

Port of Skamania County
Minutes of the Board of Commissioners
January 27, 2015, 1:00 pm
SPECIAL MEETING

Call to Order: Commissioner Waters called the meeting to order at 1:00 pm.

Attendance: Commissioners Kevin Waters, Tony Bolstad, and Gail Collins; Executive Director John McSherry, Attorney Ken Woodrich, Finance Manager Randy Payne, Facilities Manager Doug Bill, Facilities Specialist Karl Wilkie. Guests Paul Spencer, Carl Hopple, Bill Fosburg, Norm Ward, Philip Watness, Mary Repar.

John presented the 2015 Capital Improvements projects list.

River Point Roof and Improvements. EDA required a NEPA 15-day notice and Section 106 cultural review. The state recommended the project will not affect any cultural resources and the Tribes have 30 days to comment (ends February 4, 2015). The Port has been working on meeting the 25 conditions of the EDA grant. An inspector is required; this project is requiring a lot of John's time.

Discovery III. John presented preliminary information on applying for a CERB grant/loan (Washington State Community Economic Revitalization Board) to construct a new building for an expanding existing tenant in North Bonneville at the Lewis & Clark Industrial Park. This would require removing the Skye Building. The expanding tenant would need to meet the median wage requirement of the program. March 23 is the median wage review date and the application is due April 6, 2015. If approved, funds could be expended May 21, 2015. John presented a preliminary plan designed by DSP, architect for the Teitzel building. An engineer's preliminary design would be required for the application. The design would match the Discovery and Teitzel buildings.

The maximum grant is \$300,000 and up to \$2 million loan at 2.5% for 20 years with possible deferral. CERB allows a 5-year lease; Commissioner Collins suggested we always ask for a 10-year lease. He requested the Port contacts Silver Star Industries to ask if they need to expand at Evergreen Building.

The Commission requested a risk assessment for our next meeting (review all lease expiration dates).

Next Focus. Commissioner Waters suggested the Stevenson Waterfront be our next focus. Commissioner Bolstad suggested that within 5 years the Port should build a spec building or have obtained a tenant for Cascades Business Park (CBP) in North Bonneville. That will be our next manufacturing area and WRBP will be more recreation/commercial focused. Commissioner Waters suggested the Port release an RFI (request for interest) on CBP. John reminded that Columbia River Research Lab was interested in the site and went as far as selecting the site and setting aside \$5 million for architectural/engineering, but the economic downturn caused a freeze on federal spending and the \$5 million got swept. They have a new director now who may want to see the site again.

In a short discussion on planning for acquiring more property, it was noted we still have the vacant property at CBP. Philip Watness noted Skamania County is today meeting on surplus property.

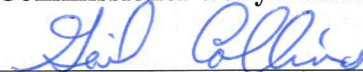
Adjournment: 2:55 pm.

Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners is February 10, 2015, 3:00 pm, at the Port office conference room: 212 SW Cascade Avenue, Stevenson, Washington.

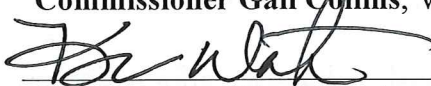
APPROVED BY:



Commissioner Tony Bolstad, Secretary (District 1)

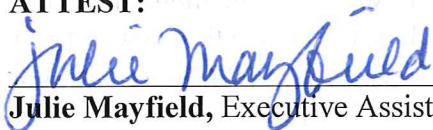


Commissioner Gail Collins, Vice-President (District 2)



Commissioner Kevin Waters, President (District 3)

ATTEST:



Julie Mayfield, Executive Assistant