



APPROVED MINUTES (11-16-10)

SPECIAL MEETING MINUTES OF THE PORT OF TILLAMOOK BAY BOARD OF COMMISSIONERS

FRIDAY, NOVEMBER 5, 2010 AT 10:00 A.M. AT
PORT'S MAIN OFFICES
4000 BLIMP BOULEVARD,
TILLAMOOK, OREGON

1. Commissioner Dove called the Port of Tillamook Bay Board to Order at 10:02 a.m.
2. Recognition of Persons Present
 - a. Commissioners: Jerry Dove (President); Jim Young (Vice President); John Ficher (Secretary); Bill Baertlein (Treasurer); and Georgine Beveridge
 - b. Staff: Michele Bradley (General Manager); Karin Gitchel (Office Administrator); Aaron Palter (Project Coordinator)
 - c. Media: Samantha Swindler (Headlight Herald)
 - d. Public: Gus Meyer (Private Citizen)
3. Public Comment:
 - a. There was no public comment.
4. Discussion of Resolution 2010-2011 #4 Nunc Pro Tunc; Authorizing Signatories for the TLC Federal Credit Union Line of Credit Previously Authorized
 - a. Ms. Bradley provided the Board with an updated Resolution created to provide the correct signatories statement that was inadvertently missed on the first draft.
 - b. **ACTION: Commissioner Young moved to accept the motion of Port of Tillamook Bay Resolution 2010-2011 #4 Nunc Pro Tunc; Authorizing Signatories for the TLC Federal Credit Union Line of Credit Previously Authorized. Commissioner Beveridge seconded the motion. There was no further discussion. The Motion was carried by unanimous vote of all Commissioners present (5-0).**
5. FEMA Update
 - a. Revised IDP (Inadvertent Discovery Plan)
 - i. Mr. Palter provided the Board with an update that some elements of the IDP have been added via SHPO and that the plan will be updated for the Boards approval at a later date.
 - b. Conference Center Update
 - i. Mr. Palter provided the board with a review of the pricing difference of a conference center seating 200 or 400 persons. The Board was able to look at the square footage

difference. After discussion, Commissioner Baertlein recommended that POTB should look at a potential partnership with TBCC and that the decision of conference space is yet to be finalized.

- c. Pit/Hoist or lift for Port Shops:
 - i. After some discussion, the position of the Board, regardless of what the team says, is that there be a minimum of one pit and at minimum of one hoist put in to the Port Shops. Mr. Palter indicated he would pass this on to LRS and the team.
- d. Cost Estimates from LRS Architects:
 - i. Mr. Palter shared with the Board that the cost estimates will be delivered to POTB early next week, and that they were going to be reviewed during a meeting on Tuesday, November 9th, that is no longer a public meeting.
 - ii. Commissioner Dove requested that the Board have a special meeting to review the cost estimates as a team. After review of calendars, the Board agreed to meeting on Wednesday, November 10, 2010 at 10 a.m.

6. Next Meeting:

- a. While reviewing calendars, the Board confirmed that the next Regular Meeting will occur on November 16, 2010 and will begin with a budget hearing at 5 p.m., recess for a meal served and then start the Regular Board meeting at 6 p.m.
- b. Commissioner Young requested that the Board consider moving the December regular meeting from December 21 to December 14, in light of the holiday week events. The Board agreed and has moved their Regular Board Meeting to Tuesday, December 14, 2010 at 6 p.m.

7. Executive Session per ORS 192.660 (2) (f) to consider information or records that are exempt by law from public inspection.

- a. The Special Meeting recessed for Executive Session at 10:36 a.m.

8. EXECUTIVE SESSION

- a. The Board convened at 10:41 a.m. for executive session.
- b. The Board adjourned at 11:34 a.m. to return to regular session.

9. The Board was back in session at 11:35 a.m.

- a. Commissioner Dove stated that the Board coming out of executive session has authorized the Manager to continue with negotiations.

10. Discussion of Sterling Savings Bank Line of Credit

- a. The Board was made aware of changes and options to the current line of credit with Sterling Savings Bank. Ms. Bradley is working with the bank to coordinate an extension and will provide the Board with a resolution once this has been prepared.

11. Additional Business (if any)

- a. Due to an invitation of POTB Manager to participate on a committee, and because of the regularly scheduled meeting on November 16th, the Board agreed to cancel the Special Meeting scheduled for November 19th.

12. Public Comment

- a. There were no public comments.

13. Commissioner Comments

- a. There were no commissioner comments.

14. Commissioner Dove adjourned the Special Meeting at 11:51 a.m.