

MINUTES
REGULAR COMMISSION MEETING
APRIL 20, 2004
PORT COMMISSION CHAMBERS

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

Commissioners present: Dan Hess, Glenn Taggart, Larry Pfund, Jim Bergeron and Don McDaniel.

Staff present: Peter Gearin, Bill Cook, Rita Fahrney and Port Attorney Heather Reynolds

Others present: See sign-in sheet.

CHANGES TO AGENDA. Chairman Hess called for changes to the agenda. Peter Gearin requested an item be added to appoint the Budget Officer.

MINUTES: REGULAR MEETING, FEBRUARY 17, 2004 AND REGULAR MEETING, MARCH 16, 2004. Commissioner Don McDaniel moved to approve the minutes of the aforementioned meetings. Commissioner Taggart seconded the motion. The motion carried unanimously.

VOUCHERS FOR THE MONTH OF MARCH 2004. Commissioner McDaniel reported he reviewed the vouchers for the month of March and found them in order. He moved for approval of the vouchers. Commissioner Pfund seconded the motion. Commissioner Taggart declared a conflict of interest on payments made to him and will abstain from vote. The motion carried with Commissioners Hess, Pfund, McDaniel and Bergeron voting yes and Commissioner Taggart abstaining.

PUBLIC COMMENT. Bill Cook introduced Tim Hurd and Nancy Montgomery, principals of Caffeination Corporation and the River Theatre. They have a lease for property from the Port on the agenda for consideration by the Commission. Mr. Hurd commented the construction of the business will benefit both his company and the city. Nancy Montgomery explained she is one of the founders of the non-profit organization associated with the River Theatre. The organization will be seeking community support financially and with volunteers.

Commissioner Taggart stated he is glad to see the company staying in the Union Town area. Some discussion followed on the plans for the new theatre building and productions likely to be held there. Commissioners wished Mr. Hurd and Ms. Montgomery the best of luck in their new venture.

CONSENT AGENDA

- (a) Resolution No. 2004-05 Lease with Caffeination Corporation
- (b) Resolution No. 2004-06 Lease with Englund Marine Supply Company

Commissioner Taggart moved to approve the Consent Agenda. Commissioner McDaniel seconded the motion. The motion carried unanimously.

RESOLUTION NO. 2004-07 AUTHORIZING STAFF ASSISTANCE TO NON-PROFIT CORPORATIONS. Peter Gearin explained from time-to-time staff is involved in helping non-profit businesses that request assistance during office hours. This resolution will allow staff to assist non-profit organizations to the degree that it does not jeopardize employee's work or there are costs involved. Commissioner Taggart moved to approve Resolution No. 2004-07. Commissioner Pfund seconded the motion. The motion carried unanimously.

CONSIDER BUDGET COMMITTEE MEMBER APPOINTMENTS. Peter Gearin reported there are three vacancies on the committee. John Lansing, whose term ended December 2003, has stated he would like to continue to serve on the committee. Others interested are Charles (Buddy) Hoell, Richard Lee and Rosemary Baker-Monaghan. Commissioner Taggart moved to appoint John Lansing, Richard Lee and Rosemary Baker-Monaghan to fill the vacant positions. Commissioner McDaniel seconded the motion. Commissioner Taggart amended his motion to state John Lansing is appointed to fill the position expiring December 2006; Richard Lee is appointed to the position expiring December 2005 and Rosemary Baker-Monaghan is appointed to the position expiring December 2006. Commissioner McDaniel seconded the amendment. The motion carried unanimously. Commissioners agreed that Mr. Hoell should be asked if he would be interested in filling a term, should there be a resignation and a vacancy becomes available.

CONSIDER BUDGET OFFICER APPOINTMENT. Commissioner Bergeron moved to appoint Director, Peter Gearin, as Budget Officer. Commissioner McDaniel seconded the motion. The motion carried unanimously.

CALENDAR SCHEDULE. Peter Gearin reported the regular meeting for May is May 18th. That is also the day he will have proposed budget documents for fiscal year 2004/05 ready for distribution. The first Budget Meeting is scheduled for May 20th at 5:00 p.m. Another meeting will be scheduled for May 27th if needed, for the Budget approval. June 8th is the scheduled date for the Budget Hearing at 4:00 p.m., followed by the monthly workshop meeting. Another Budget Hearing can be scheduled for June 16th prior to the regular meeting if needed. The regular meeting for June will be June 16th. The budget, resolutions and other budget related documents will be prepared for approval at the Regular

Meeting, June 16th. The Koreans interested in development of the golf course will meet with staff April 25-28th. April 21st is a NOAA symposium to discuss clusters at the Seafood Lab. The Director of Agriculture will meet with Port staff regarding cold storage and a feasibility study for export opportunities. NOAA and NMFS will meet with Port staff April 29th to discuss permit issues. The first cruise ship, RADIANCE OF THE SEAS, will arrive in Astoria May 6th at 7:00 a.m.

REPORTS

- (a) Finance. Peter Gearin reported he is concentrating on budget preparations. Fremont Seafoods is behind in their lease payments and while they agreed to bring their account current, it is falling far behind schedule. Efforts to reach them by phone have not been successful and staff will be soon forced to make a decision to order them to cease possession of the building and file a forcible entry detainer, making the property available for other interested users. The owners of the vessel, WOODBINE, are having internal problems. They have closed their Washington office and one of the principals is no longer with the company. Staff is taking legal steps to have the vessel arrested for non-payment of dockage fees.
- (b) Commission. Commissioner Bergeron attended the Fisheries Symposium in Ilwaco and talked about economic development on Columbia River Solutions Group. There was good attendance. He attended the O.C.Z.M.A. meeting where the Snowy Plover issue is a hot topic up and down the coast. There are a lot of concerns being voiced by Southern Oregon communities. There is an impasse on appointment to OPAC, with senate confirmation delayed until June. Commissioner Bergeron updated the commission on the Columbia Solutions Group's efforts to resolve the South Jetty problems.

Commissioner Hess commended Director, Peter Gearin, on a fantastic job seeking funds for a cold storage facility. Peter Gearin explained the client has scaled back the size of a facility needed and that a new bulkhead will be needed on slip one. The project is too expensive for the customer so Gearin has been discussing a cluster development with Oregon Economic Community Development, seeking grant funds for the bulkhead and possibly the building as well. In addition to securing funding there will be work to do to obtain permits and geo-tech work. Also, a market assessment and feasibility study is needed for a cold storage facility. The State has considerable resources to attract the private sector in if the assessment is favorable.

OTHER BUSINESS.

Bill Cook reported the Transportation Security Administration grant for \$322,500 for pier security enhancements has been awarded to the Port of Astoria. The Regional Maritime Security Coalition (RMSC) will be the entity to administer the grant funds. While the Port was not notified during the grant request that a fee would need to be paid to RMSC, staff is confident the components described within the grant request can be provided in addition to the 5% service fee to be paid to RMSC. Staff requests a motion to approve authorization of the agreement with RMSC, for signature by the Executive Director. Commissioner Taggart moved to approve the agreement for Executive Director signature. Commissioner Bergeron seconded the motion. The motion carried unanimously.

Commissioner McDaniel commented on the good effort put into compiling the information for the Astoria Seafood Cluster document. Chairman Hess agreed, noting it was used by the Western Fishboat Owners Association meeting recently.

There being no further business, the regular meeting was adjourned.