

Port of Skamania County
Minutes of the Board of Commissioners
February 24, 2015, 3:00 pm

Call to Order: Commissioner Waters called the meeting to order at 3:00 pm.

Attendance: Commissioners Kevin Waters, Gail Collins (3:34 pm) and via telephone Tony Bolstad; Executive Director John McSherry, Attorney Ken Woodrich, Finance Manager Randy Payne, Facilities Specialist Karl Wilkie, Auditor Monica Masco, Executive Assistant Julie Mayfield. Guests Paul Spencer, Bill Fosburg, Philip Watness, Don Stevens.

Public Comment: 3:00 pm to 3:30 pm

As Mayor of North Bonneville, Don Stevens wanted to again bring to the Port's attention that he continues to receive viable proposals from companies wanting to locate in the North Bonneville area with their I-502 marijuana operations and invest millions of dollars in Skamania County. He noted one company in particular is proposing to be able to support 25 to 30 family wage jobs within a short amount of time. Commissioners Bolstad and Waters reiterated that the Port is not willing to be on the cutting edge of this industry as well as being concerned about jeopardizing the Port's relationships with the Federal granting agencies and the US Army Corps of Engineers. Commissioner Bolstad said he would be open to reviewing further proposals at a later time if the major stakeholders in Skamania County could all agree to support the industry.

Bill Fosburg wanted to know what the Port's official response was to the proposal he and Carl Hopple presented to the Commission at our January 27, 2015 meeting. The Commission reminded him that staff reported informing Bill of the Commission's decision when Bill called and visited the Port office to inquire. Commissioner Waters stated that the Port will retain site control of Wind River Business Park (WRBP), and continue to review proposals on a case-by-case basis. Commissioner Waters noted there was some confusion about the clarity of this position since he was independently engaged in an email conversation with Carl Hopple, but that the Commission reaffirmed this position at the last meeting of February 10, 2015. Bill said he will make a records request for the Port's financials for WRBP since the Port took over management of it from the County in 2010. John reminded that the Port has previously provided such financial and other information to Bill and Carl.

Meetings and Seminars:

Commissioners Waters and Collins, and Randy attended Skamania County Economic Development Council's (EDC) Annual Luncheon, where there was a panel of speakers, all Port tenants, discussing their business operations in Skamania County. [John and Julie were out sick]

Julie attended Greater Portland Inc.'s Small Cities Consortium monthly meeting. She arranged a meeting with the VP of Regional Marketing (Matt Miller) to meet with the Port and new Skamania County EDC Director Pat Albaugh, with a tour of Port properties afterward.

Commissioner Waters attended a meeting with Wind River Biomass LLC.

Minutes Approval:

*---MOTION--- Commissioner Bolstad moved to approve the **February 5, 2015 Special Meeting Minutes (joint meeting with the Port of Cascade Locks)**. Commissioner Collins seconded; the motion carried.*

*---MOTION--- Commissioner Bolstad moved to approve the **February 10, 2015 Regular Meeting Minutes**. Commissioner Collins seconded; the motion carried.*

Vouchers Approval:

*---MOTION--- Commissioner Collins moved to approve the **Pre-issued General Fund Voucher numbered 16239 through 16239 in the amount of \$7,754.40, dated February 12, 2015**. Commissioner Bolstad seconded; the motion carried.*

*---MOTION--- Commissioner Collins moved to approve the **General Fund Vouchers numbered 16240 through 16265 in the amount of \$30,419.55 dated February 24, 2015**. Commissioner Bolstad seconded; the motion carried.*

Administrative Approvals: None.

Staff Reports:

Auditor's Report: presented by Monica Masco

January 31, 2015 Cash Balance was \$1,105,314.99.

Total revenue for January was \$72,058.69 and expenditures were \$211,086.50: netting expenses over income in the amount of \$139,027.81.

Unfinished Business/Director's Report: Presented by John McSherry

1. *Tenants update:* Old Saloon tenant is current in lease payments; however, no work has begun to repair the broken waterline while the insurance companies are negotiating to recover for damages. The Port received a list of repairs requested from the tenant; John and Doug will do a walk-through and review the list and inspect the premises to ensure the building is not degrading while awaiting water damage repairs.
2. *River Point Building Roof and Improvements:*

The City of Stevenson installed a 1.5 inch water line entering the east end of the River Point building. The Port installed a waste line in from the south side offices into the city's sewer line. Concrete will be poured tomorrow to cover the waste line trench. The next project is to install an overhead door in the west section of the River Point building.

The engineer PRC (Professional Roof Consultants) is drafting the bid package and contract language for the roofing project. The US Economic Development Administration (EDA) will review and approve all plans/specs. The EDA also requires the Port to follow a 30-day bid process. Currently staff is working on

property title certification; Ken noted he is working on this task, which is a condition of the grant.

3. *Discovery III*: Battelle has vacated the Skye building (east of the Teitzel Building) in North Bonneville. John is reviewing potential architectural firms.
4. *Cascade Avenue Upgrade Project*: The City of Stevenson's engineer has submitted their 60% complete plans for review; Commissioner Collins will review the plans. John drafted the contract between the City and Skamania County, which the City Council approved; he will meet with the city again next week.
5. *Public Relations*: John reported talking with Philip Watness of the *Skamania County Pioneer* to make amends for past errors.

New Business: Commissioner Waters announced he will move to Stevenson and will need to resign as District 3 Commissioner. The Port will advertise the vacancy, review respondents, and appoint a replacement to serve until the next election.

Executive Session: Commissioner Waters called for an Executive Session from 3:58 pm to 4:13 pm for 15 minutes per RCW 42.30.110(c) To consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting open to the public.

The Commission directed John to continue lease negotiations.

Adjournment: 4:37 pm.

Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners is March 10, 2015, 3:00 pm, at the Port office conference room: 212 SW Cascade Avenue, Stevenson, Washington.

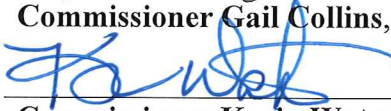
APPROVED BY:



Commissioner Tony Bolstad, Secretary (District 1)

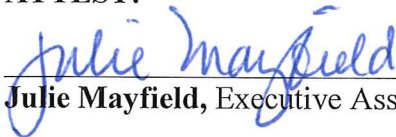


Commissioner Gail Collins, Vice-President (District 2)



Commissioner Kevin Waters, President (District 3)

ATTEST:



Julie Mayfield, Executive Assistant