

Port of Skamania County
Minutes of the Board of Commissioners
December 8, 2015
Regular Meeting 3:00 pm

Call to Order: Commissioner Collins called the meeting to order at 3:00 pm.

Attendance: Commissioners Tony Bolstad, Gail Collins, and Todd Kingston; Attorney Ken Woodrich, Executive Director John McSherry, Facilities Manager Doug Bill, Auditor Monica Masco. Guests: Don Fisher, Fran Breeding, Ian Langdile and guest, Ann Lueders, Angie Hollis, Robyn Legun, Don Stevens, Dave Prosser, Doug McKenzie, Bruce Nissan, David Waymire, Pat Bond, Adam Kick, Steve Funk, Pat Albaugh, Philip Watness, Norm Ward.

Public Comment: Ann Lueders read her written statement (attached) as a citizen of Skamania County and President of the Stabler Community Council. She is not ready to support the proposal and became aware of it from an email to her from Port Commissioner Todd Kingston. She is concerned that transparency is not happening, that excise tax will not be applicable to this proposed business, and that cities and counties won't get any money from the excise tax. She stated citizens living in Stabler want business development but don't want certain kinds of traffic.

Dave Prosser stated this is one of the first opportunities for family wage jobs in Skamania County and noted voters in Skamania County and the state of Washington voted to legalize marijuana. He is for the proposal.

Don Stevens stated he has spoken to the Port Commissioners before regarding I-502 benefits. The City of North Bonneville receives excise tax and sales tax from the cannabis store. He commented it's huge to think of a business with family wage jobs and benefits. He noted that many Port tenants are in the liquor business. He stated that the cannabis store in North Bonneville passed its state under-age sting and the store is doing well. It may take a few years like prohibition for the public to learn. He is supportive of the proposal and asked the commissioners to evaluate and decide based on facts.

Angie Hollis stated she is a resident of Stabler and was disappointed that the meeting's agenda wasn't online until Friday. She has talked with people living near similar facilities and received too much information to process yet. She wants Stabler Community Council to be asked for their input.

Doug McKenzie stated he is speaking for himself. He is okay with I-502 but concerned for Stabler citizens. He mentioned approving this proposal could affect the transfer of the Wind River Nursery due to Federal issues that they have been working on for years.

Robyn Legun stated she is the manager of the Cannabis Corner in North Bonneville and is in support of this proposal and the family wage jobs it will create. The store is now endorsed to be a medical provider. She thinks this project will have minimal environmental impacts. Products made by the proposal will be carried in the store and are incredible medicine. Older customers are looking for pain management. She is encouraging people to vote for it.

Commissioner Bolstad explained that, at the last Port meeting, the commissioners decided to further explore the proposal and requested a presentation from the project proponent Don Fisher. He said the public would be able to have comment opportunity and that has been the same process in his last 8 years on the commission and would remain.

Don Fisher commented to Ann Lueders that he just found out about the property for lease before the Thanksgiving holiday. He wants community input and he is not trying to hide anything. Commissioner Bolstad reminded the group that the County is the property owner.

Ann Lueders requested that the Port Commission meet with the Stabler Community Council. She asked how Don Fisher received her email. John McSherry replied he gave it to Don. It was already a public record, and John was trying to answer the questions raised in the email.

Commissioner Kingston mentioned Commissioner Bolstad's term expires at the end of the year and that he and Commissioner Collins will have to appoint a new commissioner. Also, he wants to wait until that new commissioner is on board before voting on any proposal. He wants to work in conjunction with the County Commissioners to decide on moving forward with this proposal.

Cowlitz Investments – Don Fisher Presentation (attached)

Don Fisher stated he lives in Klickitat County and he comes from an investing family and has been investing since he was 16 years old. His father wrote a book in 1957 on how to invest in stocks and the book is still used today. His younger brother is Ken Fisher, CEO of Fisher Investments in Camas, Washington. Don noted he is a horse trainer, in the real estate business, an investor, and has invested in several business startups. He invests in people not things. He considers himself conservative. Based on his personal experience, he is interested in products to relieve pain. Cannabidiol (CBD) is a chemical in the marijuana plant and it's the one used for pain management and is non-psychoactive. He is interested in the medical possibilities of CBD. In the attached presentation is a list showing research and current uses.

A YouTube video titled *Charlotte's Web—CBD for Epilepsy* was shown regarding medical marijuana. (<https://www.youtube.com/watch?v=S9qkYLtAhSQ>, six of 11 minutes was shown)

Don addressed some concerns stating his company is very interested in security and will train 35 to 40 employees with an average salary of \$40,000, health insurance and retirement plan. The environmental concerns are minimal. Cowlitz Investments owns a site in Longview where they have a contract ready to construct a building. They will do this project somewhere. Commissioner Kingston asked about pesticides and Don said they don't use them. Traffic will be minimal, just employees, and banking is not an issue. The increased employment should increase property values rather than devalue. There are nine facilities in Longview and there has been no reported new crime and no smell. They are planning to invest 5 million dollars. Commissioner Kingston asked what percent of CBD versus THC will they grow and Don answered that all plants have both and their strain will

start out 60% CBD and 40% THC is the estimate. Commissioner Kingston then asked Don's timeframe: "yesterday." Don is willing to wait 30 days to be able to meet with the Stabler community and the County Commissioners but he can't wait longer. Don noted he is not asking for any subsidies or lease breaks.

Norm Ward commented that part of the lease payment will include leasehold tax (paid by all the Port's tenants), which is similar to property tax, and that a portion of this tax will go to the County. John noted in addition to leasehold tax, the County will also receive personal property tax.

Don mentioned they are willing to pay for part of a sheriff's deputy if time is spent in the area. Commissioner Bolstad asked if they had talked with the sheriff and Don said he hasn't yet but will. Don mentioned he will have a security guard on site and doesn't want to be a burden to the County.

Bruce Nissan of tenant LDB Beverage supports the project. Bruce suggested we think of this as growing trees, only worth a lot more than trees.

Commissioner Bolstad stated by the end of this meeting the Port would set dates for the next steps and meetings.

Meetings and Seminars:

John met with the County Commissioners regarding the Wind River Business Park (WRBP) and Cowlitz Investments proposal came up. John told the County that the Port wants their input and wouldn't do anything without them.

Minutes Approval:

*---MOTION--- Commissioner Bolstad moved to approve the **November 24, 2015 Regular Meeting Minutes**. Commissioner Kingston seconded; the motion carried.*

Vouchers Approval:

*---MOTION--- Commissioner Bolstad moved to approve the **Pre-issued General Fund Vouchers numbered 16856 through 16864 in the amount of \$12,026.769 dated December 2, 2015**. Commissioner Kingston seconded; the motion carried.*

*---MOTION--- Commissioner Bolstad moved to approve the **General Fund Vouchers numbered 16865 through 16883 in the amount of \$29,006.87 dated December 8, 2015**. Commissioner Kingston seconded; the motion carried.*

Administrative Approvals:

Doug and Dave repaired the Red Barn (Rigging Loft) roof. John decided the emergency resolution was not needed. He will look into whether to make an insurance claim.

Staff Reports:

- **Facilities Report:** Doug reported the drains are in the Tichenor Building and the electrician's work is next and that they are on track for the project. There were recent HVAC issues and some water leaks addressed.
- **Attorney's Report:** None.

Director's Report/Unfinished Business:

1. *Tenants Update:* John reported there is a potential tenant for the WRBP Seed Extraction Building. John talked with the insurance company about the ice storm damage with trees down at the Beacon Rock Golf Course; trees are not covered.
2. *River Point Building Improvements:* Punch list items are complete.
3. *Skye Building (Discovery III):* Working on the SEPA and hope to be out to bid in January 2016.
4. *Stevenson Waterfront Enhancement Project:* John will sign the ALEA grant contract.

New Business: Storm damage tree removal at Beacon Rock Golf Course (BRGC). Port staff is busy responding to multiple weather related incidences; they will investigate the damage at BRGC in the next week. Commissioner Kingston would like the waste tree wood to be used by citizens of Skamania County if possible.

Next Steps for Cowlitz Investments Proposal:

- Commissioner Collins wants more public input.
- Commissioner Kingston commented anyone can attend the Port's public meetings and that the commissioners decided at the last meeting that at this meeting today they would hear the presentation by Don Fisher.
- Meet with County Commissioners and Sheriff, Stabler Community Council and the Forest Service.
- Attorney Woodrich suggests letting the Forest Service Manager know about the proposal.
- Commissioner Kingston stated we do need to worry about Federal issues. Commissioner Bolstad reminded the USEDPA said it wouldn't affect Port grants if the funds are not used for the project.
- Commissioner Kingston said it comes down to the input/recommendation of the County Commissioners.
- John was directed to organize a special meeting with the County Commissioners tentatively Tuesday December 22, 2015 before the Port meeting and ask the Sheriff to attend.
- The commissioners agreed the meeting with the Stabler Community Council could take place in January when the new Port Commissioner is on board. Commissioner Collins will not be available January 7 to 16, 2016.

2016 Port Commissioner District 1: John reported he spoke with Kevin Waters regarding the election. John believes Kevin can accept the election on December 22, 2015 and resign immediately effective January 1, 2016. Commissioner Kingston noted Kevin could take the oath and resign. Commissioner Collins wants the open District 1 commissioner position to be advertised. The Commissioners directed John to advertise the open District 1 commissioner position on December 16 and 23, 2015, requesting letters of interest due December 30, 2015. The commissioners decided to hold a special commissioners meeting Tuesday January 5, 2016 at 3:00 pm, to review the interested applicants letters of interest and possibly appoint the new commissioner.

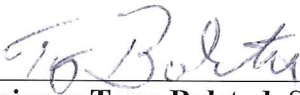
Executive Session: Commissioner Collins called for an Executive Session with the Commission, Ken Woodrich and John McSherry from 5:06 pm to 5:16 pm for 10 minutes per RCW 42.30.110(c) To consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting open to the public,

Discussion continued on scheduling a joint meeting with the County Commissioners December 22 at 1:00 pm or December 15.


Adjournment: The Chairperson adjourned the meeting at 5:36 pm.

Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners is **December 22, 2015** at 3:00 pm at the Port office conference room: 212 SW Cascade Avenue, Stevenson, Washington. OPEN HOUSE to follow meeting at 4:00 pm.


APPROVED BY:



Commissioner Tony Bolstad, Secretary (District 1)

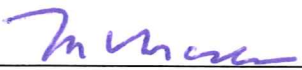


Commissioner Gail Collins, President (District 2)



Commissioner Todd Kingston, Vice-President (District 3)

ATTEST:



Monica Masco, Auditor