



APPROVED 11-17-2009

**MINUTES
OF THE
BOARD OF COMMISSIONERS
MEETING**

HELD ON

**Friday, October 9, 2009
3:00 p.m.**

and reconvening on

**Monday, October 12, 2009
4:00 p.m.**

AT

**Port of Tillamook Bay
4000 Blimp Boulevard
Tillamook, Oregon**

1. Call to Order

Board President Jerry Dove called the meeting to order at 6:00 p.m.

2. Recognition of Persons Present

Commissioners: Jerry Dove (President); Ken Bell (Vice President); John Ficher (Secretary); Arthur Riedel (Treasurer); and Jim Young (Commissioner).

Staff: Michele Bradley (General Manager); and Aaron Palter (Project Coordinator).

Public: Georgine Beveridge; Gus Meyer.

3. Public Comment

There was no public comment.

4. Commission and Staff Tour of Port of Tillamook Bay Industrial Park Property

(Whereupon those present went on a tour of the Port's Industrial Park at the hour of 3:05 p.m.)

(Commissioner Riedel joined the tour at 3:15 p.m.)

(The tour was concluded at the hour of 5:32 p.m. and the meeting reconvened in the Jack Madison room at this time.)

A discussion was held about rescheduling the meeting to conclude another day due to the time.

(Whereupon the meeting was adjourned at this time to be reconvened on Monday, October 12, 2009, at 4:00 p.m.)

(Whereupon the meeting reconvened at the hour of 4:00 p.m. on Monday, October 12, 2009.)

5. Discussion of FEMA Alternate Projects

Commissioner Dove discussed Friday's tour of the Port's Industrial park and today's personal tour of the buildings. A lot of the Port's buildings are in very poor condition. Some of the buildings have concrete embedded asbestos and will need to be disposed of properly. Ms. Bradley said the Port has an employee who is certified in asbestos removal.

Commissioner Dove discussed the need to go through the FEMA Alternate project list item by item to confirm costs and to look at used versus new equipment.

Commissioner Bell discussed his concerns with the rail cars. A discussion was held on how best to dispose of the rail cars. This may be a matter for the Discontinuance of Service application. Discussions are ongoing with the attorney working on the application.

Ms. Bradley discussed the FEMA Alternate Projects list (attached) with the Board:

Section 1:

Road Improvement Project: This should be marketed as a beneficial project to the Port and Tillamook County.

Sewer Lagoon: The lagoon needs to be upgraded within eight to ten years. The project would include the enlargement and deepening of the lagoons.

Hangar B siding: Application of waterproofing coating to the structure to make it water tight and maintained for the next 15 years. Commissioner Bell said he has a problem with this project and cannot see doing it. He said the Port needs to start depreciating its assets. Commissioner Young asked what the dollar figure would get the Port. The application process was discussed. The historical and tourism significance of this structure was discussed.

Near Space: This project has become part of an overall Airport Business Park development project, following discussions with Oregon Business and Near Space. Near Space would become the anchor tenant for the new Park, geared towards attracting other aviation-related businesses to the Port.

Maintenance Equipment Purchase: This request would be made a part of each section, allowing for the placeholder in case monies are available.

Ms. Bradley asked the Board if they were okay with Section 1 as a whole. There was no objection.

Section 2:

IP Building Improvements: Commissioner Dove showed samples of the old Marie Mills building to the Board.

IP Improvement-Scales/Weigh Station: The Port owns one of the scales and may augment with another scale.

Technical Equipment Purchase: New equipment for Port operations.

Property Purchase – Third Parcel: The Port may seek to purchase a third parcel from the school district. Commissioner Dove discussed the Port's Third Street property and suggested getting rid of the depot building.

RV Park Improvements: Currently, no water/sewer services exist at the park. This would provide those services as well as construct bathrooms and laundry facilities. There was a brief discussion of the Port's water and sewer loop connection project which would run down Highway 101 towards the RV Park to establish connections.

Commissioner Dove discussed the statement of the airport zone tax exemption. This has been an historic exemption. He said staff should look into the effect of this on County taxes if development in this area is to proceed.

Commissioner Young discussed the long-term feel of the RV Park and its effect on surrounding businesses of this type should the project be fully developed. He said the Port needs to look at supply and demand and that we should not be in competition with other businesses in the County. Georgine Beveridge commented that the Port would attract more pilots with a fly-in/stay-over facility. Commissioner Dove added we need to make the airport something of a draw to the Port. Commissioner Bell said he would like to see everything over at the airport demolished and a new FBO and mechanic's business shop constructed. Ms. Bradley responded that this is the scope of the Airport project.

There being no further business, the Workshop adjourned at this time.