

Port of Skamania County
Minutes of the Board of Commissioners
May 27, 2014, 3:00 pm

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

Attendance: Commissioners Tony Bolstad, Gail Collins, Kevin Waters, Attorney Ken Woodrich, Auditor Monica Masco, Executive Assistant Julie Mayfield, Facilities Manager Doug Bill, Facilities Specialist Karl Wilkie, Finance Manager Randy Payne. Guests Philip Watness (*Skamania Co. Pioneer*), Brian Adams (tenant Sawtooth Technology), Matt Martinez, Carl Hopple and Bill Fosburg of Wind River Development, John McSherry (Port Executive Director on Administrative Leave).

Public Comment:

Brian Adams spoke in support of John McSherry, who has been on administrative leave since May 13, 2014. He read a list of projects including infrastructure improvements that have taken place under John's leadership. Brian asked the commission what grounds the Port Commission has for placing John on leave. He requested that the Commission act quickly and put John back in his position, saying this was a once-in-20 years event, he doesn't want to see his rent money going to wasteful efforts and is not against relocating his business if he feels the Port is wasting its resources.

John McSherry spoke in defense of his performance, citing the state of the Port when he became the manager and the status of it now, from a budget of \$650K to over \$1 million, 100 jobs in 2004 to over 200 jobs in 2014 that Port tenants support, purchased/sold 70 acres of land (had less than 1 acre to develop when he began), created Lewis & Clark Business Park, bought 7 lots on the Stevenson waterfront, completed permitting for replacing boat ramp, permitting for waterfront restoration project, Tichenor buildouts, has continually leased out the River Point building, has twice leased out the golf course, has been through 3 auditors, 10 Commission board members, employed 15 years by the Port, and has been on the Chamber board longer than anyone else (has been Chamber board president).

Meetings and Seminars: None.

Minutes Approval:

*---MOTION--- Commissioner Waters moved to approve the **May 13, 2014 Regular Meeting Minutes**. Commissioner Collins seconded; the motion carried.*

Vouchers Approval:

*---MOTION--- Commissioner Waters moved to approve the **Pre-issued General Fund Vouchers numbered 15692 through 15699 in the amount of \$12,168.26 dated May 21, 2014**. Commissioner Collins seconded; the motion carried.*

*---MOTION--- Commissioner Waters moved to approve the **General Fund Vouchers numbered 15700 through 15714 in the amount of \$33,983.21 dated May 27, 2014**. Commissioner Collins seconded; the motion carried.*

Administrative Approvals: None.

Staff Reports:

Auditor's Report: presented by Monica Masco

April 30, 2014 Cash Balance is \$1,249,516.87.

Total revenue for April was \$109,996.61 and expenditures were \$114,470.38: Netting excess expenditures over revenue in the amount of \$4,473.77; year to date excess expenditures over revenue is \$71,232.72.

Unfinished Business/Director's Report: Presented by John McSherry

1. *Tenants update:* Randy has not received any update from Last US Bag; he will continue to try to contact them. Randy showed an available space in Tichenor Suite 40 to a potential tenant.
2. *Stevenson Shoreline Restoration and Enhancement Project:* Julie, Randy, Brian Bair of Bair LLC, and Ben Shumaker of the City of Stevenson presented a draft of the ALEA Grant application to the Technical Review Board in Olympia May 22, 2014. They will continue working on the presentation, following the improvement recommendations from the review team. The final presentation is in the first week of August in Olympia.
3. *Wind River Business Park (WRBP):* Matt Martinez and Carl Hopple presented a discussion about their interest in leasing portions of WRBP. Matt gave a description of his professional background explaining his retail brokerage experience specializing in site selection for such companies as Walmart and Whole Foods. He noted WRBP area does not have the kind of population to draw such large companies and proposed beginning with perhaps paintball and firearms training facilities, to begin to draw interest to the area toward attracting the kind of population that could sustain some of these larger companies. He asked what level of control an investor could have over the property, and that their business plan would be dependent on that, since their ideas are still "very fluid," although they include playing some sort of developer role. He noted they are well aware of other interests in the site. Carl noted they are not looking for public funding, except for maybe on any environmental and archaeological studies required. Carl said he sees it as a 10-year, 150 acres plan to develop into a manufacturing and retail development area.

The Commission asked for a proposal and suggested a "benchmark" type of approach would be the best structure to any lease.

4. *River Point Building Roof Replacement:* Randy, Julie, Kari Fagerness of the EDC, and Amanda Hoey of MCEDD met for reviewing the application to US EDA for grant funding assistance to replace the roof and add demising walls to make space for three or four tenants. The preliminary engineering first draft report was received from the consultant Professional Roof Consultants.

New Business:

- Eileen White of Lizette Boutique would like a staging area for a horse and carriage to provide a taxi service to her business and possibly other areas of Stevenson while the passenger vessels are docked. Julie suggested an area to the east of the north end of Stevenson Landing, near the information kiosk. This area is partly on the City of Stevenson's right-of-way and partly on Port property. Ken said she would need to go through our Vendor Permit as well as working with the City's permitting process.
- Paul Spencer of Wind River Biomass LLC is requesting a storage/staging area to lease at WRBP. The Commission requested he attend the next regular meeting to discuss his requirements.

Executive Session: Commissioner Bolstad called for an Executive Session from 3:52 pm to 4:02 pm for 10 minutes per RCW 42.30.110(g) To evaluate the qualifications of an applicant for public employment or to review the performance of a public employee. However, subject to RCW 42.30.140(4), discussion by a governing body of salaries, wages, and other conditions of employment to be generally applied within the agency shall occur in a meeting open to the public, and when a governing body elects to take final action hiring, setting the salary of an individual employee or class of employees, or discharging or disciplining an employee, that action shall be taken in a meeting open to the public.

The Commission determined to hold a special meeting some time next week with John McSherry and his attorney or a letter from his attorney giving approval for Ken to be present in the executive session without John's attorney present.

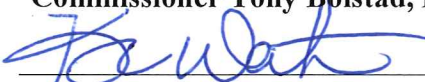
Adjournment: The Chairperson adjourned the meeting at 4:45 pm.

Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners is June 10, 2014, 3:00 pm, at the Port office conference room: 212 SW Cascade Avenue, Stevenson, Washington.

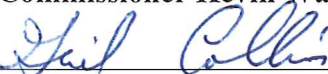
APPROVED BY:



Commissioner Tony Bolstad, President (District 1)



Commissioner Kevin Waters, Vice-President (District 3)



Commissioner Gail Collins, Secretary (District 2)

ATTEST:



Julie Mayfield, Executive Assistant