

Port of Skamania County
Minutes of the Board of Commissioners
September 28, 2018
Special Meeting, 2:00pm

Call to Order: Commissioner Collins called the meeting to order at 2:00 pm.

In attendance: Commissioners Gail Collins, Kevin Waters, and Todd Kingston, Attorney Ken Woodrich (telephone), Director Pat Albaugh, Minutes Taker Wanda Scharfe.
Guests: Bruce Nissen of LDB (arrived at 2:01 p.m.), David Ryan (arrived at 2:10 p.m.) & Kirk Layton (arrived at 2:15 p.m.) of Ryan's Juice

Public Comment: No Public Comments

Pat Albaugh stated the purpose of the meeting was to review the Amended and Restated Lease for LDB Beverage and to review a proposed lease with Hood River Juice Company.

Ken explained to the commission the reason for an Amended and Restated Lease as opposed to an amendment. In addition there is a Personal Guaranty for David Ryan for the back due rent, which is scheduled to be paid monthly for the next 36 months.

Bruce Nissen indicated he didn't have enough time to review the document, however, noted a correction is needed for the written amount of the total due.

Pat Albaugh indicated that a correction should be made to Section 2 item 3 -c. The amount listed should reflect only the raw lease amount and exclude the Leasehold Tax and Insurance. Bruce stated the lease has a beverage designation and was concerned about a new product, Organic Cider Vinegar. His concern was that the new product wouldn't fall under the scope of the beverage designation as stated in the lease. Bruce requested clarification of the personal guaranty being made by David Ryan. The guaranty would be reduced with each future payment. The Promissory Note from David Ryan is to ensure the Oct, Nov and December rent payment. If monthly rent payments are not made beforehand they will be paid in entirety in two installments on Nov. 15 & Nov 30th

Commission discussed a draft lease for Hood River Juice Company for the Wind River Business Park Processing Plant as use for a warehouse, storage and distribution center. Pat reviewed the terms of the lease with the commissioners. The final details to be worked out for possible co-tenants or subleases. Consensus was to move forward with the draft lease as presented and to be ratified by the commission once the final details were agreed upon and final review per Ken Woodrich.

Commission reviewed terms of the Amended and Restated Lease for LDB. Structure of the agreement is agreed to and Bruce requested to have until Monday to review the Restated and Amended lease as dated 9-28-18.

---MOTION--- Commissioner Waters made the motion, Commissioner Kingston seconded, and the motion carried unanimously to **approve the Restated and Amended lease agreement between the Port of Skamania and the LDB Beverage company dated 9-28-2018.**

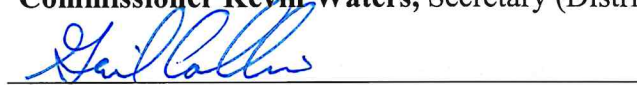
Adjournment: The Chairperson Gail Collins adjourned the meeting at 2:24 p.m.

Next Meeting: The next scheduled meeting of the Port of Skamania Commissioners is October 16, 2018 at 6 p.m. at the Port Office conference room 212 SW Cascade Avenue, Stevenson Washington.

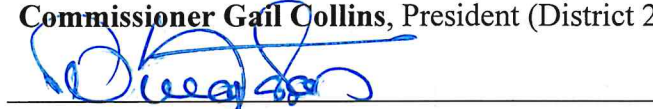
APPROVED BY:



Commissioner Kevin Waters, Secretary (District 1)



Commissioner Gail Collins, President (District 2)



Commissioner Todd Kingston, Vice-President (District 3)

ATTEST: 

Wanda Scharfe, Minutes Taker