



**APPROVED 4/19/2016**

## **MINUTES**

**BOARD OF COMMISSIONERS**

**SPECIAL MEETING**

**WEDNESDAY MARCH 2, 2016 AT 1:00 PM.**

**POTB MAIN OFFICES – Conference Room  
4000 Blimp Boulevard, Tillamook, Oregon 97141**

1. Call to Order: Com. Young @ 1:00 p.m.  
Recognition of Persons Present: Commissioners Young; Lewis; Decker; Olsen and Mulder  
Port General Manager Michele Bradley; John Johnson; Margaret Amick  
Ross Holloway, Tillamook Forest Heritage Trust  
County Commissioner Bill Baertlein  
Mike Cohen, EDC and SBDC Director  
Gus Meyer; Chad Allen; Dick Nyseth  
Richard Obrist - Fairview Acres Dairy  
Garrett Anker; Case Anker – Ankeridge Dairy  
Bob White ; Barbara Johnson – PUD; Jessica Jung – OCSR; Brad Mosher – Headlight Herald; Patrick Critzer – TCCA; Rick Maddox – Martin Energy Group; David McCall – Tillamook County Public Works
2. Public Comment for Items Not on the Agenda - None
3. Update and Discussion on Salmonberry Trail – Ross Holloway, Tillamook Forest Heritage Trust; County Commissioner Bill Baertlein: Ross Holloway explained the structure of the IGA regarding the relegating of tasks between the groups belonging to the IGA. Fundraising has applied for several grants including TLT funds for facilities and marketing and has received several already. Com. Olsen asked about zoning problems and was told that in the areas where the rail bed is raised on rock above the bay zoning prohibits modifications. Also, portions of the trail that would cross highways may need to be rerouted. Bill Baertlein told the Board that progress is being made with the next step completing the Notice of Discontinuance to the Surface Transportation Board giving the IGA the responsibility to manage the Salmonberry Trail for an interim period. Com. Olsen asked for confirmation that the whole length of the rail line is owned by the Port. Ross Holloway said that was correct except for some minor sections on the west end. Com. Lewis asked Ross how the IGA would keep the S. T. funded once it opens. Ross explained the Trail will not be as developed the whole way as at the east end which would reduce the cost of maintenance. He said the IGA is also

working on establishing a trust to fund maintenance costs. Most of the track will be multiuse except for areas that cannot be made ADA accessible. Com. Young expressed his concern that there is some support for eliminating the rails to accommodate the Trail. The Board stated its position that the rail line will not be removed and that OCSR has a lease on a large portion.

4. Presentation on the Revolving Loan Fund and Update of the EDC - Mike Cohen, Economic Development Council and Small Business Development Center Director, reported his organizations' missions are to aid economic improvement in the community. They accomplish this by providing help with infrastructure; access to financial resources (including to a Revolving Loan Fund with \$300K available to qualified businesses); educational resources and assistance with navigating government regulations. EDC and SBDC can benefit the Port by assisting in finding businesses for tenants.
5. Discussion on Current Digester Issues **(Action)** – Manager: Michele Bradley reported on the progress since the last meeting. The Port has received the DEQ permit; the Oregon Legislature has renewed the Biomass Tax Credits at a lesser rate and the Port has been approached by two parties inquiring about taking over operating the Digester, including Richard Maddox of Martin Energy Group. His company wants to evaluate the Digester to see if they want to pursue taking over operations. Patrick Critzer presented a Letter of Intent from TCCA offering assistance in funding a feasibility study and covering operating losses for up to three months past the set shutdown date in conjunction with support from the dairy farmers and Zwald Transport.
6. Executive Session per ORS 192.660(2)(e) to discuss Legal Issues, if needed.  
Board entered Executive Session @ 2:05 p.m.  
Board reopened Regular Session @ 2:44 p.m.  
Patrick Critzer expanded on the proposal by TCCA. They would fund a feasibility study of the Digester using consultants from three sources educated on running digesters. They will be investigating options all the way from closing down, to having an outside party take over, to TCCA being involved in operations. The Board inquired about the relegation of the Biomass Tax Credits earned during the 90 day extension and Patrick proposed that TCCA use them in May 2017 to apply against the losses covered by them. Heather Taksdal said Zwald Trucking would discount their hauling fee by 25% during the 90 days. **Com. Olsen moved the Letter of Intent from TCCA be accepted. Com. Mulder seconded.** Com. Lewis felt the motion should be tabled in order to allow Martin Energy Group to evaluate the Digester. Maddox stated they can still perform the evaluation so Com. Lewis withdrew his objection. **Motion passed (5-0).**
7. Communications
  - i. Next Special Meeting – Tuesday, March 15, 2016 at 9:30 a.m. Southern Flow Corridor; Budget Update
  - ii. Next Regular Meeting – Tuesday, March 22, 2016 at 6:00 p.m.
8. Commissioner Comments: None
9. Adjournment: Com. Young @ 3:03 p.m.