

**Port of Skamania County
Minutes of the Board Commissioners
August 16, 2022**

In attendance: Commissioner Kingston, Commissioner Broughton, Commissioner Taylor, Director Pat Albaugh (Zoom), Facilities Manager Doug Bill, Finance Manager Cindy Bradley, Attorney Ken Woodrich (Zoom), Auditor Monica Masco (Zoom), Minute Taker Wanda Scharfe

Guests: None

Call to Order: Commissioner Kingston called the meeting to order at 5:00 p.m.

Public Comment: None received

Consent Agenda: The following items were presented for Commissioner's approval. (Consent agenda items are intended to be passed by a single motion to approve all listed actions. If discussion of individual items is requested by a commissioner, that item should be removed from the consent agenda and considered separately after approval of the remaining consent agenda items.)

Approval of the Minutes

1. Regular Meeting – July 19, 2022

Voucher Approvals

2. Pre-Issued General Fund Vouchers \$65,218.59
Vouchers 21364--21386 (08-05-2022)
EFT Transaction #08/05/2022-01 THRU #08/05/2022-04
3. General Fund Vouchers \$150,314.76
Vouchers 21387--21402 (8/19/2022)
EFT Transaction #08/19/2022-01 THRU #08/19/2022-05

--MOTION-- Commissioner Broughton made a motion; Commissioner Taylor seconded the motion to approve the Consent Agenda Items 1 through 3. All voted in favor and the motion carried unanimously.

Commission & Staff Reports

Commissioner Report: Ray Broughton note the EDC has changed to a quarterly meeting format.

Executive Director Report: Pat Albaugh recapped the national Inland Waterway Users board meeting he was attending in Walla Walla. Port Representatives were in attendance as well as

representatives from the US Army Corps of Engineers, Pacific Northwest Waterways Association, cruise line industry, and barge operators. The potential waterfront developer received a list permitting items from the City of Stevenson. The developer has contracted PBS Engineering to assist with permitting requirements. The Port's Integrated Planning Grant will pay for some of the Port's tasks associated with the development. The grant program's purpose is to move underutilized public property to a developable stage. The Stevenson Downtown Association will contact the potential developer about preserving elements of the current building. We continue to explore funding and committed partners for the Cascade Business Park. The Stevenson boat launch area is becoming the busiest recreational spot on our waterfront. The annual insurance renewal was 15% more than last year and CPI increase may be near 9% which will place a large financial burden on Port tenants. The Commission directed staff to hold off on the scheduled September tenant insurance reimbursement increase. They want more time to discuss possible options to equitably ease the tenant's financial burden during this time of inflation. The topic will be revisited at the September Commission meeting.

Facilities Update: Doug Bill updated the Commission on the facility department projects and activities. He noted a lot of early a.m. activity; however, he had no recent vandalism incidents to report.

Finance Report: Cindy Bradley presented the financial reports. Notables were High One, LLC recent payments of \$20,000. The cruise lines have been contacted regarding their past due payment for the 2nd half of the yearly dockings. It was noted that the Coyote Ridge loan from the Washington Investment Board has been paid in full. The Preliminary Budget will be available September 15.

Attorney's Report: No Report

New Business:

Discovery Lease Amendment – High One LLC

Director Albaugh presented a request for an extension to the lease deadline to acquire permits. The City of North Bonneville Conditional Use Permit is in hand and the Cannabis Board permits have been processed. The next steps are a physical inspection and sign off. The Commissioner's consensus was to offer an extension of time but to increase the lease rate to the full rate starting in September and the lease would end on the month they are denied or extend on the month they are approved. Attorney Woodrich was directed to modify the lease amendment. Attorney Woodrich presented the revision.

--MOTION--Commissioner Broughton made a motion; Commissioner Taylor seconded, to approve amending the lease for High One LLC allowing for an extension of the August 31, 2022, deadline to October 31, 2022, to acquire all permits and licenses required to grow and operate as a Tier 3 cannabis grow and production facility at the full lease rate of \$12,684.00 plus Washington State Leasehold Excise Tax. In the event Lessee fails to obtain the Washington State Tier 3 cannabis grow and production facility license by October 31, 2022, this lease will terminate without further notice.

Data Center Site Proposal

Director Albaugh asked how the Commissioners felt about a data center in the Cascades Business Park. The Commission directed him to entertain proposals.

Adjourned: Meeting was adjourned at 6:03 p.m.

APPROVED BY:

Commissioner Ray Broughton, Vice President (District 1)

ATTEST: _____
Wanda Scharfe, Minutes Taker

Commissioner Jennifer Taylor, Secretary (District 2)

Commissioner Todd Kingston, President (District 3)

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