

PORT OF THE DALLES COMMISSION
Regular Meeting Minutes
November 18, 2009

The Regular Meeting of the Port Commissioners was called to order by President Mike Courtney at 7:00PM.

ROLL CALL

Present: Mike Courtney, Bob McFadden, Ken Farner, Kristi McCavic, Rod Runyon

Staff: Andrea Klaas, Executive Director, Angie Wilson, Bookkeeper; Bill Dick, Port Attorney;

Guests: Brad Wiley; Jeff Kaser; Ron Schmidt; David Griffith; Carina Schmidt; Dean Cameron; Mike Zingg

Kristi McCavic led the Pledge of Allegiance.

AGENDA CORRECTIONS or ADDITIONS

None at this time

PORT CALENDAR/EVENTS

Andrea Klaas reviewed the November and December, 2009 calendars.

INTRODUCTIONS

None

VISITOR'S BUSINESS

Dean Cameron updated the Commission on the Riverfront Assets projects. At this time he is looking for tenants and financing. Tenneson is still committed to building on the Port but due to losses incurred with a 1031 exchange financing is an issue for them as well. They are also looking at downsizing the initial building design from 13,000sqft to 3,000-5,000sqft. M. Courtney asked about Dean building in Hood River and the remaining 5 lots here in The Dalles. Dean said that it was a different project in Hood River, medical offices, and that he was able to have one of the doctors be a partner so they were able to get owner occupied financing. B. McFadden asked about parking on the Riverfront Asset parcel. Dean said that if a building needed more parking then they could take out the center building pad and add more. There are CC&Rs in place that assign parking to the building sites. Dean added that right now owner occupied buildings are really the only ones getting financing.

Mike Zingg said that Design Structures is working with the State of Oregon to build a facility to house the Department of Human Services. It will be a 10,000sqft building next to the oral surgeon. Approx. 35 people will be working there. The DHS is currently located in the Annex building owned by the City. Earlier this year they were notified that they would need to move and they have been working with the Port and a number of

realtors in the area to find an existing facility to move into. Since they were unable to find an existing location they are now looking at a new building. B. McFadden offered that if the project needed bridge financing that maybe the Port could assist and asked Mike to stay in touch as the project moved forward.

MEETING MINUTES

MOTION: Commissioner McFadden made a motion to approve the October 14, 2009 with the correction of the motion to pay off the OIB loan "*seconded by McFadden*" . Second by Commissioner McCavic. Motion passed unanimously.

FINANCIALS

Andrea Klaas and Angie Wilson provided the Commission with a summary of the October, 2009 financials. Angie will be scheduling a meeting with Nate, Farner, McCavic and Klaas to review how Quickbooks is being set up and answer questions that may be addressed in the audit.

Andrea reported that the audit will be starting next month.

STAFF REPORT

Interchange Area Management Plan - Andrea Klaas provided the Commission with a summary of the proposed plan. Which ever plan is adopted there will be a number of property owners that will be affected.

Long Term Debt - Andrea Klaas a resolution to adopt a supplemental budget is needed for this and will be noticed for the December meeting.

MIDCO - Jeff Kaser requested permission from the Port, as landlord, to build two 105' diameter grain bins; a variance from the 55' height allowed in the Port's PCs to 111' 3 1/16" also for the grain bins and a variance to allow building within 10' of the setback (PCs require 25'). They also need access from the west corner for cranes and would like to leave that area open with no landscaping. They are also requesting a property vacation from the City of 10' so they will effectively have 20' of landscaped area.

MOTION: Commissioner McFadden made a motion to approve the request from MIDCO to build the new bins and grant the variance for the setback and height. Second by Commissioner McCavic. Motion passed unanimously.

MOTION: Commissioner McFadden made a motion to support the vacation of property and instruct the Executive Director to sign the property vacation request. Second by Commissioner Farner. Motion passed unanimously.

Port Variance Request Policy – This will be added to the January work session items.

RARE Update – Although Nora was not able to join us for the meeting, she did leave some examples of website layouts for the Commissioners to look at. There will be more discussion about this at next month’s meeting and the work session.

Marina Update – Kathy was also unable to join the meeting so the report was limited to what was included in the packet. McFadden asked about the numbers on the boathouses and Klaas responded that most, if not all boathouses now do have numbers. McFadden also suggested that we talk to other marinas about their water systems to see if there is a way to improve on what we have.

Reports of Committees:

Urban Renewal- Commissioner Farner – Things are happening! Sunshine Flour mill is underway and the bottling equipment is installed and the product is being distributed at Wholefoods and 4 Seasons. The Design for the Third Street street-scape is close to being completed. Work on the festival space on First Street will start and the Commercial boat dock has funding in hand.

Chamber of Commerce – Commissioner McFadden reported that there are 2 new staff at the Chamber and The Dalles hosted the Oregon Entrepreneur Network pub-talk and 70+ people attended. The largest turnout they’ve had in the Gorge.

Wasco EDC – Andrea Klaas reported that the Commission and a few guests took a road trip around Wasco County to many of the small, outlying communities. In each community the same 3 issues were mentioned: water system issues, no jobs and population decreasing.

6. FYI Items:

Local Government Report

BPA Journal

INTO EXECUTIVE SESSION 8:30PM

EXECUTIVE SESSION *(as allowed by ORS 192.660 (2) (e) (f) (h)) this may include discussion of real property transactions and privileged legal communication.*

*8:45pm Angie Wilson left meeting.

Back to Regular Session 9:45PM

MOTION: Commissioner Farner made a motion to grant the request by Crate’s Point Development to extend the note on Lot 5 for an additional 5 years and to modify the note and trust deed reducing the interest rate to 5% and direct legal counsel to prepare the proper paperwork. . Second by Commissioner McCavic. Motion passed unanimously.

COMMISSION CALL

none

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 9:50PM.

PORT OF THE DALLES:

ATTEST:

D.M. Courtney, President
Board of Commissioners

Rod Runyon, Secretary
Board of Commissioners

DATE APPROVED: 12/09/09

Prepared by: K. Norton