

**Port of Skamania County**  
**Minutes of the Board of Commissioners**  
**April 24, 2017**  
**Regular Meeting, 10:00am**

**In attendance:** Commissioners Gail Collins, Kevin Waters, and Todd Kingston, Attorney Ken Woodrich, Director Pat Albaugh, Financial Manager Fran Breeding, Minutes Taker Somer Meade, Bruce & Carrie Nissen, Karie Fagerness & Cindy Bradley (EDC Representatives), David Ryan (Ryan's Juice Co.), Eric Nerdlin (MCEDD).

**Call to Order:** Commissioner Collins called the meeting to order at 10:02am.

**Tenant Lease Compliance Discussion:**

Bruce Nissen gave Attorney Woodrich permission to proceed without consulting any attorney that may represent him. At this time, Bruce's attorney is not involved. Attorney Woodrich clarified the regulations and rules.

As presented by Director Albaugh and the Port Commission, this meeting was called with Bruce and Carrie to discuss three concerns:

1. The delinquent status of their account which resulted in a demand letter per the terms of their lease. Despite having a payment plan in place since last year, regular payments in the agreed upon amounts have not been paid.
2. The public complaints about the trash/debris and employee usage of the parking lot around LDB.
3. The renovations/tenant improvements that have begun when rent has not been paid in full, especially considering LDB has requested that the Port help fund some of these renovations.

In the discussion, Bruce and Carrie expressed their concerns which included:

1. The timing of the demand letter following a large payment towards their balance due.
2. The challenges they face as a business in sharing the parking lot with recreational vehicles which include problems for their delivery trucks and adversarial interactions with the kiteboarding community.
3. The lack of storage for the pallets and other inevitable manufacturing debris.

Director Albaugh promised to communicate better with the Port Commission about the ongoing concerns and communications with LDB. Finance Manager Breeding clarified that if LDB sticks to the current payment plan they will be current on September 18<sup>th</sup>, 2017. The Port Commission told Bruce that if they stick with the payment plan, they would be willing to discuss some financial assistance from the Port at the end of the year.

The Nissens agreed to review their current payment plan and propose any changes they see necessary. They will seek additional funding to move up their renovations for the tasting room and adjust employee parking accordingly. They will work to have the majority of the pallets removed by June 1<sup>st</sup>, 2017 and install privacy slatting to cover up the CO2 tank by July 1<sup>st</sup>, 2017. They will also work with a former employee to remove the trailers parked in the lot. LDB will also need to reconstruct the fence on the NE side to create an area for storage of the recyclables and ConEx. The Commission also recommended that

LDB consider adjusting their lease to pay rent over 8-9 months of the year to help avoid the crunch in the winter.

**Adjournment:** The Chairperson adjourned the meeting at 11:01am.

**Next Meeting:** The next scheduled meeting of the Board of Port Commissioners is May 16<sup>th</sup>, 2017 at 6:00pm at the Port office conference room: 212 SW Cascade Avenue. Stevenson, Washington.

**APPROVED BY:**

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**Commissioner Kevin Waters, Secretary (District 1)**

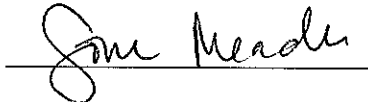


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**Commissioner Gail Collins, President (District 2)**



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**Commissioner Todd Kingston, Vice-President (District 3)**

**ATTEST:**



**Somer Meade, Minutes Taker**