

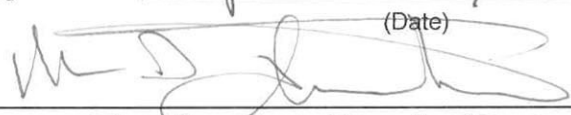
TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Marc Thornsbury; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: None. Guests Present: Aaron James, MCEDD; Louis Fontenot Jr., Trammel Crow; and Patrick Rank, Lease Crutcher Lewis.	Meeting called to order by PC Schmitt at 4:36pm. PC Schmitt stated PC Vinyard is out ill but may join in by teleconference.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – August 20, 2013 Accounts Payable – September 3, 2013, #25374-25387, \$43,885.59. Payroll Vouchers – September 5, 2013, #25373, D10789-D10803, \$11,655.41.	PC Herman M to approve the minutes, PC Schmitt S, MP 2-0. PC Herman M to approve the vouchers, PC Schmitt S, MP 2-0.
Old Business	None	
New Business BPT Lot 24 to Lot 30 Communications Conduit	Louis Fontenot Jr., Trammel Crow, presented a drawing and explained the communications conduit request between Lot 24 and Building 1D. Fontenot requested approval to cut the street and parking lot for placement of the conduit. (ED) Thornsbury said the material under the road and parking area may not be the same as that on Lot 24 because the areas were not filled at the same time. PC Schmitt suggested pot holing each side of Spruce Street to determine the type of material underneath. Discussion followed. PC Schmitt would prefer boring under the road over cutting the pavement. Thornsbury stated an easement would be unnecessary as there are other existing conduits between buildings without easements. Fontenot said he will contact the Port when they will do the pot holing and said they will repair the landscaping.	By consensus, the PC will allow a street cut only if (ED) Thornsbury determines that there are large rocks under the proposed utility corridor that would prevent boring.

<p>New Business continued...</p> <p>Agora Pilot Project</p>	<p>Aaron James, MCEDD, explained the Agora Project and said it is a central location for projects in need of funding and funding entities seeking projects. James said initial work on the project is funded through a grant, but over time the project will be funded through licensing fees and by charging a transaction fee on projects funded. James noted that the Ports of Hood River and Skamania have projects listed on the site.</p>	
<p>DIP Lot 5 Lease</p>	<p>PC Vinyard joined the meeting at 5:17pm via teleconference.</p> <p>(ED) Thornsby said the Port has been approached by The Dalles Fruit Company to expand their DIP operation and would like to lease Lots 5 and 42 to construct additional facilities. Thornsby talked about the design work for the 101 Parallel Building Randy Salisbury, DSP Architecture, previously completed. Thornsby noted that Salisbury valued the building in its current condition at approximately \$1 million and estimated it could take \$2 to \$2.5 million to complete needed improvements to the building. Thornsby talked about cracks in the concrete panels, lack of insulation under the roof, steel supports that would need to be added if new openings were cut in the north side panels, and the need for a new heating system. Thornsby noted Salisbury estimated construction of a new building would cost \$3.5 million.</p> <p>PC Vinyard asked what kind of jobs and how many jobs the expansion would add. Thornsby said it is an expansion of the processing line and, as a result, they need more space to store product. There would be a few additional seasonal jobs, but the benefit is primarily in support of existing operations at the Dallesport and Bingen facilities. Thornsby said the Port would need to invest more money in the 101 Parallel Building in order to get more jobs.</p> <p>PC Herman asked if The Dalles Fruit Company can use the existing building. Thornsby stated TDFC had inspected the building and found it unsuitable. PC Herman asked if they are going to be constructing a</p>	<p>By consensus, the PC directs (ED) Thornsby to enter into discussions regarding the abandonment of the 101 Parallel Building and the leasing of DIP Lots 5 and 42 and to report back to the PC at a later date.</p>

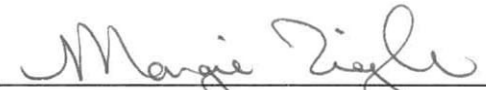
<p>New Business continued...</p> <p>DIP Lot 5 Lease continued...</p>	<p>new building at their cost. Thornsby said the expansion would be based on a long term ground lease and they would construct their own building. Thornsby said the building has been vacant for nearly a year since that last tenant moved out. PC Herman said it will cost a lot of money to make the 101 Parallel Building operable and noted there has been much discussion about the 101 Parallel building, but nothing seems to happen.</p> <p>PC Vinyard said repairing the 101 Parallel Building is like putting a new transmission in an old car and when you're done you still have an old car. Thornsby said the estimate for demolishing a concrete building is \$4 per sq. ft. Thornsby said because there is no finished interior space in the building, the cost may be closer to \$3.50 per sq. ft. PC Herman said it may be less expensive to have The Dalles Fruit Company do the demolition for a reduced lease rate. Thornsby said the DIP has several areas where the crushed concrete could be placed as fill and capped. Thornsby said Tenneson Engineering stated that as long as the concrete has not been exposed to toxic chemicals and if it is crushed properly, it is safe as fill.</p> <p>PC Vinyard asked if demolition of the 101 Parallel Building would affect the rail spur. Thornsby explained that it is a siding at the 101 Parallel Building and plans call for the spur to be extended to the west along Dock Road immediately south of the existing siding. Thornsby said he would probably combine Lots 5 and 42 with Lot 40, excluding the area for the spur.</p> <p>PC Vinyard left the Port Commission meeting via teleconference at 5:42pm.</p>	
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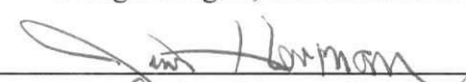
<p>New Business continued...</p> <p>Support for Small Ports Dredging</p>	<p>(ED) Thornsby said we have been asked for a letter of support to allocate federal funds for small ports and harbors for dredging. Thornsby said the Port may one day need funds to dredge for its own marina. Thornsby said he will draft a letter for the PC's signature at the next meeting.</p>	
<p>Executive Director's Report</p> <p>BPT Rock Crushing</p>	<p>(ED) Thornsby said that \$7,999.40 was received for 6,128 tons of rock that Crestline Construction crushed and removed from BPBP Lots 17 and 18. PC Schmitt said it was a good deal. PC Herman said it accomplished two things by cleaning off Lots 17 and 18 and providing revenue to the Port. Thornsby noted the Port will use the current rock stockpile on Lot 19 for the embankment around the wetland.</p>	
<p>Marina Way Improvement</p>	<p>(ED) Thornsby said the first row of trees has been removed and work will begin on improving drainage. Thornsby said the overlay bid is being delayed because of the drainage work that needs to be done and the City of Bingen shop entrance apron. Thornsby said the City will grade the drainage swale and the Port will pay for engineering the entrance apron to the city shop. Thornsby said the City of Bingen will pay for their portion of the construction cost. Thornsby said the apron will help eliminate the gravel on Marina Way and will better delineate the entrance to the city shop. Thornsby expects the overlay project will be completed in mid-October.</p>	
<p>Commissioners Reports</p>	<p>PC Herman asked about the Marina Plan. Thornsby said the soundings have been completed and we will revisit the plan this fall. Thornsby said the Marina Plan will become part of the Strategic Plan after which the Port can seek funding.</p> <p>PC Schmitt asked about the Marina Boat ramp repair. Thornsby said a contract is being discussed with Gorge Engineering and Thornsby will start on the permitting process and schedule with the Corps to lower the pool level.</p>	

Commissioners Reports cont...	PC Schmitt said his next MCEDD meeting will be September 19 th . (ED) Thornsburg said the next PC Meeting in September and the first meeting in October may be rescheduled the based on the Marina Way Overlay project schedule.	
Public Comment	None	
Adjournment	PC Schmitt adjourned the PC Meeting at 6:04pm.	PC Herman M, to adjourn the meeting, PC Schmitt S, MP 2-0.

Approved on September 24, 2013
(Date)


 Marc Thornsburg, Executive Director



 Margie Ziegler, Administrative Assistant


 Jim Herman, Secretary