

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Marc Thornsby; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: None. Guests Present: Nancy White, Custom Interface; Andy Mack, Zepher; Pasquale Barone, Jeri Fisch, Insitu; Tad McGeer, Aerovel; Dave McClure, KCEDC; and Peter Lederer, CTI.	Meeting called to order by PC Vinyard at 4:42 PM.
Administrative Matters Approval of Minutes	Minutes – January 16, 2018	PC Schmitt M to approve the January 16, 2018 minutes, PC Herman S, MP 3-0.
	Minutes – February 20, 2018	PC Schmitt M to approve the February 20, 2018 minutes, PC Herman S, MP 3-0.
Approval of Vouchers	Payroll Vouchers – March 5, 2018 #D11968-D11980, #27289, \$10,547.19.	PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
	Vouchers – March 5, 2018 #27290-27307, \$10,861.82.	
	Payroll Vouchers – March 14, 2018 #D11981-D11984, \$12,035.00.	
	Payroll Vouchers – March 20, 2018 #D11985-D11990, #27308, \$9,375.91.	
	Vouchers – March 20, 2018 #27309-27320, \$7,821.21.	
Old Business	None	


<p>New Business BPBP Lot 14 Expansion</p>	<p>ED Thornsby presented a request from Custom Interface to expand its lot by approximately 1.18 acres and explained a wastewater main runs along the existing south property line. Thornsby noted the proposed site plan shows a parking area located over the wastewater line and described options to leave the main in place, relocate it near the proposed southern property line, or relocate it along Bingen Point Way.</p> <p>Thornsby reminded the PC the binding site plan would need to be updated to reflect the lot line adjustment and explained that if the main were relocated to the proposed southern property line, its slope would be less than the standard for such mains and could result in increased future operating and maintenance costs. Thornsby noted the cost to relocate the main to the proposed southern property line is estimated at \$35,000 while the cost to relocate it to Bingen Point Way is estimated at \$50,000.</p> <p>PC Schmitt pointed out the decision comes down to spending money now to relocate the main or spending it later when repairs are needed. PC Vinyard expressed his preference that sanitary sewer mains run adjacent to roads, not across lots, to limit the cost and impact of future repairs. Schmitt said he preferred to avoid cutting asphalt, but felt a Bingen Point Way location was a better long-term solution. Thornsby added the latter would also have a better slope and flow.</p> <p>Nancy White, Custom Interface, said the line could be left in place and relocated at a later date, adding the company would participate in a cost sharing arrangement with the Port. White said she needs the additional 10,000 sq. ft. to give her space to accept additional contracts. She added that expanding the building to the west at the north end avoids impacting the wastewater main and generally works better for them.</p> <p>Schmitt suggested relocating the main when Bingen Point Way is improved to avoid paving twice. PC Herman cautioned that as soon as</p>	<p>By consensus, the PC directed ED Thornsby to begin an update of the Binding Site Plan to expand Lot 14 to the south and work with the lessee on a cost share to relocate the sanitary sewer main.</p>
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<p>New Business cont... BPBP Lot 14 Expansion cont...</p>	<p>we put off moving it, we will end up having to work on it. Thornsby explained the added cost of relocating the main now would be limited to the strip of asphalt that would need to be repaved after installing the main. Vinyard expressed concern that if the main is left in place and relocated in the future, the work would disrupt the lessee's operation.</p> <p>Dave McClure, KCEDC, said there might be \$50,000 in the Governor's Strategic Reserve Fund for business expansion to fund relocating the main. Vinyard said he was pleased to hear of the success of Custom Interface and its need for more space. Schmitt agreed. White said she has added a number of employees this year and does not see that ending any time soon.</p>	
<p>WS City/WS Irrigation District letter of support</p>	<p>ED Thornsby presented a request from the City of White Salmon for a letter of support concerning funding for a new diversion from the White Salmon River to eliminate the need for water from Jewett Creek and reduce the need for water from Buck Creek. Thornsby reminded the PC the Port is a minority participant in the Multi-jurisdictional Water System and, as a result, has a small but vested interest in the project.</p> <p>PC Vinyard expressed support for any effort that would strengthen the water sources for the community. PC Schmitt concurred. PC Herman asked where the water would be withdrawn from the White Salmon River and whether it could flow by gravity or would need to be pumped. Thornsby said he believed a specific location had yet to be selected and went on to provide a brief overview of the project's history. Herman said he found some of the information in the White Salmon request confusing and expressed reservations over supporting the project given its potential to increase White Salmon water rates.</p>	<p>PC Vinyard M to send a letter of support, PC Schmitt S, MP 2-1.</p>
<p>Opportunity Zone Designation letter of support</p>	<p>ED Thornsby noted the new federal tax act provides for the creation of Opportunity Zones in each state and the Wash. Dept. of Commerce is asking each county to propose areas to be designated as such. Thornsby said the Klickitat County Economic Development Dept.</p>	<p>By consensus, the PC directed ED Thornsby to send a letter of support.</p>


New Business cont... Opportunity Zone Designation letter of support cont...	selected Goldendale and Dallesport for designation and is requesting a letter of support.	
April Meeting Schedule	ED Thornsby suggested the PC cancel the April 3 meeting. Discussion followed concerning the availability of each PC.	By consensus, the PC agreed to cancel the April 3 and 17 meetings and hold a special meeting April 24.
Executive Director's Report Bingen Point Public Events	ED Thornsby reported he is working on a tentative agreement and Doug Comstock is putting together details regarding the event. Thornsby said he will provide an update at the next PC meeting	
Rep. Jamie Herrera-Beutler visit	ED Thornsby said Rep. Jamie Herrera-Beutler will be at the Columbia Gorge Regional Airport on March 24. He noted the PC is invited to attend and asked to RSVP.	
Commissioners Remarks	PC Schmitt said MCEDD took over The LINK and expects to see substantial improvements in transportation routes. Schmitt said they hope to connect with Klickitat County and have routes in Washington in the future.	
Public Comment	<p>Jeri Fisch, Insitu, said that the Port looks great with the weeds cut along Larch Street.</p> <p>Peter Lederer, CTI, said he expects to need more space within two years. He explained he is currently outsourcing work to Vancouver and would like to have additional space at Bingen Point so he could add two more employees. Lederer said he manufactures composites for various uses including sporting goods and irrigation. Lederer said he needs 1,500 to 2,000 sq ft and could be ready to commit to development in six months.</p> <p>Dave McClure, KC EDA, said Klickitat County is leading other Wash. counties in job growth and Port tenants are part of that growth. PC Vinyard remarked the unemployment rate for Klickitat County is the lowest it has been since 1990.</p>	

Public Comment cont...	<p>Andy Mack, Zepher, said he would like to expand into an additional 30,000 sq. ft. He noted his building was finished in 2014 when he had 22 employees, adding the company has experienced significant growth and now has 55 employees.</p> <p>Tad McGeer, Aerovel, said he will be expanding his business and is interested in space at Bingen Point. He presented information on his products and company and how it has grown over time.</p> <p>PC Vinyard reminded attendees that information shared at a Port Commission meeting is a matter of public record and added that where proprietary information is involved, companies should meet with ED Thornsbury. Vinyard said Thornsbury can then prepare a staff report for the Port Commission. Vinyard stated he was pleased everyone is doing well and found the information encouraging. Vinyard reminded everyone that the Port has land in Dallesport that is ready for development. PC Schmitt said it's nice that Port tenants are looking for more room.</p>	
Adjournment	PC Vinyard adjourned the PC Meeting at 5:44 PM.	

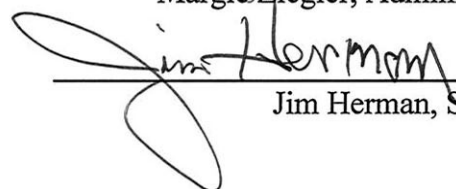
Approved on April 24, 2018
(Date)



 Marc Thornsbury, Executive Director



 Margie Ziegler, Administrative Assistant



 Jim Herman, Secretary