

**PORT OF ASTORIA
SPECIAL MEETING MINUTES
DECEMBER 9, 2008**

1. CALL TO ORDER/ROLL CALL

President Larry Pfund called the Special Meeting to order at 4:00 pm and took roll call.

Persons present were:

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.

Also present were Janet Farstad, and Leslie Palmeri

News Media: Cassandra Profita, The Daily Astorian and Jeff Nelson, Radio

Guests: (see sign-in sheet)

2. CHANGES/ADDITIONS

Add: Resolution 2008-27 – Salmon Allocation

3. PUBLIC COMMENT:

Lori Durham reserved the right to comment after hearing about the public hoist.

Jim Scheller thanked the Port regarding the Trails Project, appreciating the work.

4. DISCUSSION

A. PEDESTRIAN ACCESS PATH PROJECT

The Pedestrian Access Path Project includes a 10-foot wide pedestrian path divided onto three separate spurs (4 Sections) off the existing Astoria Riverwalk. The path is mostly located on Port property, with a portion on City of Astoria railroad property and right-of-way. The paths will allow pedestrians to view the Columbia River, Young's Bay, Astoria-Megler Bridge, and fishing/harbor activities. The Project cost is \$815,000.

Jeff Harrington and Nathan Crater from HLB OTAK, along with Stephanie Scafa, Port Trails Coordinator, reported on the progress of the Project. It has been sitting idle while gathering information and making the necessary preparations for the Project. Once the bid is let, the Project will be secured with ODOT for the grant funds. The completion date is not as important as the date of the bid award.

Discussion included the following:

Section 1 Basin Street

- Path has been moved to the east side of Basin Street, making a jog around the parking area. If it is moved back to a straight line from the trolley stop, the path will eliminate 6 parking spaces.
- The pedestrian crosswalks need to be identified by islands and marking.

Section 2 at West Mooring Basin:

- Concern on bank erosion.

Section 3 on Pier 1:

- Dog leg at end of path needs to be removed; chain link fence obstructs view.
- Intersection at Portway and Gateway (Industry) should have a circle at the intersection with a pedestrian island if room for trucks is allowed.

Section 4 on Pier 3:

- England Marine is concerned with security if path is on the north side. Path on south side will take out landscaping at hotel.
- Path connecting with the sidewalk off the bridge was suggested, it would require another 50-75' of path.
- The 90° curve cuts into rentable land, should look at a 45° instead.
- The end should terminate at the dike crossing.

Key Milestones:

Project Start	October 2008
Finish Preliminary Design (30%)	February 2009
Finish Advanced Plans (90%)	June 2009
Construction Bid Opening	October 2009
Start Construction (weather permitting)	December 2009
Complete Construction (weather permitting)	Spring 2010

The Communication Plan begins with a letter sent in January to all interested parties and stakeholders asking for comments prior to the public meetings in May 2009.

B. NOAA RELOCATION RFP

Jack Crider reported on the RFP pre-bid meeting that he and Floyd Holcom attended. There were 40 interested parties for the 380 page RFP, requiring 50 days responding.

Discussion included:

- The ship support land base relocation is only for 1, the other 4 will remain in Seattle. NOAA can cancel at any time.
- NOAA's needs are 17,000 sf for an office and 24,000 sf for warehouse, estimated cost at over \$10 million.
- The City of Newport has a \$15 million GO Bond for a new terminal to be built, putting them in a good position.
- The Port of Astoria does not have the resources, but has 3 sites that might work: Pier 1, Tongue Point, and the Job Corp Department of Labor site. Penalties are instilled the farther away the site is from Sand Point, for increased storage capacity and employee transition. Pier 2 could accommodate their vessels but the security separation would be a challenge.
- Bellingham is very interested and has much to offer.
- Completing a bona fide RFP response would require a large team due to the tremendous amount of work. Some of the RFP submittal requirements are control/ownership of the property and proof of financing.

- Contemplating the NOAA RFP was not a wasted effort as it opened the minds to other opportunities and uses for the Port to pursue.

C. PNWA MEMBERSHIP/DC TRIP/LOBBYIST

Jack Crider talked about the need to seriously pursue federal funding.

1. PNWA will help with dredging at Tongue Point, but the membership is \$2,000.
2. Jim Beal is a lobbyist through CEDR and has been very good. Hiring a lobbyist is successful but can cost \$3,000 to \$5,000 a month. Joining with other entities enhances capability to get in front of the delegation at a lesser cost.
3. Going to DC to promote the projects and request funding is very helpful as it enables the Port to explain the projects and answers their questions, but costs about \$8,000 for the Director and 2 Commissioners.
4. Schedule

January	schedule DC trip
February	federal requests due
March	DC trip

D. PUBLIC HOIST

Jack Crider explained how a public hoist could be utilized in support for the fishing industry. The smaller boats have a hoist but not the larger commercial boats.

Investigation is needed for a hoist location, cost and liability issues.

Don Hess suggested using a credit card for usage, tracking by the hour for billing the user.

It was the consensus of the Board to pursue the investigation to locate a public hoist on Pier 1.

5. OECD D REIMBURSEMENT – RESOLUTION NO. 2008-26

Ron Larsen talked about the history of the severe wind storm between December 1 and 17th, 2007, causing damage at \$1.3 million. The Board previously approved Resolution 2008-01 authorizing the Port to receive funding from FEMA for 75% (\$1,011,673), and received insurance proceeds of \$203,314. The balance of \$67,772 has been approved by OECD D for a grant to cover the remaining costs of DR-1733-OR. Most of the invoices have been paid, leaving only a few and then reimbursement to the Port for their costs.

Floyd Holcom declared receiving funds from DR-1733-OR for other public entities, but not for work for the Port of Astoria.

Don Hess moved to approve Resolution 2008-26, approving Contract L 9003 with Oregon Economic and Community Development Department to Receive Disaster Relief Funds in the amount of \$67,772, seconded by Kathy Sanders. VOTE was called, unanimously approved.

6. CONNECTOREGON II – AMENDMENT #2

Ron Larsen reported on Amendment Number 02 Grant Agreement with Connect Oregon II for Pier 2 North Face Upgrades. The original Project called for treated timber pilings below the water line, which caused an issue with the permit. Delay of the Project was anticipated to request a permit alteration, thereby extending the completion date of

the Project. Upon discovery of the intended delay an extension was filed with ODOT, as per the agreement. To resolve the issue of the delay, the Port changed the specifications to replace the underwater treated timber for steel.

Kathy Sanders moved to approve the ODOT ConnectOregon II Grant Agreement Amendment No. 02, seconded by Don Hess. VOTE was called, unanimously approved.

7. RESOLUTION 2008-27 – OR SALMON ALLOCATION

Janet Farstad read Resolution 2008-27 to Oregon Fish & Wildlife Commission regarding Management of Spring and Summer Chinook and White Sturgeon Fisheries in the Mainstem Columbia River. The resolution stated erosion of rural jobs and income to the benefit of urban guides, the proposal does not stay within the mandate for equitable sharing of resources between user groups, and that consideration needs to be given to the fish processor's investment and the Port of Astoria's over \$12 million investment which relies on the success of fishery tenants to repay the debt. The resolution asks to support the fishery industry and request an allocation that is fair and responsible to all fisheries.

Discussion included that prior restrictions had not been fair to sports and commercial fishing, charter licenses continues to increase depleting quotas from others, and that the issue is between Oregon and Washington.

Floyd Holcom moved to adopt Resolution 2008-27 as read, seconded by Dan Hess. VOTE was called, unanimously approved.

7A. RESOLUTION 2008-28 – WA SALMON ALLOCATION

Further discussion on the salmon allocation brought out that Washington was also involved in the decision.

Floyd Holcom moved to approve Resolution 2008-28 Salmon Allocation for the State of Washington, seconded by Dan Hess. VOTE was called, unanimously approved.

8. RECESS FOR EXECUTIVE SESSION PER ORS 192.660 (2)(e) TO NEGOTIATE REAL PROPERTY TRANSACTIONS was called at 5:50 pm.
9. RECONVENE SPECIAL MEETING at 6:48
10. ADJOURN at 6:48pm.

Submitted by Janet Farstad

Port of Astoria
COMMISSION MEETING

SIGN IN SHEET

DATE: 12/09/08

NAME

PRINTED NAME

Lori Durham

Jim Scheller

Stephanie Scafa

JEFF HARRINGTON, HUB Oyak

Nathan Crater, HLB Oyak

Vicki Goodman VLG Consulting

Cassandra Profita, The Daily Astorian

Jeff Nelson

Leslie Palmeri