

**Port of Hood River Commission  
Meeting Minutes of October 16, 2012 Regular Session  
Marina Center Boardroom  
5:00 P.M.**

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**THESE MINUTES ARE NOT OFFICIAL until approved by the Port Commission at the next regular meeting.**

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**Present:** Commissioners Jon Davies, Fred Duckwall, Brian Shortt, Hoby Streich; Attorney Jerry Jaques; from staff, Michael McElwee, Stephen Burdick, Fred Kowell, Mellissa Halseth and Liz Whitmore

**Absent:** Rich McBride

**Media:** Ben McCarty, Hood River News

**1. CALL TO ORDER:** President Jon Davies called the meeting to order at 5:02 p.m.

**a. Modifications, Additions to Agenda:** Move Naito Purchase & Sale Agreement to Executive Session under Real Estate; Add Accounts Payable to Jaques, Sharp, Sherrerd, FitzSimons & Ostrye; Naito Cable Park to remain in Discussion Items; add to Executive Session ORS 192.660(2)(h) Exempt Documents.

**2. PUBLIC COMMENT:** None.

**3. CONSENT AGENDA:**

- Approve Minutes of September 12, 2012 Public Testimony Meeting and October 2, 2012 Regular Session Meeting
- Approve Accounts Payable to Coburn Electric in the Amount of \$3,674.16 and Jeannette M. Launer, Attorney in the Amount of \$1,327.50 for a Total of \$5,001.66

**Motion:** Move to approve Consent Agenda

**Move:** Duckwall

**Second:** Shortt

**Vote:** **Aye:** Davies, Duckwall, McBride, Shortt and Streich

**MOTION CARRIED**

**4. Commissioner, Committee Reports:**

- Urban Renewal – Streich reported on the October 9 meeting. The agency filled two open positions on the committee after interviewing 4 people interested. After Babitz and Davies presented the alternate Nichols Basin concept, the consensus was to have the Port Executive Director and the City Manager work out the process.
- PNWA Conference – Shortt reported on the October 9-11 conference. There was a lot of discussion about liquid natural gas and coal. Shortt touched base with elected official staffers regarding funding for bridge replacement.

**5. DIRECTOR'S REPORT:** McElwee highlighted the following areas:

- Schedule – There was consensus to move the schedule of the next three meetings to November 6, November 27, Fall Planning December 11 and December 18 will remain as scheduled.
- Staff & Administration – A proposal has been prepared for two lead toll collectors, a man and a woman.
- Waterfront Recreation – The Kiteboard/Windsurfing/SUP RFP committee is being finalized.
- Waterfront Development – The Lot 3 DDA is expected to close by the end of the week.
- Airport – K & E Excavation are finishing the fall construction. Gates will be installed next week at the farm access road. Staff has submitted for re-imburement from the FAA.
- Bridge/Transportation – Painting will be resuming October 22 and is expected to be complete February 2013.

**6. REPORTS, PRESENTATIONS AND DISCUSSION ITEMS:**

- Bicycle/Pedestrian Bridge Study – David McCurry, HNTB gave a presentation on the study they completed. The intent of the study was to evaluate the addition of a bicycle/pedestrian path to the existing bridge. This would cost approximately \$10 million pending further feasibility evaluation. McCurry said the path would need to be structurally supported by the existing bridge and there is limited reserve capacity of the steel trusses. Staff will post the study on the Port's website.
- Nichols Basin Planning/Next Steps – Bob Naito, Naito Development, gave an update on his hotel/commercial building project. The Friends of the Waterfront has asked for a confidentiality agreement before they will discuss their terms. Naito said he couldn't guarantee funding would still be available if the project is delayed. Naito will be applying for tax abatement for 5 years on the hotel, but will pay taxes on the commercial property upon occupancy.

Brent Foster, Friends of the Waterfront, spoke to the Commission about negotiating a settlement with Naito Development. Foster explained that if there is a chance for settlement there needs to be a confidentiality agreement between the parties. He encourages the Port and City to have representation present in these negotiations.

Q: What are the key issues that need to be resolved to move the project forward?

A: 1) The public path in front of the Commercial building is not over a private deck.

2) Concerns of storm water from the parking lot.

3) There is a setback of 75 feet from the water.

Foster explained that a federal or state agency decision can always be challenged. Foster asked that the Port be involved in negotiations. Legal counsel will review ability to participate.

Arthur Babitz, City of Hood River Mayor, informed the Commission that the City is required by statute to move forward with the cable park appeal application.

The Commission directed staff to move forward with the Basin Plan proposal by Babitz and Davies and amend the Group Mackenzie contract to complete the Lot #1 Concept Plan alternatives and cost estimates.

**Motion:** Move to Approve Amendment to Personal Services Contract with Group Mackenzie for Planning and Design Services Necessary for TE-OBPAC Grant Application Not to Exceed \$35,000 Plus Reasonable Reimbursable Expenses.

**Move:** Duckwall

**Second:** Streich

**Vote:** **Aye:** Davies, Duckwall, McBride, Shortt and Streich

**MOTION CARRIED**

## 7. ACTION ITEMS:

**a) Authorize Staff to Execute a Contract with Contractor Submitting the Lowest Quote for Demolition and Alternates in the Maritime Building:** Staff expects quotes within the next 5 days.

**Motion:** Move to Authorize Staff to Execute a Contract with Contractor Submitting the Lowest Quote for Demolition and Alternates in the Maritime Building

**Move:** Streich

**Second:** Shortt

**Vote:** **Aye:** Davies, Duckwall, McBride, Shortt and Streich

**MOTION CARRIED**

**b) Authorize Contract with Tinman Heating to Reconfigure Heating System in the Maritime Building Not To Exceed \$4,900:** To remove and reconfigure the existing heating system and install a new heating system.

**Motion:** Move to Authorize Contract with Tinman Heating to Reconfigure Heating System in the Maritime Building Not To Exceed \$4,900

**Move:** Duckwall

**Second:** Streich

**Vote:** **Aye:** Davies, Duckwall, McBride, Shortt and Streich

**MOTION CARRIED**

**c) Approve Purchase and Sale Agreement with Naito Development, LLC for Interstate 84 Parcel:**

**MOTION MOVED TO EXECUTIVE SESSION**

**d) Approve Agreement with Hood River Juice Company for Parking at the Expo:**

This is a 6-month parking agreement in the SE corner of the Expo parking lot. The Executive Director has discretion as to whether to extend it another 6-month term. There is no near term need from current Expo tenants.

**Motion:** Move to Approve Agreement with Hood River Juice Company for Parking at the Expo

**Move:** Streich

**Second:** Duckwall

**Vote:** **Aye:** Davies, Duckwall, McBride, Shortt and Streich

**MOTION CARRIED**

**e) Endorse the Proposal by the Oregon Public Ports Association entitled "How to Achieve Consensus for Funding Port Projects":** OPPA and OBDD are preparing to seek capital funding allocation for Oregon ports during the 2013 legislative session. OPPA has prepared a summary of a process where ports would submit capital projects for evaluation and priority ranking. OPPA is seeking an acknowledgement from all members that they will support the evaluation process.

**Motion:** Move to Endorse the Proposal by the Oregon Public Ports Association entitled "How to Achieve Consensus For Funding Port Projects"

**Move:** Shortt

**Second:** Streich

**Vote:** **Aye:** Davies, Duckwall, McBride, Shortt and Streich

**MOTION CARRIED**

**f) Approve Accounts Payable to Jaques, Sharp, Sherrerd, FitzSimons & Ostrye in the Amount of \$10,551:** None.

**Motion:** Move to Approve Accounts Payable to Jaques, Sharp, Sherrerd, FitzSimons & Ostrye in the Amount of \$10,551

**Move:** Duckwall

**Second:** Streich

**Vote:** **Aye:** Davies, Duckwall, McBride, Shortt and Streich

**MOTION CARRIED**

**8. COMMISSION CALL:** Streich inquired as to why we have someone permanently anchoring outside of the Marina. The waters outside of the Marina are governed by the Oregon State Marine Board. Davies provided written notes on his cable park trip. McElwee mentioned that a church youth group was interested in camping on the small island at the Hook. The organizer will be assessing the island.

**9. EXECUTIVE SESSION:** Regular Session was recessed at 7:02 p.m. and the Commission was called into Executive Session under ORS 192.660(2)(e) Real Property and ORS 192.660(2)(h) Legal Counsel. The Commission was called back into Regular Session at 8:03 p.m. The following action was a result of Executive Session.

**Motion:** Move to Approve Purchase and Sale Agreement with Naito Development, LLC for two parcels near I-84.

**Move:** Duckwall

**Second:** Streich

**Vote: Aye:** Davies, Duckwall, McBride, Shortt and Streich

**MOTION CARRIED**

**10. ADJOURN:** President Davies adjourned the meeting at 8:04 p.m.

Respectfully submitted,

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Mellissa Halseth

ATTEST:

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Jon Davies, President, Port Commission

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Rich McBride, Secretary, Port Commission