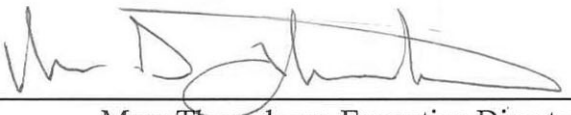


TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (Exec.D) Marc Thornsburg; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: None. Guests Present: Don McDermott, Dallesport Community Council.	Meeting called to order at 4:30pm.
Administrative Matters		
Approval of Minutes	Minutes – February 5, 2013.	PC Schmitt M, to approve the February 5, 2013 minutes, PC Herman S, MP 3-0.
Approval of Vouchers	Payroll Vouchers – February 20, 2013 D10650-D10656, #25130, \$9,225.85. Vouchers – February 19, 2013 #25131-25156, \$47,970.64	PC Herman M, to approve the vouchers, PC Schmitt S, MP 3-0.
Old Business		
Marina Park Parking Plan	(Exec.D) Thornsburg presented seven parking designs that accommodate different elements. Thornsburg said he used the Oregon Marine Board parking facilities guidelines to objectively evaluate and score each design. Thornsburg also presented images of other marina parking lots of comparable size in the region and Washington State. Thornsburg said the Port must now select a plan, finish up the design work, and get cost estimates. Thornsburg said the Port needs to make sure elements of the Marina Drive project do not conflict with the proposed parking plan and cause problems in the future. Discussion followed regarding safety, pull through parking spaces, and commercial vessel moorage parking.	By consensus, the PC selected Design No. 6.
New Business		
Lot 10 Plan Review	(Exec.D) Thornsburg presented the plans and plan review for Lot 10. Thornsburg said the artist's rendering is the view from Larch St. Discussion of the plan review followed.	By consensus, the PC withheld approval until the issues covered in the plan review are addressed including: parking, the NW entry, the landscaping

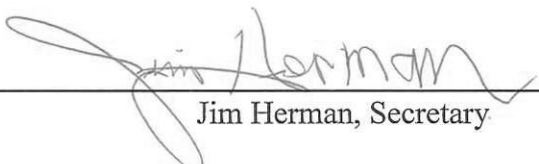
New Business continued...		plan, lighting information, and storage area screening information. The PC also requested a sample of the exterior metal siding and color panel.
Lot 10 Plan Review continued...		
Waterfront Concessions	(Exec.D) Thornsby said he has been approach by someone who wants to operate a kite boarding school. Thornsby provided a packet of information regarding the proposal and also provided information on how the Port of Hood River handles similar schools.	By consensus, the PC agree to allow for a concession agreement for \$1,000 contingent upon presentation of additional information at a later date.
Well Decommissioning Bid	(Exec.D) Thornsby said the Well Decommissioning bid deadline is Friday 22, 2013. Thornsby said Key Development is hiring a well driller to decommission the well on Lot 10 at its own cost.	
Executive Director's Report		
Building 1A-Suite B	(Exec.D) Thornsby said Suite B has been vacated and because the Port did a lot of work before the last tenant moved in, there are only a few issues to be addressed. Thornsby said a new horn/strobe will be installed for the fire system, the carpet will be cleaned, and the door frame will be repaired. Thornsby said the door latches were allowed to be cut by the PC and it has been discovered that the door frames cannot be replaced because they were poured in place. Thornsby said he has been approached by Kerrits regarding vacation Suite D and leasing Suite B. Discussion followed on the preparation before Kerrits leased Suites C and D. PC Vinyard wants to make sure there is an "as is" clause in the lease of Suite B.	By consensus, the PC agrees to allow Kerrits to lease Suite B and vacate Suite D as long as it is restored to its original condition and any access point between Suite C and Suite D are removed and the accesses between Suite B and C are made at no cost to the Port.
Boat Launch	(Exec.D) Thornsby noted that the boat launch has suffered erosion that will need to be repaired. Thornsby said a Marine engineer will need to be hired to come up with a solution. Thornsby said the repair work will need to be coordinated with the Army Corps of Engineers.	
Statement on Bingen Lake from Ecology	(Exec.D) Thornsby said he has submitted documentation to Dept. of Ecology including aerial photographs and overlays, indicating Bingen Lake is smaller than the 20 acre minimum required by statute to be a "shoreline" and is awaiting a response.	

Executive Director's Report cont...	(Exec.D) Thornsburg said he is working on the planning for the 2013 budgeted project to lower the gas and electric lines along the utility corridor west of Bingen Harbor.	
Lowering gas and electric lines on Lot 17 and 18.		
Future Infrastructure Projects	(Exec.D) Thornsburg said he will work on planning for the extension of BPT Way East to the point, a new entry and parking improvements for Building 1A, and the extension of BPT Way West to Maple Street. Thornsburg said the Port needs to have planning in place so as to be ready if funding opportunities arise.	
EPA Demand Letter	(Exec.D) Thornsburg said he has been informed by EPA that the Port will be sent a demand letter regarding the Salt Cake clean up in Dallesport.	
Commissioners Reports:	PC Vinyard said staffers from Representative Jamie Herrera Beutler's office will be at the Port on February 20 th and he cannot attend. PC Schmitt said he can attend and will talk about EDA and overpass funding.	
Public Comment	Don McDermott, Dallesport Community Council, talked about mineral resource lands designations under the Growth Management Act and the status of coal trains.	
Adjournment	PC Vinyard adjourned the PC Meeting at 6:39pm	

Approved on March 19, 2013
(Date)


Marc Thornsburg, Executive Director


Margie Ziegler, Administrative Assistant


Jim Herman, Secretary