

PORT OF ASTORIA  
WORKSHOP SESSION  
AUGUST 10, 2004  
PORT COMMISSION ROOM

Chairman Larry Pfund called the Workshop Session to order and took roll call.

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

Staff present: Peter Gearin, Bill Cook, Rita Fahrney, Ron Larsen, Port Attorney, Heather Reynolds.

Others present: Kate Ramsayer, Jeff Nelson.

Before commencing reports from staff, Rob Richardson and Ed O'Sullivan from GSB Technologies were introduced to present a potential business they are developing. They reported they are looking at locating a marine industrial project with significant employment opportunities in the area. A similar business is located in Baltimore, Maryland. They are continuing to pursue the possibility of locating locally and plan to have a November 15, 2004 target date for a decision. Discussion followed.

REPORTS FROM STAFF.

Ron Larsen reported the following:

- The annual FAA inspection went well. Minor discrepancies have been corrected (windsock and runway light). In order to maintain the current Part 39 Limited Certificate that allows for commercial air service at the airport, there is a need for a new operations manual. He will be putting this together.
- The Master Plan cost has been re-negotiated with the scope of work cut. The FAA grant is for \$132,000. The Port's share is five percent. Ron has applied for a state grant to pay for a portion of the Port's match.
- Elk have returned to inside the fenced area. They are crossing the cattle guards. USDA is working with the Port for recommendations to resolve the problem.
- A package for Lektro improvements, including the needed water tank at the airport have been submitted to the Oregon Economic and Community

Development Department. Peter Gearin added the Port's cost for the project will be approximately \$700,000 to complete. Staff will be requesting financial assistance from the Coast Guard and request the oil companies to front part of the cost with a payback on a gallonage basis.

Bill Cook reported the following:

- The boat yard staff has performed five lifts with good efficiency. A 48' yacht will be lifted Wednesday. Clean up is continuing and the boat yard staff have turned a surplus container-type metal building into a working office. Fence is also being installed. Discussion followed on a "grand opening" celebration. It was agreed to hold a press event for the media on Wednesday, during the lift of the yacht.
- Staff is working to consolidate permits on the dredging program. The new person overseeing the port's permits from the Corps of Engineers was here to see the facilities. He is working with the Corps to clarify the Port's maintenance of banks vs stabilization, which requires permits.
- The Hamburg Street improvement has encountered some damage to concrete behind the vaults used for runoff. The concrete is cracking. The contractor is proposing asphaltting behind the vaults. Discussion followed on responsibility for the repair costs.
- A client is interested in the Niemi site. Discussion is ongoing about contamination issues and possibly designing to avoid free product areas and negotiating to "lease air above" rather than a ground lease.
- Work is progressing on the Bornstein cold storage facility bulkhead with Howard Clark, CREST and BSM Structural. The timeline may not meet the construction schedule due to requirements for a fill permit, which requires credits. Due to previous geo-analyses done in the area, there may be enough information available to preclude additional analysis.
- Request for Proposals are being published for TSA grant funds awarded for security surveillance and fencing. The Port needs to be compliant with requirements by October 31, 2004.
- Conference Center parking plan was discussed. Commissioner Taggart voiced concern with having needed parking with leases of land. The Port will be working with the city on ensuring adequate parking.
- The City of Astoria has funds to continue the River Trail west to Hamburg Street. The trail will also go into the west side of pier three. The Port has

applied for a grant for \$500,000 for enhancing the River Trail. Cook pointed out and explained the plans for the new trail on the Master Plan drawing.

Peter Gearin reported the following:

- Staff will be recommending, with the sale of the "Red Building", that the \$120,000 proceeds go toward completion of the haul-out facility.
- Staff is applying through the State of Oregon for A Marine Navigational Improvement Grant that may be available for \$600,000 for dredging at the East Basin.
- Ron Larsen will be driving a new vehicle, a jeep, acquired through an auction. It will be funded with administrative fees associated with airport grants administration.
- Mapping of elevations and wetlands material are being completed for the golf course site. This information is needed for fill applications with regulatory agencies.

Commissioner Hess discussed with commission and staff members the potential project at Pt. Westward to handle liquid natural gas shipments.

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