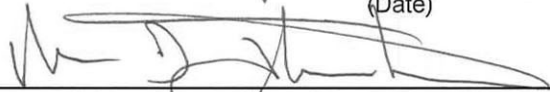
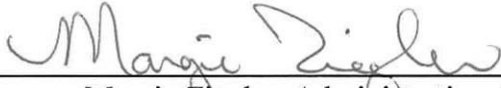
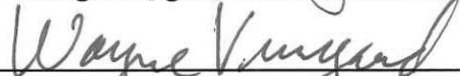


TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, and Wayne Vinyard; Executive Director (Exec.D) Marc Thornsby and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: PC William Schmitt excused. Guests Present: Jenny Taylor, Insitu; Julie Korenko, Insitu; and Scott Pimley, Insitu.	Meeting called to order at 4:38pm.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – July 31, 2012. Vouchers – August 2, 2012 #24870-24871, \$578.00. Payroll Vouchers – August 6, 2012 #24868-24869, D10488-D10503, \$12,576.13. Vouchers – August 14, 2012 #24872-24896, \$75,524.98.	Minutes could not be approved because PC Herman was absent from the July 31, 2012 meeting. PC Herman M, to approve the vouchers, PC Vinyard S, MP 2-0.
Old Business	None.	
New Business BPT Infrastructure Project – Award Bid	(Exec.D) Thornsby said three bids were received: Westech Construction \$964,100.00, Crestline Construction \$769,207.00 and Nutter Corporation \$645,469.22. Thornsby said the apparent low bidder is Nutter Corporation and the totals do not include sales tax. Thornsby said he and Tenneson Engineering reviewed the bids and they are responsive. Thornsby recommends the PC award the bid to the apparent low bidder, Nutter Corporation. Jenny Taylor, Insitu, asked questions regarding road width and Thornsby said the roads are at standard county width. Thornsby suggested she meet separately regarding any road width issues.	PC Herman authorize (Exec.D) Thornsby to award the bid to Nutter Corporation in the amount of \$645,469.22, PC Vinyard S. MP
Community Councils	(Exec.D) Thornsby asked the PC if they would like to attend community council meetings and give the community an update on the Port.	

<p>New Business continued...</p> <p>Community Councils</p>	<p>Thornsbury said he would attend the meetings with the PC. PC Herman said he would meet with the City of Bingen, City of White Salmon and the Chamber of Commerce and talk about the grade separated crossing, and answer questions about the levy lid lift, and other issues. PC Vinyard said he would like to attend the Glenwood and Husum meetings. PC Vinyard asked if the redistricting has changed which communities are represented by which Port Commissioner. Thornsbury stated there were only minor changes and that additional information regarding tentative community council meeting dates will be made available at the next PC meeting.</p>	
<p>Executive Director's Report</p> <p>CC&Rs – Outdoor Storage & Signs</p>	<p>(Exec.D) Thornsbury said he is working to revise the outdoor storage language in the CC&Rs to make it consistent with the Port's leases and will also work to address signage in the same way. Thornsbury said he will talk with the Port's architect and come up with a standard for building signage at the street that will give the Port's properties a consistent look and feel. Thornsbury said he would like to adopt draft language that will be added to the final CC&Rs revision. PC Herman would like the final draft of the CC&Rs to be available to Port tenants so they can comment.</p>	
<p>Commissioners Reports:</p> <p>Committee Updates</p>	<p>PC Vinyard: Nothing.</p> <p>PC Schmitt: Absent.</p> <p>PC Herman: Nothing.</p>	
<p>Public Comment</p>	<p>Jenny, Insitu, asked about the status of the lease for Lot 24. (Exec.D) Thornsbury said he is working with the developer and going through the lease in sections. Taylor said she is unhappy and she is not hearing results and said she has a deadline of the end of August. PC Vinyard said he read the lease and the comments the Port received and feels we have taken a step backwards because there are more issues with the lease than before the developer was introduced. Taylor asked if the Port could hire more resources to expedite the lease. Thornsbury noted that either party has the ability to decide whether to accept the conditions as offered or seek to improve their position and, at this time, neither party is willing to simply</p>	

Public Comment continued...	<p>abandon certain key demands. Thornsberry said Port Counsel is currently drafting language regarding insurance. PC Herman asked if it is possible to sit down with the developer and resolve the issues. Thornsberry said the developer is not actually the signatory to the lease and answers to others including the financing company so he can not make decisions without their approval. Thornsberry said that there were numerous changes to items that had already been reviewed by the PC. PC Vinyard said the Port has worked very hard on its master lease to make it a competitive document. PC Vinyard noted that the Port is putting its money where its mouth is and awarded a bid for \$645,469.22 this evening to get the infrastructure in place for Insitu.</p> <p>Taylor said the units for Lot 34 will arrive on August 16th for Lot 34. Thornsberry said he believes all issues have been resolved after having had a conference call with Boeing regarding insurance. Thornsberry said we are waiting for lease language from Port Counsel to address performance guaranty and indemnification by Boeing on behalf of the lessee.</p> <p>Scott Pimley, Insitu, said if there are any road blocks to please contact them and they can help get them resolved. Pimley asked about the proposed power outage that would effect Building 1E. Thornsberry said he will let him know as soon as the PUD gives him an estimated date.</p>	
Adjournment	PC Vinyard adjourned the PC Meeting at 5:27pm.	

Approved on September 4, 2012
 (Date)

 Marc Thornsberry, Executive Director


 Margie Ziegler, Administrative Assistant

 Wayne Vinyard, President