

**MINUTES
MAY 6TH, 2014**

**PORT OF ASTORIA
SPECIAL SESSION
PORT COMMISSION CHAMBERS**

Call to order

Chairman Campbell called the Special Session to order.

Roll Call

Commissioners present: Jim Campbell, Bill Hunsinger, Steve Fulton, and Jack Bland.

Commissioners not present: Ric Gerttula. Jack Bland left early, and was not present at votes.

Staff present: Interim Director Mike Weston and Finance Manager Colleen Browne.

Also present: Port Counsel Ron Guerra.

Pledge of Allegiance

Changes/Additions

Commissioner Campbell requested the removal of item #2 under Old Business, as the Commission was not fully present. Commissioner Bland moved to retain item #2. There was no second. Motion failed.

Commissioner Bland excused himself and left the meeting.

Commissioner Hunsinger moved to remove item #2, Great Ocean/DaYang Seafood Lease, from the agenda. Commissioner Fulton seconded. Motion carried unanimously.

Interim Director Mike Weston noted that if the Great Ocean/DaYang Seafood Lease was to be pulled from the agenda, he would need to find funds to pay accounts on the Connect Oregon project. Discussion followed regarding the use of restricted account funds.

Commissioner Fulton moved to authorize the Port Manager to spend the Lilly/Reynolds settlement money on the Connect Oregon project. Commissioner Hunsinger seconded. Motion carried unanimously.

Out of agenda order – Public Comment for items not on the agenda.

- Tom Morrison, Warrenton, OR

Mr. Morrison is a commercial fisherman and delivers to Bornstein Seafood. Representing himself and other commercial fishermen, he expressed concern regarding being charged to tie to pilings while waiting to offload at Pier 2 East. Mr. Morrison had been charged \$177.00 for a 4 hour wait, and noted that he would not object to a lower fee, if one must be paid.

Discussion followed regarding the option to request Bornstein Seafood to lease the area for incoming vessels to offload, reviewing the tariff language, and alternatives for the Port to consider regarding the area.

Special Presentations

N/A

Consent Calendar

N/A

Public Hearings

N/A

New Business

1. Resolution & Order No. 2014-05 Business Matters

Port Counsel Ron Guerra spoke to the Commission regarding the ambiguity between the Port bylaws and management policy. Mr. Guerra pointed out areas of concern regarding the Executive Director's authority and the signing of leases, and requested permission to address deficiencies in the policy.

Discussion followed regarding the lease issue at hand, and the possibility of adding 'Interim Director' to the policy. The Commission expressed that it would be appropriate to wait to address this issue when the entire Commission is present.

- Jay Bornstein, co-owner of Astoria Pacific Seafood, spoke to the Commission about the coming hake season, and expressed concern about the amount of time they will have to get the equipment together to run. He noted that if the lease signing is pushed out a couple of weeks, as many as 100 people could be out of work until much later in the season. Mr. Bornstein also noted that what Bornstein's is currently seeing attorneys about, is related to equipment, not to the lease agreement.

There was concern as to why the Commission had not heard about the Astoria Pacific Seafood transfer to Bornstein's Seafood. Mr. Bornstein explained that the deal happened very quickly, in just a matter of days.

The Commission agreed to hold a meeting for the Bornstein lease agreement next Tuesday, May 13th, or sooner if possible.

Old Business

1. Parking Plan

Interim Director Mike Weston presented the Commission with a printout of a comparison of numbers using a \$5 versus an \$8 parking fee, and the associated costs. He explained that an \$8 fee would be higher than anywhere else in the region, and the Port could lose projected occupancy by as much as half in the further out lots, and by a quarter in others. In comparison, a \$5 parking fee could bring a higher percentage of occupancy. Mr. Weston also noted that the Port has obtained a grading permit and has started grading lot 7.

Discussion followed regarding lot 7 and the need to keep it in the parking plan, as well as alternatives to parking in the same area. Mr. Weston noted that if lot 7 were to be eliminated, the Port could lose from \$10,000 to \$12,000 in revenue.

Staff recommended going ahead with the \$5 parking fee and letting the Port start on the project.

Commissioner Fulton moved to approve the parking plan as submitted by staff, with the omission of development of lot 7. Commissioner Hunsinger seconded. Motion carried unanimously.

2. Great Ocean/DaYang Seafood, Inc. Lease

This item was removed from the agenda, to be discussed when the entire Commission is present.

Commissioners/Director Reports

Commissioner Hunsinger asked about the OSU Building and status of AOC4 and was advised that those were issues for Executive Session. He then requested an update on the Bornstein Collateral swap. He expressed concern about the length of time since its approval. He was advised that the Bornstein attorneys are currently working on the documents regarding the collateral.

Commissioner Fulton requested an update on the log ships. Mr. Weston advised that there was one coming in that night, with another one not far behind.

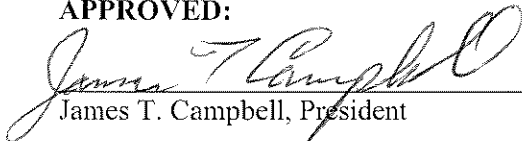
Good of Order - Public comment for items not on the agenda.
See: Public Comments under Changes/Additions

Next Meeting Dates

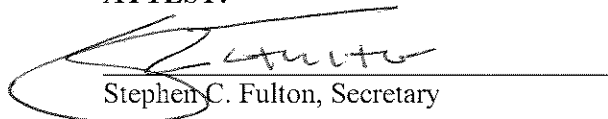
Regular Meeting, May 20th, 2014 at 6:00 PM

Adjourned

APPROVED:


James T. Campbell, President

ATTEST:


Stephen C. Fulton, Secretary

Respectfully submitted by:
Judy Farfan, Administrative Clerk

5/20/14
Date Approved