

**Port of Skamania County
Minutes of the
Board of Commissioners Meeting
May 27, 2008**

Call to Order: President Teitzel called the meeting to order at 4:00 p.m. with public comment open until 4:30 p.m.

Attendance: In attendance from the Port were Commissioner Judy Teitzel, Commissioner W.D. Truitt, Commissioner Tony Bolstad, Port Attorney Ken Woodrich, Port Manager John McSherry, Facilities Specialist Karl Wilkie, Port Auditor Monica Masco, Accounting Tech. Tina Tarani, and Administrative Assistant Julie Mayfield.

Visitors: Tania Farman, Carol Bolstad, Larry Boitano, Terry Schulz, and Kent Vaughters.

Public Comment:

Tania Farman of White Salmon presented her proposal to give private kiteboarding lessons at the Stevenson waterfront. She is currently working with Skamania County Parks & Recreation to offer lessons through their summer recreation program. Many details of siting and logistics would need to be worked out—she was primarily finding out if this would even be considered by the Port. After much discussion, the Commission agreed to discuss this further as New Business and respond to her in the next few weeks.

Larry Boitano, a private real estate developer and resident for 30 years from Vancouver, and Terry Schulz of Skamania presented their ideas for developing the Stevenson waterfront. Ideas included a mixed use including restaurant(s), boardwalk, open market, water sports store, music events area, etc. It was noted; previous waterfront development scenarios had difficulty finding enough land to accommodate parking. A discussion took place regarding following a public process for soliciting developers; the Port will likely have to enter into a public/private partnership in order to develop the waterfront—however, the Commission agreed that the Port has a duty to hold properties in Port ownership. All agreed that the marketing of such development should be directed toward those who currently use the waterfront and visitors, avoiding any “exclusive use” development scenarios. John will investigate how other Ports have used public/private partnerships in their waterfront development projects. Our in-progress Feasibility Study will be addressing a waterfront development scenario. John will connect Larry and Terry with FCS Group, who is conducting the study.

Kent Vaughters (the Crab Shack at the Old Saloon Building) requested that his annual CPI (4.2%) rent increase be dismissed for this year and asked for help to get directional signage to the waterfront from Highway 14. His assessment of this season’s slow start for his business is that the weather has slowed visitors, its an election year, fuel prices, and, mainly, customers are not aware that his business exists (because there is not enough signage for the waterfront)

and the Crab Shack is the only retail business on the waterfront. His efforts in working with the Department of Transportation (DOT) for improved signage have not been successful. John concluded the Crab Shack rent rate is on the high end, compared to other Port tenants. John and Karl have met with the City of Stevenson regarding placing waterfront directional signage in city right-of-ways. The Commission agreed that without raising his rent according to the CPI, his rate would be at the market rate for this area; his rent will remain the same, with no increase for 2008 only—the annual CPI increases will resume in year 2009. The Port will assist in communicating with the DOT for more signage for the Stevenson waterfront. Monica noted that the City of Stevenson is currently reviewing its signage standards.

---MOTION--- Commissioner Bolstad moved to approve a one-time rent adjustment to meet market rates for tenant Kent Vaughters/The Crab Shack. The rent will remain at \$850.37 with no CPI increase for 2008, beginning June 1st, 2008 Commissioner Truitt seconded the motion. The motion carried.

Commission President Teitzel closed the Public Comment at 5:30.

Meetings and Seminars:

- **Gater Creek “Business After Hours”** Commissioner Teitzel attended this event in Carson. She noted it was one of the most well attended events of its kind. Julie also attended the last half of the event.
- **WPPA Spring Meeting** Commissioner Teitzel attended this two-day event in Vancouver on May 14. John, Julie, Commissioner Truitt and Commissioner Bolstad attended this event on the second day, May 15, 2008. The sessions were very instructive and hearing from the other ports was very useful.
- **Port Tour** Commissioner Truitt and John toured all the Port’s facilities over two days, May 14 and May 19. They had an extended meeting with Terry Horn of H&H Eco Systems/H&H New Metals (H&H), tenants of the Evergreen Building in North Bonneville, on the 19th to discuss H&H’s tentative lease arrangement.
- **Outrigger Canoe Races** Karl met with planners for the Outrigger Canoe Races. This event will be part of the Gorge Games (July 17) and will be filmed and broadcast on Fox Sports.
- **Vancouver Fire Marshall** Karl met with the Fire Marshall of Clark County. Skamania County uses the services of Clark County when needed, since we do not have a Fire Marshall. The Clark County Fire Marshall inspected the Stevenson Industrial Building (tenant Molded Fiber Glass [MFG]) and the Tichenor Building (all tenants). Karl is expecting a letter delineating deficiencies in fire codes standards

Minutes Approval:

---MOTION--- Commissioner Truitt moved to approve the minutes of the May 13, 2008 regular meeting as written. Commissioner Bolstad seconded. The motion carried.

Voucher Approvals:

---MOTION--- Commissioner Bolstad moved to approve Pre-Issued General Fund Voucher Number 11148 through 11148 in the amount of \$3,309.40, dated May 20, 2008. Commissioner Truitt seconded. The motion carried.

---MOTION--- Commissioner Bolstad moved to approve General Fund Vouchers Numbered 11149 through 11180 in the amount of \$18,742.80, dated May 27, 2008. Commissioner Truitt seconded. The motion carried.

Administrative Approvals: The Commission authorized John McSherry to pursue a lease agreement, with current tenant Sawtooth Technologies, for storage space at the east end of the Rigging Loft/Red Barn area. Sawtooth will be storing equipment in this area. The rate will be \$75 per month and liability issues will be covered in the lease. Sawtooth will provide/construct a screening fence.

Staff Reports:

- **Financial Report:** Reported by Port Auditor Monica Masco.

Cash balance as of April 30, 2008: \$1,263,911.63. Total revenue for April was \$135,602.28 and expenditures were \$290,447.92: netting expenses over income for the month of \$154,845.64 (net loss), year-to-date netting expenses over income \$190,360.75 (net loss).

Old Business:

- **Update on Legal Description and Map of Port District Boundary:** Port Attorney Ken Woodrich discussed the status of the Port District Legal Description and map. A discussion followed.
- **Update on the Evergreen Building (Tenant H&H Eco Systems/H&H New Metals):** John and Commissioner Truitt met with Terry Horn of H&H on May 19 (during their Port Facilities tour) to discuss the status of H&H's lease. At this time, Terry Horn conveyed that H&H is trying to sell its business; the new owners may want to continue to lease the Evergreen Building. A discussion took place regarding who, which owner, will ultimately be responsible for the hazardous waste, if any, generated by the current owners of H&H. The potential new owner was unavailable to meet with John. The Commission agreed notice proceedings need to begin according to standards for tenants with rent arrears, since H&H is going on three months arrears and other tenants need space—the Commission directed John (and another

Commissioner or Peggy Bryan from the EDC) to meet again with Terry Horn to gage H&H company's future.

- **Discovery II North Bonneville Building:** John has given Slingshot Sports a Letter of Intent and a Contingency Agreement to lease space in the new building to be built in the Lewis & Clark Business Park.
- **Meeting with the Skamania County Commissioners:** The Port Commission needs to meet with the County Commission to discuss and formally request support for the Port's goals, in conjunction with the County's goals. John will set up the date to attend the County's Commission meeting or set up a workshop between the two commissions. The meeting must be publicized through publication or postings within the notification timeframe required.

New Business:

- **Kiteboarding Lessons at the Waterfront:** (See Public Comment above) After much discussion, the Commission decided to provide a license agreement with one Kiteboarding Lessons provider to operate at the Stevenson Waterfront. The opportunity will be advertised in the next few weeks. John will present to the Commission strategies from other ports for carrying out this mission, especially the Port of Hood River, since they have a similar situation on their waterfront.

It was determined that this will be an experimental phase, with the potential to end this program or add to it next season. Ken Woodrich pointed out there is a fine line between controlling and authorizing such activities—the Port should simply provide standards for authorization and not be controlling the activity. It was noted that “self teaching” and/or kites giving unofficial lessons to beginners in areas of high use is dangerous—there is a need for safe areas for lessons and to take beginners out of the high use areas. Commissioner Bolstad noted that the kiting community in general is getting the message out that beginners need to have professional lessons, or lessons in low-use areas that are safe for beginners. Discussion pointed out that the kiteboarding industry provides economic stimulation to our area that we need to continue to encourage.

Executive Session: Commissioner Teitzel called for an Executive Session at 6:30 pm for approximately 10 minutes per RCW 42.30.110 (b) To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price.

The Executive Session ended at 6:40 pm; no decisions were made. The regular meeting paused for a four-minute break.

The Commission directed John to pursue the counter offer the Port received for the acquisition of real estate.

Adjournment: The Chairperson adjourned the meeting at 8:05 pm.

Carol Bolstad and Tania Farman left the meeting at 4:33; Larry Boitano and Terry Schulz left at 5:30, Kent Vaughters left at 5:45; Monica Masco left at 6:00, Ken Woodrich left at 7:00.

Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners will be Tuesday June 10, 2008 at 4:00 p.m. at the Port office conference room 40 SW Cascade Avenue, Suite 70, Stevenson, WA.

APPROVED BY:

Commissioner Judy Teitzel, President

Commissioner Tony Bolstad, Vice-President

Commissioner W.D. Truitt, Secretary

ATTEST:

Julie Mayfield, Admin. Assistant