

**PORT OF ASTORIA  
SPECIAL MEETING MINUTES  
NOVEMBER 13, 2008**

1. CALL TO ORDER/ROLL CALL

President Larry Pfund called the Special Meeting to order at 4:00 pm and took roll call.  
Commissioners: Bill Hunsinger, Vice-President; Kathy Sanders, Secretary; Floyd Holcom, Treasurer; and Dan Hess, Asst. Secretary/Treasurer  
Staff: Jack Crider, Executive Director; Ron Larsen, Director of Operations; and Colleen Browne, Finance Manager, John Overholser, Airport  
Also present were Janet Farstad, and Leslie Palmeri  
News Media: Cassandra Profita, The Daily Astorian and Jeff Nelson, Radio  
Guests:

Comm. Holcom requested a report by Peter Marsh on research vessels be added to the agenda 2.F.

2. DISCUSSION

A. Pacific Marine Expo

Wed set up and Thursday – Comm. Pfund and Hunsinger  
Fri. & Sat. – Comm. Sanders and Holcom  
Sat. breakdown – Comm. Holcom  
Late Thursday, Friday & Saturday – Jack Crider  
Other volunteers may be asked to help.  
Other tenants should be asked if they have information to distribute.

B. D.S.L. Wharfing Issue

Jack Crider is meeting in Salem on Friday to discuss this issue. He talked about:

- A) Exempt fee status eligibility includes:
  - Receipt of discharge of goods
  - Active government function
- B) DSL letter of 6/2007 listed uses not authorized:
  - Vessel mooring
  - Auto parking, storage, equipment
- C) DSL determines the area involved
  - 36.41 acres
  - \$87,000 / year
  - Claim is 2 years due (\$87,000 x 2)

Options:

- 1) Agree to pay, ask for payment plan
- 2) Reduce area by 70%
  - Use dock area only - 3rd parties can lease balance.
- 3) Challenge the usage
  - Moorage vs. wharfing
- 4) Legislative Challenge in 2009 session

DSL granted an exemption in 2005 for 15 years. DSL then came back in 2007 with unauthorized usage. Authorized uses are not clear.

One government using local tax dollars to pay another government was a concern. It was recommended to go back to DSL that the Port doesn't agree, research options and propose a Legislative Amendment.

#### C. Western Oregon Waste (WOW) Lease/Contract

Jack Crider met with Bob Emerick, President of WOW to discuss the issue of the buyback clause and environmental hazards.

Ron Larsen then went over the history of the lease and property.

6-19-1989	AgBag Lease 25 years + 5 year option (2014 to 2019) Buy back clause
2006	Glen Taggart buys building from AgBag
8-2006	Port agrees to Environmental Remediation 60 mos. To pay back WOW for site preparation
11-2006	Port signs 1 <sup>st</sup> Amendment to Lease with Taggarts 184 acres changed to 5.34 acres 5 – 5 year options (2019 to 2044)
11-12-2006	Amended Lease assigned to WOW
2006 – 2008	WOW (Sunset) USDA Animal Control Survey Phase 1 & 2 Environmental Remediation - \$50,000/\$70,000 Bldg. & Area Pacific View Window Bldg. – burned/filled pit & septic tank Burn Pile (AgBag) Wetland Delineation – 1.1 acres

Separation of invoices between AgBag, WOW and PVW will be scrutinized to make sure of the responsible party for creating the environmental hazard. Some of the invoices may not be allowable, or turned back to the responsible party. It will be a delicate situation as not to create a problem with a very good tenant. The original lease of AgBag should still hold them accountable, and will check into state statutes.

Comm. Hess remembered that the Real Estate agent took care of most of the details in the transaction.

Ron Larsen remembered that the Port did not do the cleanup due to manpower and time. The best resolution at the time was to contract the work out.

#### D. Av Gas Truck – Seaside Airport

Jack Crider wanted to start a discussion to replace the Astoria Airport Av fuel truck and structure a deal with Seaside Airport to use the old truck. Seaside does not have enough

volume for a self service card lock system. The purpose of this deal is to accommodate Seaside's needs and upgrade the airports equipment.

John Overholser reported that Astoria fuel usage is 37% out of the truck and 63% from self serve. A sale is larger from the truck as more people request service than self serve. The biggest truck sales to one vendor are declining so the truck will not be in demand as much. Transient traffic sales into larger planes use the truck because restarting is hard on the engines and the perception to the public in charter airplanes is better. The future passenger air service airplanes will use jet fuel.

#### E. Foam Truck Purchase

Once the passenger air service is fully engaged, it might be a good idea to purchase a foam truck as a safety measure in being pro-active in rescue. Training of personnel and other volunteers would be required.

Comm. Holcom saw on the internet US Gov't Auction foam trucks and suggested checking it out.

#### F. Research Vessels – Peter Marsh, Boating Journalist

Peter Marsh began investigating research vessels as a journal article. He was able to go out on research trips aboard the Atlantis and Marcus Langseth. Then he started to look at the business of research ships and their operations. He talked to them about Tongue Point and their needs. The goal would be long term involvement instead of just their stopping into port. The Atlantis uses only a submarines, but the Marcus tows a cable 6 miles long and ½ mile wide. This could be unrolled at Tongue Point to locate breaks instead of out at sea. Moorage is in the off season and can be anywhere in the world. Storage space on shore for containers is good so their equipment and supplies can be trucked to a destination and stored until the ship arrives. They could be looking at a warehouse, office and laboratory. A Marine Science Park could be established for the public. The Captains of the vessels were stunned hearing about the amenities at the Port of Astoria.

Jack Crider will meet with Peter Marsh to receive his research and options to offer the research vessels to get them interested in Tongue Point.

3. Recess at 5:08 pm for an Executive Session in Accordance with ORS 192.660 (2)(h) to consult with Counsel regarding litigation, and (2)(e) to negotiate real property transactions.

#### 4. Reconvene Special Meeting

President Larry Pfund reconvened the meeting at 5:33 pm, and said that as a result of the Executive Session, no official decision is forthcoming in items 5 and 6, therefore the meeting will be adjourned.

5. DEQ Violation - no comments were made.
6. Pier 1 Building Purchase – no comments were made.

7. Adjourn

Comm. Holcom moved to adjourn the meeting at 5:35 pm, seconded and unanimously approved.

Submitted by Janet Farstad