

PORT OF ASTORIA
SPECIAL MEETING MINUTES
JULY 13, 2010
PORT OF ASTORIA COMMISSION CHAMBERS

Vice President of the board of Commissioners called the Special meeting to order in President Bill Hunsinger absence, while out of town.

Executive Director Jack Crider took roll call. Commissioners present: Floyd Holcom, Larry Pfund, Dan Hess, and Jack Bland

Staff present: Executive Director Jack Crider, Property Manager Herb Florer, and Administrative Assistant Esther Jones.

Other present: see sign in sheet.

CHANGES/ADDITIONS. Vice President Floyd Holcom asked if there were any changes or additions to the meeting. Executive Director Jack Crider announced there would be a change, adding Steve Fulton representing Warrenton Fiber to the beginning, 3A. *Commissioner Bland moved to approve the changes/additions to the agenda. Commissioner Pfund seconded the motion. Motion carried unanimously.*

PUBLIC COMMENT No public comment.

COMMERCIAL DEVELOPMENT, WARRENTON FIBER. Fulton gave out power point presentations of the bridge the company is proposing to build across Holbrook slough, adjacent to the Shilo Inn. The bridge connects to Neptune Drive intersection of old Costco gas station. The project has received the wetland delineation on both properties that is good for five years.

The company previously entered into a contract to build a bridge across Holbrook Slough connecting across the port's property to East Harbor Drive at the Neptune intersection. The provision would allow the port's access from the new intersection to its property on the north side of Harbor Drive. Explanation continued on the company's plans for the new bridge alignment. When the project is complete they will end up impacting two acres of wetlands. What he is here today is to ask the commission to allow director Crider to negotiate with Warrenton Fiber for opportunities to work together to access their mitigation bank specifically for the port's property only.

Further discussion followed on wetlands, amount of acreage, and storm water management plans that still are not approved by the Department of Environmental Quality. Requirements from the city for the access road are in a tentative design only. There is less than three acres in the mitigation bank currently and would take a bulk of the balance.

Commissioner Holcom questioned whether taking out the railroad right-of-way to the mitigation owned by the port? Quite possible. Discussion followed on possibilities. The mitigation bank is at the airport property. Authorization from the port is all that is needed at this time. No formal commission authorization needed. Mr. Fulton thanked the board members for working with their company.

PIER ONE BUILDING OPEN HOUSE: Director Jack Crider reported the port is scheduled to hold an open house for the Pier One Building on July 21, 2010 from 5:30 to 6:30 p.m. Tours of the offices will be given and cake, coffee, and punch will be served. Also next month we will continue to plan Chamber of Commerce circle breakfast. Property manager Herb Florer passed out an inventory of tenants. Currently as it is, tenants have no lease with the port, they're all with the Taggarts and the bank has been collecting the payments for four years. Florer is planning to rewrite leases and is not sure whether all tenants even have a lease. Copies of tenants' leases have been requested and we have only received a few. No questions were asked by the board or members of the audience, Florer added he is working on an introduction letter to the tenants of the Pier One Building.

PUBLIC PROPERTY INVENTORY: Commissioner Holcom introduced Clatsop County manager Duane Cole to the audience. Recently the port's property holdings have been questioned and think it would be a good idea to team up with the county and the cities of Seaside and Warrenton and inventory agreements when property was bought and sold. Recently, while staff was working on the Seafood Lab on the east side of Astoria, the port realized the need to inventory port owned property, when some times terms were never finalized. Also, while working with the Department of State Lands (DSL) and submerged lands where federal issues come to our attention. Discussion followed on agreements and the history of property transactions.

Mr. Cole explained property management policies to the board members and agreed the issue being brought up tonight is only the tip of the iceberg, especially with property along the river. He added how reviewing parcel by parcel is a constant battle along with revisionary clauses. The county has a staff member whose job is to clean up items from the last ten years and has a lot of knowledge of what is owned. Cole provided the county's property management policies for the port. He will take the information back to his office and decide how to proceed.

Director Crider explained how it would be nice to finalize issues that continue to come up, never being recorded, and need to be reviewed many times, wasting time and money. Possibly there could be a grant to hire someone or occupy a couple of college students on summer vacation to work on this. Commissioner Pfund added, 'to look for a way to get it done'. It was decided to turn it over to port director to proceed with details.

CAUSEWAY UPDATE: Director Jack Crider reported there are 20 bents, each composed by a cap on top, posts, braces, then mudsills, identified by ODOT in critical need for replacement out of a total of 56. He explained further with detail. Bid from Bergerson Construction (who was the successful bidder) was approximately \$90,000 averaging \$4,500 per bent. Components have been identified as in poor condition. Three of the critical repairs have been completed (all brand new material). Crider continued to explain process taken on working on the bents. To replace all 20 bents that were identified as critical, replacing all components with new material, it will be around \$7500 per bent for a total of \$150,000, an option to start thinking about.

Commissioner Bland questioned how the situation had become so terrible, and if the replacement of the bents were completed as explained, would it do something to resolve the issue? Crider answered lack of maintenance for fifty years is why they're in such bad repair, and if the port would completely replace the bents it would only be a band aid at this point, at least taking away imminent danger. A scheduled maintenance program seems to be in the future. Parking on the causeway is still not allowed. Discussion

followed on funds that were requested for repairs and an issue about 36th Street, the actual owners, and a prior agreement of creating a fund between the owners and the port. In order to keep the East Mooring Basin open, repairs will be an ongoing process, although the ultimate solution would be to build a new causeway, Crider added and further discussion can come next week.

LOG EXPORT UPDATE: Director Crider reported, with the paving and a new fencing being worked on, it is in agreement we have the space we need for the marina users, customers and cruise ship operations. We have good, adequate bus flow, one way in and one way out and additional parking slated for areas, the lease for log operations will begin by July 1. Crider continued to explain operations for the group. When a higher of the MARSEC level elevates the port will now have ability for total control of the Pier One facility.

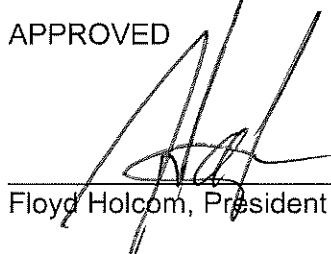
Everything coming together with the new entrance, we may have a new home for our bronze propeller and entrance sign. Striping of the parking lot is slated to begin.

Crider added we are only waiting for the state's approval for pier 3 to change the collateral agreement. A draft of the pier 3 lease will be ready next week for review, while waiting for the state's approval. A meeting was held recently for the tenants close by and Crider added he assured them he would be responsive to issues that would come up.

Commissioner Holcom asked for public comment. In addition, The Daily Astorian's environmental reporter, Cassandra Profita, will cover her last meeting next week.


There being no further public comment, the special meeting was adjourned to executive session in accordance to ORS 192.660 (2) (e) Real Property Negotiation and ORS 192.660 (2) (h) Consult with Regards to Litigation.

APPROVED



Floyd Holcom, President

ATTEST



Daniel R Hess, Secretary



PORT OF ASTORIA

COMMISSION

MEETING ATTENDANCE SHEET

DATE: July 13, 2010

NAME

PRINTED NAME

Hori Durham

Ted Thomas

Ted Thomas.

Duane Cole

Duane Cole