

MINUTES

PORT OF SIUSLAW COMMISSION MEETING
 Wednesday, 20 January 2016, 7:00pm
 Port Office, 100 Harbor Street, Florence OR 97439

Commissioners Attending: Ron Caputo, Terry Duman, Nancy Rickard, David Huntington, Mike Buckwald

Staff Attending: Dina McClure

Commission President Caputo called the meeting to order at 7:00pm

APPROVAL OF THE AGENDA – No changes were made

FINANCIALS: (7:00:40) **On the Motion, made by Commissioner Buckwald and seconded by Commissioner Rickard, the board voted unanimously to ratify bills in the amount of \$77,016.46.**

STATE OF THE PORT MESSAGE: (7:01:21) Message was read by President Caputo, (attached to these minutes).

OLD BUSINESS: none

NEW BUSINESS

1. **Update on Wilbur Property Negotiation:** (7:03:00) A press release was read by President Caputo, (attached to these minutes).
2. **Award Banking Services of Record for 2016-2018:** (7:06:17) Following a brief discussion regarding the three proposals and Merchant Services, President Caputo awarded the Banking Services of Record for 2016-18 to Banner Bank.

REPORTS (7:11:04)

Commissioner Caputo

- Has been busy with Wilbur property and new manager contract negotiations.
- Attended Senator Wyden's Town Hall and had an opportunity to bring the Siuslaw River jetties repair to his attention.

Commissioner Rickard

- Attended a PNWA phone conference at the port office, Senator Wyden's Town Hall in Florence, Senator Merkley's Town Hall in Coburg, Economic Development and City Council meetings.
- Attended a Main Street presentation. Main Street helps turn cities into tourist destinations by upgrading empty lots and buildings, increased landscaping, and installing public art.
- Port staff chose "Wild Thing" art for the Dancing with Sea Lions (attached).
- Is pleased the Wilbur property negotiations are moving forward. If the purchase takes place, the clam flats will be available to the public.

Manager

- The Audit for FY2014-15 is out in draft form and being reviewed.
- The city has begun work repairing the broken sidewalk near ICM.
- Six projects were submitted to Senators Wyden, Merkley, DeFazio, Roblan, and Rep McKeown for Water Resources Development Act 2016 consideration. Projects included jetty repair, river and marina dredging, wharf and bulkhead repair, and debris boom replacement.
- Steven Leskin, the new port manager, starts Feb 1.
- Attended several meetings with the Wilbur's negotiating the Earnest Money Agreement.

Commission President Caputo adjourned the regular meeting at 7:18pm to enter into Executive Session per ORS 192.660 (2) (e). Commissioner Caputo said the board would return to open session to take action if needed.

State of the Port

2015 found The Port of Siuslaw continuing its plan to increase revenue and cut back expenses. The port continues to be profitable which allows us to save funds for future projects. 2015 brought continued increases in occupancy in the RV Park of 11% and in the moorage basins of 16%.

Last year the Port upgraded the lighting in the Harbor street lot, built a new fish cleaning station, provided a location and the base for an artistic centerpiece at the board walk, and installed new Wi-Fi equipment in the RV Park and Marinas.

2015 also saw some staffing changes. The major change was the retirement of port manager Robert Forsythe, who had been with the port close to four years.

The port will continue to support recreational and commercial fishing and continue to seek out fishing related businesses to help improve our local economy.

Now that we are into 2016, we are looking forward to working with a new port manager to help keep our port the very best port on the coast. This last year the Port was once again very crabby, extremely fishy, and somewhat clammy.

Ron Caputo

President

Port of Siuslaw Commission

PRESS RELEASE

For Immediate Release

20 January 2016

Port Moves to Next Step in Acquiring Wilbur Property

The Port of Siuslaw is pleased to announce that it has successfully negotiated an earnest money agreement to purchase from Don Wilbur Ltd. the 51-ac parcel of land, including the tidal flats, at the confluence of the Siuslaw River and North Fork Siuslaw. This land has previously been used for marine industrial uses including dock building, tug and barge operations, boat repair and storage. The property also has a waterway lease from DSL for docks and boat moorage on the waterfront of the Siuslaw, and valuable deep water access to the ocean.

Working with the State Marine Board and other agencies, the Port plans to develop a public recreational facility that may include a boat launch at the new location at 5940 Hwy 126. Having an additional boat launch will relieve pressure on the current boat launch located on Harbor St. During periods of heavy use, boat trailers are often lined up for blocks along the streets surrounding the Port's launch site.

In the future, the Port may offer boat storage and parking, picnic tables, as well as public access to the clam flats which have been privately owned since before 1950. Although privately owned for decades (and posted 'No Trespassing' for liability reasons), many people have regularly dug clams there at low tides, and ODFW even has publicized the location as if it were publicly owned (<http://www.dfw.state.or.us/MRP/shellfish/maps/Siuslaw.asp>).

Over the next few months, the seller will provide a survey, legal lot verification and title insurance, and will work with the Port to allow the existing users to transfer their leases to the Port of Siuslaw, which will provide some rent income to offset the purchase. The billboard located on the northeast corner of the property will be retained by the seller, and is not a part of the agreement.

The Port is applying for financial assistance from state funding sources to conduct initial investigations to be sure that there are no unexpected risks from past industrial uses. Should any further work be recommended, the federal government is in favor of funding rehabilitation of historic industrial lands, as opposed to leaving old sites in their present condition and building on new sites. The Port will work with federal resources to resolve any environmental concerns and assure the public's protection before moving ahead with the purchase. This presents a win-win opportunity for the Port of Siuslaw, the public, the environment and the local economy.



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