

Port of Skamania County
Minutes of the Board of Commissioners
January 5, 2016,
Special Meeting 6:30 pm

Call to Order: Commissioner Collins called the meeting to order at 6:30 pm.

Attendance: Commissioners Fran Breeding, Gail Collins, and Todd Kingston; Attorney Ken Woodrich, Executive Director John McSherry, Executive Assistant Julie Mayfield, Facilities Manager Doug Bill, Auditor Monica Masco. Guests Philip Watness (*Pioneer*), Ann Lueders (Stabler Community Council), Norm Ward (Wind River Biomass LLC); Ian Langdile and Don Fisher of Cowlitz Investments, and other guests.

Public Comment: Ann Lueders welcomed Commissioner Breeding. She said she does not support leasing to the cannabis growing business at Wind River Business Park (WRBP). She said her reasons are that she does not believe there has been transparency in the lease consideration process and she believes there are many unknown factors. She believes the citizens of the Stabler/Hemlock community have not had adequate opportunity to express their opinions. She asked that no decisions be made until the Port and County can attend the Stabler Community Council (SCC) meeting next Tuesday, January 12, 2016.

Discussion:

Commissioner Collins explained this special meeting was called to invite the Community of Stabler/Hemlock to join the Port in its discussion of whether to lease facilities at WRBP to a cannabis growing business, as planned at the Port's December 22, 2015 regular meeting. Notification of this Special Meeting was sent to Ann Lueders as a representative of the SCC and an ad was placed in the *Pioneer*.

John presented graphs and charts of revenue projections of the potential lessee. Commissioner Kingston expressed great concern over considering a long-term lease at WRBP when the Port/County PSA (purchase and sale agreement) and management agreement will be expiring in May 2016 and the Port does not have a final agreement that extends our management role at WRBP. Ken explained the Port and County attorneys are working on an agreement, which will establish the roles and ownership of each agency at the site moving forward. Ken said he will encourage the County that time is of the essence in this situation.

Commissioner Collins reminded that the Port did not support past proposals by cannabis businesses. He invited discussion.

Don Fisher said he's talked with Skamania County Commissioner Chris Brong, who told him the County does not have the legal structure to be a commercial business property manager and he believes the Port is best suited for that role.

Norm Ward said Fisher's project is going to be very beneficial to Wind River Biomass LLC to get going. Other businesses, such as greenhouse operators, want to see the biomass facility up and running before becoming customers, but are in a "Catch 22" situation—they need customers to get going.

Commissioner Kingston repeated that he has serious reservations about completing a lease without having the agreement with the County finalized. Commissioner Breeding pointed out that agreeing to move forward with lease negotiations is not the end; there is a lot of work to be done, this is not the last stop, and the Port can still hear from the Stabler community next week; we can then figure out ways to best address their concerns. She noted it would be a lot of jobs and would raise the median wage of the County.

Commissioner Collins said he does not support cannabis use, saying this is all about money and there is no discussion on its harmful effects on children and adults who abuse it. He said he thinks the residents who voted to approve I-502 were only voting to make it less of a criminal offense; he does not believe the jobs would be the highest paying jobs in the County, and he is still concerned about the Federal government and concerned about our society. He said he could support it if it was strictly for medical reasons.

*---MOTION--- Commissioner Kingston moved to **authorize John McSherry to move forward with lease negotiations with Cowlitz Investments for facilities at Wind River Business Park, Hemlock/Stabler, Washington.** Commissioner Breeding seconded; the motion carried. Commissioners Kingston and Breeding voted yes; Commissioner Collins voted no.*

Commissioner Collins asked if the Port will approve *any* business now who wants to grow cannabis. The process for vetting businesses to lease to was discussed. Ken discussed the partnership agreement that is being negotiated with Skamania County; he explained the County will deed the entire site into the partnership, and there will be an operating agreement with an appointed Manager (the Port).

Don Fisher reiterated that his company will be a good citizen and neighbor; some of his existing employees will be moving to the area, and he said he can assure the community that it will be a mutually beneficial arrangement.

The Commission decided that Commissioner Collins will meet with John tomorrow to review his Personal Improvement Plan; he said the Commission will decide what to do with his compensation when he returns from vacation.

The Commission decided to set the meeting time at 4:30 pm for the next regular meeting since it will adjourn to join the Stabler Community Council meeting, which starts at 6:30 pm.

Executive Session: Commissioner Kingston called for an Executive Session with the Commission, John McSherry, and Ken Woodrich, from 7:15 pm to 8:00 pm for 45 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, and again from 8:02 pm to 8:17 pm for 15 minutes, including the Commission and Ken Woodrich, 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.

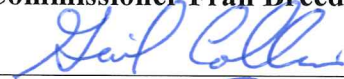
Adjournment: The Chairperson adjourned the meeting at 8:17 pm

Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners is January 12, 2016 at 4:30 pm (late start) at the Port office conference room: 212 SW Cascade Avenue, Stevenson, Washington.

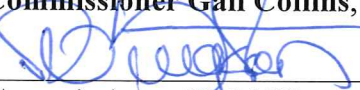
APPROVED BY:



Commissioner Fran Breeding, Secretary (District 1)



Commissioner Gail Collins, President (District 2)



Commissioner Todd Kingston, President (District 3)

ATTEST:



Julie Mayfield, Executive Assistant