

MINUTES
PORT OF ASTORIA
WORKSHOP SESSION
SEPTEMBER 4, 2007
PORT COMMISSION CHAMBERS

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

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

Staff present: Ron Larsen, Rita Fahrney, Lora Eddy.

Others present: See attendance sheet.

ODOT GRANT

Ron Larsen updated commission members on an ODOT grant the Port has through the "Public Access Enhancement Program in the amount of \$816,000 with match funds of about \$83,000 being provided by the City of Astoria, through the Urban Renewal District funding available. Larsen and City Manager, Paul Benoit explained the grant funds will be used to construct walkways and paths and trailhead parking on pier three. Additional improvements will be made at the West Basin, which will include infrastructure improvements on Bay and Basin Street, including additional utilities being put into place for future development. CREST is managing the program. Questions followed on phase 2 of the program. Paul Benoit explained the City's participation in the project. Part of the project includes purchase of DSL property for the trail. Additional discussion followed about the Master Plan for the area. Larsen advised he will be meeting with Steve Purchase from D.S.L. regarding purchase of land on September 19th at 3:00 p.m.

PIER TWO INSPECTION

Ron Larsen introduced Bill Marczewski, PE, BSM Consulting Engineering. Mr. Marczewski reported on the pier two inspection done recently. He reported on the results, showing the existing condition of the port's pier two docks. They are in varying stages of disrepair. There is extensive piling replacement needed, rotted dock, and asphalted areas that are covered with steel plates on the docks west of the processors. There is concern about the ability of that dock area to carry weight loads. Additionally, sometime in the past the dock was over-dredged causing leaning pilings. BSM will be providing costs estimates for different problem areas. Staff is restricting access to some areas. Discussion followed on the conditions of different areas of the pier and concerns about the current use of the areas.

STATE MARINE RESERVES – DISCUSSION

Commissioner Bjork provided copies of resolutions by other coastal jurisdictions voicing support of the concept of protecting our ocean environment, with certain criteria to be considered in designating a Marine Reserve. He also introduced Gary Sjostrom, Blair Miner, and Kevin Dunn who work in the commercial fishing industry to address some concerns. They explained how their ability to stay in the industry is being further threatened by possible additional state marine reserves. There already exists in current federal regulations a "RCA Line", a Rockfish conservation area. Discussion was held on the current limits and the effect establishing a new State Marine Reserve will have on the industry, which was pointed out also on a map, displaying current and possible future marine reserves areas. Commissioners reviewed some of the criteria adopted by coastal entities, voicing agreement with the guidelines proposed. Commissioner Bjork agreed to draft a resolution reflecting the Port of Astoria's position for future consideration.

SUPPLEMENTAL ENVIRONMENTAL PROJECT (SEP).

Ron Larsen briefly explained the history of the Supplemental Environmental Project as an alternative to paying the full penalty assessed by the Corps of Engineers for dredge disposal violations. The project is becoming more and more complicated and some of the ramifications from it are becoming more complicated. He explained some of the difficulties being encountered as staff looks more closely into the Holbrook Slough. Land issues by the County, DSL and Port are complex as well as other issues. There is also the possibility that if the Corps does not like the end product, the Port will not get credit for it. A decision will need to be made whether to carry out the SEP or negotiate to pay the fine. He also commented on the staff time that would be involved and expertise needed.

MARINE SPILL RESPONSE CORP. (MSRC)

Ron Larsen reported he met recently with Kris Calvin and Bill Roach who are with MSRC. They have been a tenant of the Port since 1993 and are now in their last year of their five-year options, with the lease set to expire June 2008. While MSRC likes being in Astoria, they are not happy with the lack of draft and conditions of the dock adjacent to their building, and the excessive amount of birds being attracted by the processor's operations is causing damage to their vessel and barge. They have voiced that they are considering looking at other areas if the Port is unable to facilitate them. Larsen wrote a proposal letter for keeping the vessel on pier one, moving the barge to pier one and looking into building a new facility on pier one, stipulating subject to commission approval.

Commissioner Hunsinger voiced concerned that the commission was not consulted for discussion prior to the proposal being sent. He does not want to "give the dock away" and believes we need it to pursue other avenues. Commissioner Pfund stated he concurred with Commissioner Hunsinger's concern and is also protective of pier

one. Some discussion followed on current and prior uses of pier one and possible options for MSRC.

Some discussion followed on traditional uses of the pier one facility for ship cargo business and previous revenues generated by use of the facility. Commissioner Hunsinger favors keeping the dock available for potential future shipping customers.

OTHER BUSINESS.

Commissioner Hunsinger asked for an update on getting employee vacancies filled, noting last year the Port utilized a Port of Portland dredge employee at a cost of \$39,000. Larsen responded the Port will be sending out a help wanted ad in the near future, focusing emphasis on expertise in dredging. Some further discussion was held on commission members going over Mr. Flint's Management Report done for the Port recently and the need to further review the recommendations. The Port will also be looking for someone with expertise in writing grants and loans for future projects.

Ron Larsen reported an Executive Session will be held at the September 18, 2007 meeting.

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