



PORT OF CHELAN COUNTY
Board of Commissioners
Meeting Minutes
238 Olds Station Rd, Suite A, Wenatchee, WA 98801
August 4th, 2011
8:30 am

Present: JC Baldwin, President
Michael H. Mackey, Vice President
Mark Urdahl, Executive Director
Pete Fraley, Legal Counsel
Monica Lough, Internal Auditor
Mike Armstrong, External Affairs Director
Laura Jaecks, CTC & Capital Projects Manager
Aimee Pope, Marketing & Communications Manager
Raylene Bradley, Property & Facilities Manager
Kathleen Knappert, Staff Assistant
Jon Eberle, Real Estate Consultant
Karen Kornher, Engineering Consultant

Others: Bruce Riekenberg, Pregis
Paula Dinius, WSU Extension
Jerry Litt, SCJ Alliance

Commission President JC Baldwin called the meeting to order at 8:30 am.

CONSENT AGENDA

The consent agenda was presented for consideration.

Motion No. 08-01-11
Moved By: Michael H. Mackey
Seconded by: JC Baldwin
To approve the consent agenda as presented including the minutes of the July 27th, 2011 regularly scheduled commission meeting and excused meeting absence for Commissioner Craig N. Larsen.

Motion carried unanimously.

PUBLIC COMMENT

No public comment.

ITEMS FROM COMMISSIONERS

Commissioner Mackey reported working with other ports in eastern Washington on a proposal to the WPPA to have a permanent representative in eastern Washington. He stated the objective is to have a representative more intimately involved with the eastern ports. Discussion ensued. Commissioner Baldwin reported the next WPPA Executive Committee Meeting will be held on September 8th.

Retreat Agenda Items

The Commission discussed possible retreat agenda items, which included:

- Employees' job descriptions and responsibilities
- Review of Port priorities and plans
- Prioritize capital spending
- State of the Port

Retreat dates will be discussed at the next regularly scheduled commission meeting.

JCB MHM CNL EA

PROPERTY MANAGER'S REPORT

Update from Pregis

Bruce Riekenberg, plant manager for Pregis and employee for 17 years, provided a business overview and review of the protective packaging products. He stated the company is currently held by the private equity company AEA Investors LP. Pregis' corporate office is located in Deerfield, Illinois. Riekenberg reported there are 13 plants in the United States. The nearest plant is in California, although there is a distribution center in Auburn, WA. Pregis products mainly serve 3 categories: agricultural, industrial, and reflective packaging. He stated they typically employ 13 to 15 individuals and the plant is generally operating 5 days per week, 24 hours per day. Most of the Wenatchee plant's business serves the Northwest region, Canada, and Pacific Rim countries. Approximately 4 to 10 trucks of finished product leave the area each day. Mark Urdahl stated Pregis is the only tenant to utilize rail transportation to receive materials. Riekenberg spoke about the pellets received by rail, which are then used to make the various products. He expressed the importance of hydroelectric power, considering all plant operations are powered by electricity. Riekenberg showed examples of products produced at other plants, such as foam packaging, cell bubble packaging, and corrugated Hexacomb® honeycomb pallets. Products manufactured here in the Wenatchee plant include bubble wrap, bubble wrap bags, bubble pad for topping fruit trays, and a metalized foil covered bubble product used as reflective insulation. Pregis also supplies specialized machinery to dispense many of their products.

Update on OSBP Landscaping Plan

Paula Dinius with WSU Extension presented two different landscaping options for Technology Way. Option 1 would consist primarily of a tree lined street with low growing plants in between. Option 2 would be an island concept, consisting of multiple islands or groupings of various plants and trees. Dinius reviewed possible species and color combinations. She reported soil and nutrient analyses were conducted. Results indicate the soil is very sandy and low in organic matter. It contains a low pH level and is low in nitrogen and organic matter. She also obtained a pesticides report which indicates some residual effect on the area, but stated it should be fine to plant by spring. Raylene Dowell stated if the Port chooses to pursue a landscape plan, current employees would be responsible for installation and maintenance. Dinius continued to review additional details of plan options as well as cost estimates, and discussion ensued.



DIRECTOR'S REPORT

Pybus Update

Mark Urdahl reported on a recent meeting with 2 individuals from the farmer's market. He emphasized discussions were intended for conceptual planning, not a commitment. Jon Eberle stated the farmer's market is typically a seasonal market. If the market were to move away from the official market association, they could also be an indoor, year round market. The market individuals believe there is a substantial interest in the community for a year round market offering items such as cheeses, meats, jams, jellies, and other homemade goods. Eberle also stated they see a demand for a commercial kitchen for demonstrations, chefs, and other events. He stated they also seek larger shaded areas for market visitors. Discussion ensued. Eberle reported Terry Johnson, with PKJB, will be producing a conceptual plan for the building and property, highlighting options for indoor, seasonal, and year round traffic.

Regular session recessed for a 10 minute break at 10:02 am.

Regular session reconvened at 10:10 am.

JCB  MHM  CNL EA

August 4th, 2011

Page 2 of 3

EXECUTIVE SESSION

Regular session recessed to an executive session at 10:10 am for 45 minutes to discuss real estate matters pursuant to RCW 42.30.110 (b and c). Final action on selling or leasing public property shall be taken in a meeting open to the public.

Regular session reconvened at 10:52 am.

No action taken.

Pybus Discussion Continued

Jon Eberle briefly discussed seasonal market needs and potential outdoor space required. Karen Kornher reviewed required improvements, such as utilities and storm water. It was reported the City of Wenatchee is applying for a TIB grant for Worthen Street improvements. Completing our improvements simultaneously could provide cost savings.

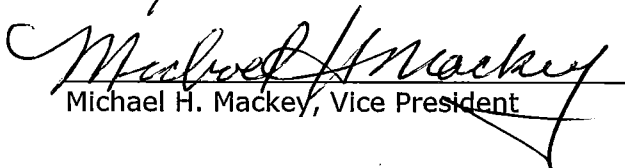
Meeting was adjourned at 11:00 am.

Signed and dated this 18th day of August, 2011.

PORT OF CHELAN COUNTY



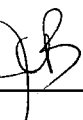

JC Baldwin, President



Michael H. Mackey, Vice President

Excused Absence

Craig N. Larsen, Secretary

JCB  MHM  CNL EA

August 4th, 2011