues.

MINUTES. Regular Meeting, March 21, 2006.

It was noted attorney, Heather Reynolds, was not present at the March 21, 2006 meeting. Commissioner Pfund moved to approve the minutes of the March 21, 2006 meeting with correction noted. Commissioner Taggart seconded. The motion carried unanimously.

VOUCHERS FOR THE MONTH OF MARCH 2006. Commissioner Taggart reported he has reviewed the vouchers and found them in order. He moved to approve vouchers for the month of March 2006. Commissioner Pfund seconded the motion. The motion carried unanimously.

PUBLIC COMMENT. Chairman McDaniel called for public comment. None was given.

PRESENTATIONS:

(a) Bruce Conner, Sundial Travel – Sea Trade Cruise Conference.

Bruce Conner reported on his recent trip to the Miami Sea Trade Cruise Conference he and his wife Suzie attended at the request of the Port of Astoria. He reported it was an outstanding five days with everyone having anything to do with the cruise industry being in attendance. He spoke with a Norwegian Cruise Line executive about creating an itinerary for a short-duration cruise between Vancouver B.C., Astoria and Victoria B.C. He reported Astoria is being “discovered” by cruise lines, with the future being optimistic. There are 28 ships during repositioning season that could call in Astoria. 13 are presently. Crystal, Carnival and Silver Seas are new potential markets.

Conner commented on Astoria's strengths including a volunteer group of over 100, community welcoming passengers, shuttle service and a market at the pier as well as extras provided for crew members. He encouraged the Port to remain members of Cruise the West and maintain relationships with cruise lines.

(b) Nancy Montgomery, Columbia River Coffee Roasters. Nancy Montgomery introduced herself and Tim Hurd, owners and operators of Columbia River Coffee Roasters and co-founders of the River Theatre. She advised she would like to provide an update on their project and request a letter of support from the Port of Astoria for seeking Urban Renewal District funding. She explained the needs for expansion and their plans and that she understood that the Conference Center planned for development using Urban Renewal funding was no longer being considered. She is looking for support from the City of Astoria and the Port. Their plans will also include road access design. Some discussion followed on the road plans. Chairman McDaniel inquired about job creation. Ms. Montgomery responded they anticipate, with moving into retail, to triple or quadruple their employees. McDaniel recommended she contact NW Oregon Economic Alliance who has grant funding available for creation of new jobs. ColPac also is a funding source.

Commissioner Taggart moved to send a letter to the City of Astoria reflecting the Port's support for Columbia River Coffee Roasters plans and support her request for Columbia River Coffee Roasters to be considered for Urban Renewal District funds available. Commissioner Pfund seconded the motion. The motion carried unanimously.

MOTION AUTHORIZING COMMISSION INTERACTION. Commissioner Taggart moved, in Chairman Jim Bergeron's absence due to a health problem, that Commissioner McDaniel be appointed to act as the Commission representative authorized to allocate resources and give direction on behalf of the Port Commission in matters relating to environmental and consulting issues. Commissioner Pfund seconded the motion. The motion carried unanimously.

BUDGET COMMITTEE VACANCY. Staff reported there is one remaining Budget Committee vacancy. Richard Lee has agreed to serve an additional term if appointed. Commissioner Pfund moved to appoint Richard Lee to the Budget Committee for a three-year term. Commissioner Taggart seconded. The motion carried unanimously.

DESIGN/REVIEW COMMITTEE – RECOMMENDATION, UNION FISH LLC. Ron Larsen reported Shawn Helligso and Ryan Davis of Union Fish Properties LLC met with the Design Review Committee on March 1st to review the design of their development project. The committee unanimously approved the design and is now requesting the Port Commission approve the committee's recommendation. Shawn Helligso and Ryan Davis are present in the audience for any questions. Commissioner Pfund moved to accept the design as approved by the Design Review Committee. Commissioner Taggart seconded the motion. The motion carried unanimously.

Larsen reported the second recommendation of the Design Review Committee is to request approval of the committee's nominations for members as follow:

- Builder Representative – Glenn Taggart
- Design Professional – Todd Scott
- Business Representative – Ryan Davis
- Citizen Representative – June Spence
- Uniontown Historical District Representative – Bill Cook

Commissioner Pfund moved to approve the nominations of the Design Review Committee. Commissioner Taggart seconded the motion. The motion carried unanimously.

Commissioner Dan Hess arrived.

CALENDAR SCHEDULE. Peter Gearin advised the Budget Schedule has been prepared and sent to the other Budget Committee members. The calendar schedule was reviewed.

REPORTS

a. Staff

Peter Gearin gave an update on the proposed trail in Warrenton. The Port issued a letter of intent to apply for funding as authorized at the last commission meeting. The Port now has received an official invitation to apply. He met with the City of Warrenton staff to discuss grant match funds needed. A lot of work will be done to prepare the application for submittal. It is a technical/lengthy process. Staff is working closely with regulatory and legal agencies to settle environmental and cost issues. He asked for a report from Chuck Wickham, Director, Environmental and Contract Compliance to provide an update.

Chuck Wickham responded he is finding his work very exciting, looking forward to settling primary dredge spoils issues. He reported on his recent activities. He met with DEQ tying up loose ends in the permitting process. He is gathering information to analyze on several different projects. Working with Ken Smith and DEQ on relocation of the fuel system and developing an interim spill prevention/maintenance program for the marina and airport.

Mr. Wickham reported on recent activity for the dredge issues including contamination issues. Staff is working together to work on compliance projects in house. More discussion followed on work with regulatory agencies and the progress of next year's dredging permits and issues. Peter Gearin commented community and regulatory reactions to the Port hiring Chuck to deal with environmental issues and compliance is very favorable.

Ron Larsen stated at the June 13th Workshop Meeting he will have the Airport Master Plan presented and the public will also be invited to attend.

Larsen reported on the need for the Port to rename the street south of the Port office. He explained the changes needed to develop a numbering system that is consistent with

traditional numbering. There will be a one-year transitional period following the renaming of the street. Peter Gearin suggested a list of names be submitted for a vote in the future.

The Airport fuel tanks have been filled and the Port has a new contract with the supplier. It is expected by month end there will be capability to fuel from the new tanks.

b. Commission. Chairman McDaniel called for commission reports.

Commissioner Hess commented on a recent cruise taken by his business partner who informed him of what the attractions were that he found interesting. Commissioner Hess urged our Cruise Committee to seek local tours and natural attractions for visitors to see that are unique to the area. Peter Gearin noted Bruce Conner does local shore excursions for cruise ships stopping at the Port of Astoria as a destination.

Commissioner Hess asked about the possibility of the new water line in Warrenton being tied into the Young's Bay water system. Discussion followed on Young's Bay water needs, homeland security funding possibilities and the feasibility of different options.

Commissioner McDaniel attended the following:

- Salmon Demo at the Maritime Museum.
- The LNG forum at the Liberty. It was a good presentation, but not well received by some.
- The Cruise Ship Volunteers dinner
- An all-day Economic Development forum with consultants and speakers presenting ideas on how to get the communities together for a revitalization program. He reported on participants who attended and is hopeful it will result in an economic development plan.
- Special Districts lunch at Union Town. They are visiting with districts throughout the state.
- The Astoria Cruise Committee meeting conducted by Rita Fahrney of staff.

OTHER BUSINESS. No other business was reported.

There being no further business, the meeting was adjourned into executive session.