



## PORT OF TILLAMOOK BAY SPECIAL MEETING MINUTES

APPROVED 12/16/08

Date: September 12, 2008 at 2:00 pm

1. The Special Meeting was called to order by acting Board President Art Riedel at 2:09 pm.
2. Recognition of Persons Present:
  - a. Commissioners: Art Riedel, Jerry Dove, Ken Bell, John Ficher, Joe Meyer.
  - b. Public: Ken O'Toole- Headlight Herald.
  - c. Employees: Michele Bradley, Josh Balmer, Aaron Zorko.
3. Swearing in of New Commissioners
  - a. Commissioner Meyer and Commission Ficher were sworn in by Board President Art Riedel
4. Review and Consideration of Expenditure of Revenue from Property Sale
  - a. Michele Bradley presented to the board for review her recommendations of how to distribute the revenue from the recent property sale. The sale amount was \$362,019.98 which would be divided \$107,645 into the Port division and \$224,680 into the railroad division. There are two upcoming loan payments totaling over \$100,000 in the railroad. Also, Sheldon Oil would be paid off and auditor work from the prior fiscal year. The Port would have over \$60,000 in loan payments paid, banked commissioners stipends paid off, and legal and audit fees paid current.
  - b. Commissioner Meyer asked if it was legally possible to pay anything to the railroad from Port funds. Bradley responded that it is, and there is even a budgeted amount for transfers.
  - c. Bradley will provide current loan information at the next board meeting for review.

**Commissioner Ken Bell made a motion to use the revenues from the property sale as recommended by the interim general manager. The motion was seconded by Commissioner Jerry Dove. Voted yes: Dove, Riedel, Bell, Meyer and Ficher. Motion passed.**

5. Review and Consideration of General Manager Employment
  - a. (Bradley exited the meeting for a short time). The commission discussed the position of general manager.

**Commissioner Jerry Dove made a motion to convert Michele Bradley from Interim General Manager to General Manager of the Port of Tillamook Bay, effective 09/15/08**

**with all regular benefits at a salary of \$80,000 annually. Additionally, to grant a \$2,000 bonus for work completed in the prior two months as Interim General Manager and Office Administrator. The motion was seconded by Commissioner Ken Bell. Voted yes: Dove, Riedel, Bell, Meyer and Ficher. Motion passed.**

For the record, Commissioner Bell stated that the board would not offer Bradley a contract at this time and would review for contract in 6 months with an evaluation at the December board meeting.

Also discussed was the use of the prior manager's vehicle: was there a benefit of driving the Impala vs. collecting mileage in a personal vehicle? Commissioner Dove noted that mileage just seems to cover fuel, but the vehicle needs other maintenance (tires, oil, alignment, etc.). Commissioner Riedel thought that the board needed to sell the vehicle. Currently it is under loan combined with two other vehicles.

**Commissioner Jerry Dove made a motion to keep the Impala and give the general manager discretion of when the car can be used for port business. The motion was seconded by Commissioner Ken Bell. Voted yes: Dove, Bell and Ficher. Voted nay: Meyer and Riedel. Motion passed.**

6. Commissioner Comments
  - a. Commissioner Dove commented that there is an impression that the Port land is for sale and noted that the Erickson property is not bringing in any revenues to the Port.
  - b. Commissioner Meyer believes that the red-lined version of the Erickson property sale is unacceptable.

**Consensus by the board that all property sales are to be placed on hold at this time.**

7. Meeting Adjourned at 3:15