

MINUTES  
WORKSHOP SESSION  
PORT OF ASTORIA  
MAY 8, 2007  
PORT COMMISSION CHAMBERS

Chairman Don McDaniel called the Workshop Session to order and took roll call.

Commissioners present: Don McDaniel, Jim Bergeron, Dan Hess, Bernie Bjork and Larry Pfund.

Staff present: Ron Larsen, Rita Fahrney, Ken Smith.

STAFF REPORTS. Chairman McDaniel called for staff reports.

Interim Director, Ron Larsen, reported the following:

- The F/P PACIFIC PRODUCER has left the dock. This will free up dock space for public requests.
- The County sold a three-acre parcel of land at the Skipanon for \$7,000. The land is on the riverside.
- The Columbia River Channel Coalition group will tour with legislators the channel progress in Longview. They may do a jetty summit in September.
- There was an aircraft accident at the airport. The insurance company is reviewing the incident.
- Processors on pier two are doing improvements and expansions for more product-processing space.
- Port staff met with OECD finance people on May 3<sup>rd</sup> to look over the Port's systems for repayment of debts. Some discussion followed.
- WOW will be meeting with staff next week regarding negotiating for additional land at the airport.
- There are new rules for the "Connect Oregon" funding available. The proposal for receiving funds for air service will need to be submitted with an aircraft purchased to be eligible for participation in the selection process.
- Questions have been brought up regarding the pier one building. Larsen reviewed several documents with the board to clarify issues.
  - Regarding a Commission conflict of interest, in 2004, the Port asked for a legal opinion from the Oregon Government Standards and Practices Commission. They responded to several questions posed with a basic "no conflict of interest" response.
  - Parking spaces. A letter from City Planner, Rosemary Johnson, confirmed space requirements for the building are adequate.

- The punch list of items in the pier one building needing attention have all been taken care of. The Port will begin paying monthly lease fees.
- A 30-day extension of the Temporary Occupancy was granted to Mr. Taggart on April 18<sup>th</sup>.
- An air quality test of the facility completed by Biogen concluded the air and mold levels inside the building were better than the levels outside.
- A letter from a competing contractor was written to Taggart confirming his building construction was "to code".
- Letters from tenants have been received by Mr. Taggart, confirming their satisfaction with the construction and the quality of their leased offices.
- A letter of understanding between the ILWU Collective Bargaining Unit and the Port of Astoria for retirement medical benefits will be brought to the commission for consideration and the next regular meeting date. He explained the historical practice of the Port to furnish medical benefits to retirees.
- Port Attorney, Heather Reynolds, has announced she is resigning from providing counsel to the Port, effective June 30. Staff will be seeking proposals for a new attorney.
- Larsen provided an update on dredging and dredging issues to the commission. Discussion followed.
- Agreements are being prepared for Sunday Market and Clatsop Cruise Hosts regarding cruise ship activities. Some discussion followed.

Marina Manager, Ken Smith, reported the following:

- At the East Basin, cleaning efforts are underway including sea lion damage.
- At the West Basin, a gangway has been set at the east side for the long dock.
- Power to the docks at the West Basin should be completed by Friday. The fuel dock power is being completed with scheduled start up at the end of the month. He noted activity is down for fueling sales due to the rising costs.

Chairman McDaniel acknowledge there are public citizens in attendance that would like to speak and he invited their comments.

Dr. Sonny Park reported he had planned on presenting additional information regarding the Skipanon property proposal; however, the CAD sent to the Port was not accessible in the format he needed. He recapped the proposal for the golf course, convention centers, hotel, and other amenities being considered.

The company also hopes to build affordable housing for jobs created. Ron Larsen added there is a draft lease being reviewed. The Port will seek a new appraisal for the property before any negotiations are finalized.

Bill Hunsinger stated he has been researching the Port's dredging issues and has an idea to use pier three for storage of dredge spoils. He explained the concept for sheet piling the east side of the pier three dock and using the head of the slip for dredge spoils. He has discussed his ideas with Dennis Bjork of Bergerson Construction, former Port Commissioner, Al Rissman, and others who gave positive input into the concept. Questions and discussion followed about dealing with the DSL and permitting, capacity, potential mitigation, and previous studies that looked at utilizing pier three for dredge spoils.

Steve Fulton recalled working previously with Ron Larsen who did a great job solving wetland mitigation needs for the airport and working with Warrenton Fibre on a wetland mitigation bank. Warrenton Fibre may be able to reciprocate with mitigation assistance. He briefly explained the program and regulatory involvement.

Chairman McDaniel commented there has been ongoing discussion that the name "Port of Astoria" doesn't represent the county and also discussions to change the commission positions to represent electoral districts within the County. He distributed statutes addressing the above and suggested it may be a topic for discussion at a future meeting.

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