

PORT OF THE DALLES COMMISSION
Regular Meeting Minutes
June 8, 2016
Port of The Dalles

The Regular Meeting of the Port Commissioners was called to order by President Bob McFadden at 7:00PM

ROLL CALL

Present: Bob McFadden, Greg Weast, David Griffith, Mike Courtney

Staff: Andrea Klaas, Executive Director; Kathy Norton, Assistant to the Executive Director (8:10pm); Kathy Ursprung, Marketing & Communications; Bill Dick, Attorney

Guests: Mark Gibson, Patrick Grimsley, Clindt Wallace, Paula

Pledge of Allegiance: Commissioner McFadden

AGENDA CORRECTIONS or ADDITIONS

Nothing at this time.

PUBLIC COMMENT-VISITOR BUSINESS

None at this time.

7:11PM - In to Executive Session

EXECUTIVE SESSION (as allowed by ORS 192.660 (2) (e) (f) (h)) This will include discussion of real property transactions, legal rights and duties of a public body with regard to current litigation and privileged legal communication. Media representatives are instructed not to report or disclose matters discussed in executive session.

7:40PM – Back to Regular Session

PORT CALENDAR/EVENTS

Andrea Klaas reviewed the June and July 2016 calendars.

ACTION ITEMS

1. **May 4, 2016 Meeting Minutes approved as presented.**
2. **Motion to approve April, 2016 and May 2016 Financial Reports. M/M.Courtney, S/D.Griffith. Motion approved unanimously.**
3. **Motion to approve Reimbursement District Agreement with City of The Dalles for Chenoweth Business Park Water and Sanitary Sewer Improvements. M/M.Courtney, S/G.Weast. Motion approved unanimously.**

STAFF REPORT

1. *Monthly Highlights* – Andrea Klaas provided full report in meeting packet. Google closed on another land purchase in The Dalles on 6/2/2016 buying the NWA Property located between Taylor Lakes Road and I-84; EverSummer Basil notified us they have filed complaints with the City of The Dalles and DEQ regarding Munsen Paving; MAP grant paperwork has been filed so we will receive \$9,800 to help defray costs of operating the launch ramp and restrooms at the marina; Bob signed documents related to the \$2.5 million loan we have with the State. Repayment is set up as we sell property the State will take a portion and we will take a portion; working closely with the County on the valuation of the new lots, all classified as “industrial

and valued at \$110,000/acre; Talked with Parks & Rec about the marina operations. Also talked to Julie Krueger about the City taking over, some interest but more as a long-term possibility; the Outreach team will be sending a smaller group to DC this fall; Regional Solutions met – housing is key priority; The Dalles Marina is the hot spot for pike minnow fishermen; met with folks interested in building a new facility for Riverside Gymnastics; Kathy U has been working on some business leads interested in the DaKine Building. Whiting-Turner, general contractor for Google project will lease lots in the new subdivision. PowderPure will be sending a Letter of Intent for lots 24 & 25. The PUD sent a letter of Intent for Lot 3 and Tract B and Crestline is about finished Lots 1 and 2 with a small amount of work left for lots 4, 5,6.

- a. Discussion regarding EverSummer landscaping. Motion directing staff to resolve the problems with landscaping violations. M/M.Courtney, S/G.Weast. Motion approved unanimously.
2. *Marketing & Communications Update:* Kathy Ursprung provided full report in meeting packet. Land Marketing – Met with US Watermakers to talk about the business and potential uses of the surplus property on Bargeway Rd.; Workforce – Continuing to engage with school and local businesses on the subject of workforce readiness; Wetlands – Finalizing the documents related to the Advance Aquatic Resource Plan/Regional General Permit. Public Hearing scheduled for June 21; Other- Attended Economic Development Institute training in San Antonio, TX taking core classes in finance and real estate; met with State legislators representing Wasco County to talk about key issues in our area; met with Dufur Chamber of Commerce to discuss a strategic planning process for the community.
 3. *Marina Update:* Kathy Norton provided report in meeting packet. Jerry & I met with Water System Project Manager; Mark Roth and Jerry continue to work on the security camera system; continuing to meet with people interested in marina operations; moorage leases will go out soon, lease term will be July 1 – December 31, 2016; made a presentation to the PUD for their Economic Development Grant for funds for the Klindt Cove Expansion; Main Street BRE Program winding down. Will begin the review process and assess red flags.
 4. *Reports of Committees:*
 - a) Urban Renewal – Commissioner Weast: Updates provided via email and in the newspaper; developer for Craig Building struggling.
 - b) Chamber of Commerce: Commissioner Griffith: The Chamber is looking into the cost of putting up a fence behind the Chamber office and other projects to spruce up the building.
 - c) Wasco EDC – Kathy Ursprung: Kathy is the new Chairman. Beginning process for Dufur strategic plan.
 - d) COT – Bob McFadden/Andrea Klaas: Small group 3-4 to DC this fall. Important to continue the visits.
 - e) Employee Benefit Committee - Griffith/Courtney: Update on information so far. No provision for staff bonuses provided for in Port Statute.
 - f) Marina Sub-Committee – Courtney/McCavic/Klaas/Norton: Update on meetings.

8:10PM - In to Executive Session

EXECUTIVE SESSION (as allowed by ORS 192.660 (2) (e) (f) (h)) This will include discussion of real property transactions, legal rights and duties of a public body with regard to current litigation and privileged legal communication. Media representatives are instructed not to report or disclose matters discussed in executive session.

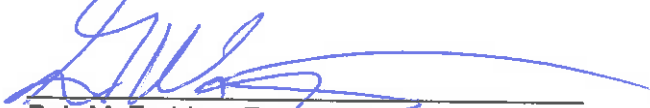
7:20PM – Back to Regular Session

COMMISSION CALL

1. President B.McFadden: Thank you for the flowers, Kris is doing better. Announced that he would be stepping down from the Port Commission effective June 30, 2016.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 8:25PM.

PORT OF THE DALLES:



Bob McFadden, President
Board of Commissioners

ATTEST:



David A. Griffith, Secretary
Board of Commissioners

DATE APPROVED:

Prepared by: K.Norton