



PORT OF TILLAMOOK BAY REGULAR BOARD MEETING MINUTES

Date: October 21, 2008 at 6:00 pm

APPROVED 2/17/09

1. The Meeting was called to order by Commissioner Dove.
2. Recognition of Persons present; Public Comment Period.
 - a. Commissioners: Jerry Dove, Ken Bell, John Ficher, Art Riedel, Absent: Joe Meyer.
 - b. Public: Gus Meyer, Ken O'Toole- Headlight Herald, John Gundlach-Garick, Dick Carr- Bunkers, Mike Oliver- TNAS, Georgine Beveridge, Randy Schild – School District # 9, Dr. McNeil, Vicki Goodman- VLG.
 - c. Employees: Michele Bradley, Jerry Everhart, Josh Balmer, John Lewis
 - d. Public Comment: No comment at this time.
3. Port Financial Report:

Michele gave a brief summary of the Port financials. Commissioner Dove questioned about triple reports on our job codes. Michele explained that Robert Van Borssum payroll was still on current financial and will be through December 2008.
4. Railroad Financial Report: Michele gave a brief update of the financials. The surplus Tamper was sold for \$25,000.00.

Commissioner Bell motioned for approval of financial reports for the Port and Railroad. Commissioner Riedel seconded the motion. Voted yes: Dove, Riedel, and Ficher, Bell. Motion passed.

5. Approval of Minutes from 06/17/08 and 7/15/08 regular meeting minutes.

Commissioner Dove motioned to approve meeting minutes as presented. Commissioner Riedel seconded the motion. Voted yes: Dove, Bell, Ficher, and Riedel. Motion passed.

6. Resort Report

Mr. Carr gave a brief update on the resort; he is currently working with the country to extend conditional use permits to January 15th, 2009, also asked the Port to consider.

Commissioner Riedel motioned to extend the escrow to January 15, 2009.
Commissioner Bell seconded the motion. Voted yes: Fisher, Riedel, Bell, Dove. Motion passed.

7. Railroad Division Reports
 - a. Reload at Banks: Josh Balmer gave a brief overview of potential reload at Banks.
 - b. Operations/FEMA Update: John Lewis gave a brief update on Step Creek and contracts with the contractors for Tunnel 25. The contracts have been signed. FEMA covers 75% of the costs. POTB will cover the remaining 25%.
 - c. Cedar at Tunnel 25: No update from Jacobs's brothers. Commissioner Dove suggested Michele to send a letter regarding returned check for cedar.
 - d. Banks Sellars Realignment: John Lewis gave an update on State and Sheldon issues.
 - e. Information: John Lewis gave an update on Latimer paving project and the State will be paying 100% of the costs to have a contractor install the new crossing.
8. Digester Update
 - a. Operations Update: John Gundlach from Garick gave an update on the digester operations. Fiber sales down due to the market; the market has been having negative effects on the nurseries. Gundlach also explained that the digester is having mechanical issues.
9. Airport Update
 - a. Operations Update: Availability of Hangars: Michele informed the board that there are two hangars available, almost at full capacity.
10. Industrial Park Status Report
 - a. Hangar B/FEMA Update (no action): Michele Bradley meet with OEM and Vicki Goodman to check status of work needed to be done. Hangar B storm repair is up for bid. The bidding for repairs is due November 10th, 2008. Walk through scheduled for October 30, 2008.
 - b. Site Certification Information (no action): The sites have been identified and the signs are waiting to be installed. Vicki Goodman gave an over view about the sites.
 - c. Log waste Site 1132 Extension (action required): Board came to an consensus for Michele Bradley to move ahead with Hampton log waste site.
11. Review and Discussion of Contract with VLG Consulting, and Authorization for Port Manager to sign contract

The board granted Michele Bradley rights to sign contract.

Commissioner Bell motioned to approve VLG Consulting contract and have Port Manager sign. Commissioner Riedel seconded. Voted yes: Bell, Riedel, Fisher, Dove. Motioned passed.

12. Discussion and of banking of Board Member meeting stipends
The board members came to a consensus for monthly payments to resume.

13. Lease Orders/Issues
- a. Clay McRoy – Airport Hangar # 35
 - b. John Barker- Airport Hangar # 13
 - c. Scott Browning- Airport Hangar # 9
 - d. Anthony Aldridge- Airport Hangar # 1
 - e. Noreen Bowden- Tillamook Air Tours Office

Commissioner Bell motioned to approve lease orders. Commissioner Riedel seconded the motion. Voted yes: Bell, Riedel, Dove, Ficher. Motion passed.

14. Review and Consideration of Request from Port Storage per Deed Restrictions to allow for manufacturing facility on the property
Michele gave a summery of Port storages proposal for Riverhouse to buy property from Port Storage.

Commissioner Riedel motioned not to allow Port Storage to sell property to Riverhouse. Commissioner Bell seconded the motion. Voted yes: Riedel, Bell. Fisher. Voted no, Dove. Motion passed.

15. **Executive Session per ORS 192.660 (2) (e), Real Property Transactions**
The Board entered an Executive session at 7:57 pm. Regular meeting resume at 8:45 pm.

16. Reports and Communication
- a. Wednesday, October 22, 2008 TLW meeting
 - b. OPPA Retreat in Salem
 - c. Meeting with Governor's Task Force and Senator Johnson in Portland, October 29, 2008

17. Commissioner Comment period

Meeting adjourned at 9:00 pm.