

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman (via teleconference), William Schmitt, Wayne Vinyard; Executive Director (ED) Margie Ziegler; Property Manager (PM) David Sauter; and Administrative Assistant (AA) Bonita Snyder. PC/Staff Absent: None. Guests Present: Michael Laboki, Dallesport Distribution Services; Mark Bauer, Knife River; Joel Schiefelbein, Dallesport Distribution Services.	Meeting called to order by PC Vinyard at 4:34 PM.
Administrative Matters Approval of Minutes Approval of Vouchers	ED Ziegler noted due to technical difficulties, the meeting will not be recorded. Minutes – April 2, 2024. Payroll Vouchers – April 16, 2024, #29881-29906, \$57,748.21. Vouchers – April 19, 2024, #D13760-D13768, \$13,559.54.	PC Schmitt M to approve the minutes, PC Herman S, MP 3-0. PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
Old Business	None.	
New Business	None.	
Executive Director’s Report DIP Barge Dock Update	ED Ziegler stated the Port signed a lease with North Fork Resources and have since set up Dallesport Distribution Services. Ziegler stated Joel Schiefelbein and Michael Laboki have provided documentation of the business change that Ziegler has forwarded to Port Attorney Bill Eling. Eling is developing an assignment document. Laboki described his business collaborations to back-haul materials to the Portland market with Dirt Huggers, James Dean Construction, and other local businesses. Laboki stated there is an aggregate depletion in the Portland market, and described his desire to establish a long term	

Executive Director's Report (cont.)
DIP Barge Dock Update (cont.)

aggregate source from Dallesport shipping over the Port's barge dock. Mark Bauer, Knife River, introduced himself and described his background, the impact of the depleted sources, and the effect of the lack of sand and gravel supply on the ready mix concrete market. He noted they are importing ready mix aggregate from Canada to meet the Portland supply.

Laboki stated he brought in over \$40,000 of pit run rock to make the barge dock suitable for many possibilities. He stated he wants to explore the opportunities to ship other exports as well as logs and rock. He mentioned his ambition to concrete the 10 acres to reduce carbon foot print and installing a crane. Laboki expressed his desire for the Port to allow him to source material from its property.

PC Vinyard stated the PC was listening and were open to considering potential revenue sources. PC Schmitt asked about the use of basalt. Laboki said the basalt is the primary resource for base rock and asphalt with the adjacent sand and gravel being processed through a closed circuit wash plant to supply ready mix plants. Bauer stated the sand from Orcas Island is the highest quality he's seen but the Avery plant is the second highest grade they have access to and is much closer. Laboki speculated the sand quality in Dallesport would be very similar to Avery.

Schiefelbein stated bark is being shipped to Yakima, and will soon be shipped to Montana and Idaho. Laboki stated Dirt Hugger is very interested in the supply, but do not have real estate to store material themselves. Laboki stated he also needs real estate, so will not hold supply onsite for Dirt Hugger. Schiefelbein stated improvements would attract customers, and customers would help pay for the improvements.

Ziegler stated she is meeting with Mid-Columbia Economic Development District's grant writer to seek funds for the Barge Dock in May. Vinyard noted the Port has limited financial resources, but it has a

<p>Executive Director's Report (cont.) DIP Barge Dock Update (cont.)</p>	<p>lot of time. Laboki said he and Schiefelbein have invested considerable personal finances to make a success of their operation.</p>	
<p>Executive Director's Report (cont.) DIP 153 Building Update</p>	<p>ED Ziegler stated she will meet with Darrin Eckman, Tenneson Engineering this week. Discussion followed about appearance of the offset clerestory option. PM Sauter noted the comment period for the SEPA has closed, and no comments were received. Sauter noted the building permit could be issued as soon as the Port selects a building.</p>	
<p>Executive Director's Report (cont.) 100 Dow Road Update</p>	<p>ED Ziegler stated Wesco expects to install the trench drains and asphalt between April 29 to May 6, 2024. Wesco now has seven employees.</p>	
<p>Executive Director's Report (cont.) Shoreline Permit Update</p>	<p>ED Ziegler said PM Sauter did a fabulous job presenting the Shoreline Permit and responding to the questions from the Planning Commission. Sauter stated the Shoreline Permit was unanimously approved with no additional conditions and expected it would be before the Board of Commissioners in the next two weeks. Sauter encouraged the Port to accomplish as much as possible within the next permit period as the shoreline permit regulations are changing. Ziegler stated Sauter will be presenting at the WPPA Spring Meeting about the Port's permit process.</p>	
<p>Executive Director's Report (cont.) 2nd Qtr 2024 Strategic Plan</p>	<p>ED Ziegler invited questions on the 2nd Quarter Strategic Plan. PC Schmitt asked if there was an estimate on the lake pump. Ziegler stated the Port is actively negotiating with WSDOT about the value of the lake pump project. PC Vinyard noted the quarterly strategic plan really helped him to organize his thinking about where the Port was in relation to its goals.</p>	
<p>Executive Director's Report (cont.) General Updates</p>	<p>ED Ziegler stated Port staff has been working with the PUD to seek rebates on a conversion of 48 shop lights in the 1E building. Ziegler stated Port staff will be able to install the lights using the scissor lift and a rented boom lift. Sauter noted there is a list of other projects to accomplish while the boom lift is rented.</p> <p>Ziegler reported AA Snyder and the maintenance staff cleaned up the</p>	

Executive Director's Report (cont.) General Updates (cont.)	landscaping around the 151C building. Ziegler proposed a summer retreat to review the Port's strengths, weaknesses, and refocus priorities. Ziegler reported the Port has had multiple instances of graffiti over the past two weeks. PC Vinyard noted a need for security cameras.	
Commissioners Remarks	PC Vinyard noted there was a Klickitat County Public Economic Development Authority meeting April 23, 2024. He added he attended a meeting with the PUD where ways to increase the power reserve, current power sources, and planning to meet demand were discussed. PC Schmitt said Maple Street is rough. ED Ziegler stated there is insufficient material to regrade the road as we are down to the dike rock. She said that the Port Engineer said a significant investment is needed to make the road smooth. Ziegler stated she will ask him to provide a repair estimate after the 153 building bids are out. PC Herman noted electrical retrofits will reduce the demand on the heat pumps.	
Public Comment	None.	
Adjournment	PC Vinyard adjourned the PC Meeting at 5:51 PM.	

Approved on May 7, 2024
(Date)

Margie Ziegler
Margie Ziegler, Executive Director

Bonita Snyder
Bonita Snyder, Administrative Assistant

Wayne Vinyard
Wayne Vinyard, President