

**PORT OF ST. HELENS
DECEMBER 22, 2010
COLUMBIA CITY, OREGON 97018**

The Port of St. Helens held its Board meeting at 5:00 p.m., on Wednesday, December 22, 2010 at the Port Office, 100 E Street, Columbia City, Oregon with the following present:

Commissioners

Robert Keyser	President
Colleen DeShazer	Vice President (absent)
Mike Avent	2 nd Vice President
Terry Luttrell	Treasurer
Chris Iverson	Secretary

Staff

Paula Miranda	Deputy Exec. Director
Craig Allison	Property & Oper. Manager
Babette Heeffle	Finance Manager
Sydell Cotton	Executive Assistant

Guests

Shirley Parsons	S.I.A. Adv. Com.
Norm Jones	S.I.A. Adv. Com.
Ted Dvorak	S.I.A. Adv. Com.
Chuck Flynn	S.I.A. Adv. Com.
Keith Forsythe	S.I.A. Adv. Com.
Bruce Sone	ORPET

Legal Counsel

Robert Salisbury

The Port of St. Helens Board meeting was called to order at 5:03 p.m. by President Robert Keyser.

Consent Agenda

Terry Luttrell moved, Mike Avent seconded a motion to approve the December 8, 2010 minutes and bills as presented. Chris Iverson abstained from voting on item B approval of bills. Robert Keyser voted yes but declared a potential conflict of interest on a bill to Clatskanie River Inn he stated he has a financial interest in the company. Motion carried.

Unfinished Business

Item A

SCAPPOOSE BAY MARINE PARK UPDATE

Craig Allison reported Lower Columbia Engineering has met with DSL representatives and received favorable advise from them. DLS has recommend that the project be broke down into two phases. The first being the finger piers on C dock, the extended cover on D dock as well as the restroom. The second being the E dock fingers and the extension of the transient dock. Craig has tentatively given Lower Columbia Engineering the go ahead to begin the process with phase two notifications to DSL. Craig said by having the project staggered this will give them the opportunity to look at the costs involved relative to what the Port has to spend.

Mike and Rocky continue with their ongoing repair work, which involves working inside on the D dock repairs. Chris Iverson reported he will need to schedule time to meet with Colleen and Craig sometime after the first of the year to discuss prioritizing the list of repairs.

Work Session

Item A

SELECTION OF AIRPORT ADVISORY COMMITTEE MEMBER

The Commission interviewed two potential candidates for the open position on the Scappoose Industrial Airpark Advisory Committee, Dave Langford and Ron Reeves. They gave each of them the

opportunity to answer question and give a brief summary about themselves and their interest in the Scappoose Industrial Airpark.

The Commission, Staff and the Advisory Committee reached consensus to cancel the December 27, 2010 Airport Advisory Committee meeting.

Item B

RESOLUTION 2010-85

A RESOLUTION APPOINTING _____ TO THE SCAPPOOSE INDUSTRIAL AIRPARK ADVISORY COMMITTEE

Chris Iverson moved, Mike Avent seconded a motion to appoint Dave Langford to the Scappoose Industrial Airpark Advisory Committee and to encourage Ron Reeves to participate in meetings and be available to fill any future vacancies. Motion carried unanimously

New Business

Item A

ST. HELENS PROPERTIES STAFF REPORT

Craig Allison presented the Commission with a staff report with regards to St. Helens Properties past due account. The report gives a brief history on the account as well as a recommendation before proceeding to follow through with eviction and collection actions.

Item B

SHERPA AIRCRAFT STAFF REPORT

Craig Allison presented the Commission with a staff report with regards to Sherpa Aircraft's past due account. The report gives a status report on the account as well as a recommendation to identify alternatives for action to be considered at its next meeting.

Item C

APPROVAL OF 2011 BOARD MEETINGS

Chris Iverson moved, Terry Luttrell seconded a motion to approve the 2011 Commission meetings with changes to January 12, 2011 Commission meeting moving it to January 11, 2011 and cancelling March 23, 2011 Work Session. Motion carried unanimously.

Item D

RESOLUTION 2010-87

A RESOLUTION OF THE PORT OF ST. HELENS AUTHORIZING THE PORT TO CLOSE A PURCHASE AND SALE AGREEMENT WITH AERO INVESTMENT STRATEGIES LLC

Chris Iverson moved, Terry Luttrell seconded a motion to adopt Resolution 2010-87, authorizing a to close a purchase and sale agreement between the Port and Aero Investment Strategies, Inc. Chris Iverson, Terry Luttrell and Robert Keyser voted yes. Mike Avent voted no. Motion carried.

Item E

RESOLUTION 2010-88

A RESOLUTION TO ENTER INTO A LEASE WITH COMPOSITES UNLIMITED, INC

Chris Iverson moved, Terry Luttrell seconded a motion to adopt Resolution 2010-88, enter into lease with Composites Unlimited, Inc. Chris Iverson, Terry Luttrell and Robert Keyser voted yes. Mike Avent voted no. Motion carried.

Item F

RESOLUTION 2010-89

IGA/CONFIDENTIALITY AGREEMENT BETWEEN PORT OF ST. HELENS AND CITY OF CLATSKANIE

Terry Luttrell moved, Mike Avent seconded a motion to adopt Resolution 2010-89, IGA/Confidentiality agreement. Motion carried unanimously.

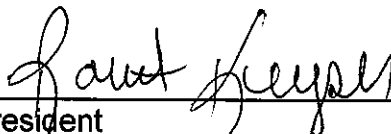
Mike Avent, moved Terry Luttrell seconded a motion to authorize the Deputy Executive Director and Legal Counsel to execute a proposal that protects the Port's interest and allows the ORPET project to move forward as well as authorize Paula Miranda to sign the documents. Motion carried unanimously.

The Commission reached a consensus to allow Paula Miranda to move forward with researching other grant opportunities related to the ORPET project.

Mike Avent moved, Terry Luttrell seconded a motion to authorize Commission and Staff to attend the Pacific Ports and the PNWA Mission to Washington DC conferences. Motion carried unanimously.

Chris Iverson moved, Terry Luttrell seconded a motion extending Paula Miranda's temporary position as Deputy Executive Director until February 28, 2011 with related compensation. Motion carried unanimously.

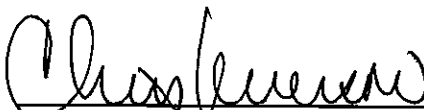
**THERE BEING NO FURTHER BUSINESS BEFORE THE COMMISSION THE MEETING
ADJOURNED AT 6:47 P.M.**



President

January 11, 2011

Date Commission Approved



Secretary

Exhibits to minutes are attached only to the original which can be examined at the Port Office, 100 E Street, Columbia City.