

MINUTES

PORT OF SIUSLAW SPECIAL MEETING FOR PUBLIC INPUT

Wednesday, November 29, 2017, 5:00pm
100 Harbor Street, Florence, Oregon 97439

These Minutes were approved at the Regular Meeting on December 20, 2017

Commissioners Attending: Terry Duman, David Huntington, Nancy Rickard, Mike Buckwald, Bill Meyer

Staff Attending: Dina McClure, Interim Manager; Kelly Stewart, Interim Administrative Assistant, Amy Wilson, Office Assistant.

1. President Duman called the meeting to order at 5:00pm.

2. Public Comment:

1. Paul Floto suggested the Port get the PVIP property rezoned and divide it into smaller parcels to sell. Contractors could build four unit apartment buildings on the land. Floto suggested four units because they are cheaper and easier to finance than larger units. This would help the housing market be affordable. Floto suggested getting grants for low income housing. Duman said the Port is looking for a Realtor of Record to sell the property, but re-zoning is a problem.
2. Michelle Culwell would like to see the Port separate itself from the City of Florence, receive credit for its accomplishments, and liked McClure's idea for a Port of Siuslaw sign next to the Boardwalk. Culwell said she doesn't like the City referring to the Port as the City of Florence Waterfront District. Duman said that was just a name on paper. Culwell disagreed, saying the Port has the power to be separate, and not do what the City says. Rickard said the Port needs to comply with City permits. Culwell said the Port needs to get credit for being the Port.
3. David Swinney suggested all or a portion of the PVIP property become a Veterans Memorial Cemetery. Swinney said it's also prime property for housing. Swinney suggested the Port start over on the erosion and bulkhead projects and consult with a hydrologist. Duman said the Commissioners have discussed the project and are looking at all options.
4. Leo Jones said the Port should clean out the storage units and use them for storing boats at \$100 per boat, which could bring in approximately \$8K a month. Jones said the Port should also offer a service of backing RV's into sites for customers. Duman said there has been a lot of talk about the storage buildings and it will be addressed in the next five year strategic business plan. Meyer said the problem with having boats in the storage buildings is the rain buildup and sparrows living in the rafters. Meyer said there is a demand for storage but there needs to be improvements.
5. Karen Radtke said she is excited about the estuary trail going forward. Radtke said it's important to have commercial boats in the marina along with recreational boats. The boats add to the attraction of the Port.
6. William Menshaw said this is a coastal town with the Port controlling most of the waterway. Menshaw said the Port should focus on the needs of all travelers and not just RV's. RV's don't benefit the lower to

middle class travelers. Menshaw suggested less focus on parking lots and storage and more focus on prime waterfront real estate such as hotels. Menshaw said Florence needs more accommodations and there is no shortage of RV parks around. Many of the existing accommodations are 50 to 80 years old and need upgrading. Rickard said the City is in need of parking and our parking lots help. Menshaw mentioned interactive education attractions such as logging history and a museum. Duman said the Port doesn't want to be known as a campground only, and that is why we are asking for public input. Buckwald asked Menshaw if he would be willing to come back and work with the Port on his ideas.

7. Harlen Springer mentioned the art piece in Mariners Plaza and reminded the board that this was the first piece of public art the committee placed. Springer said the Port's strategic plan has a lot of projects in it resulting in too much to do and not enough resources. The plan needs to be narrowed down to what can realistically be accomplished. Regarding fishing, Springer agrees there might not be much the Port can do without the jetties being repaired. Springer suggested the Port focus more on recreation, houseboats, and live aboard boats. More boats add to the amenities, appearance, and helps the community with the housing problem. Springer said there has been a large community effort to get a craft brewery or winery in town. Springer said the project is in the strategic plan and the Port has the accommodations for it. Springer said there is a small group of people trying to get this done and the Port should work with them to get it done on Port property. Springer emphasized focusing on a few projects instead of a long list. Springer added the Port should be aggressive about raising rates during peak season.
8. Sue Jones said the Port adds so much to the City of Florence but people don't realize it. Jones said she liked McClure's idea of a sign on the Boardwalk. Jones said she also likes the idea of having liveaboards in the marina.
9. Pat Oliver said she likes the artwork in Mariners Plaza and suggested putting a welcome sign on the wood fence in the parking lot.
10. Pat Sapp said she didn't know much about the Port but came to the meeting because she heard the Port might want her building back. Meyer referred to Springer's comment about a brewery. Sapp said they considered doing a brewery but were told the lease was only for retail sales. Duman said the board was discussing a new lease with Sapp.
11. Megan Gerber said she'd like to see more collaboration between the Port and the Siuslaw Watershed Council. Gerber thanked Rickard for attending the Council meetings. Gerber spoke of noxious weed control and encouraged activities such as kayaking, sailing, and scuba lessons at the Port.
12. Larry Ferguson said the storage buildings are an ongoing expense for the Port. Ferguson said the Port is missing important links such as pull through RV sites, unused spaces on the waterfront, and underdeveloped sites that no one wants (C-Row). Ferguson suggested a surcharge for prime sites and hold special events in the Gazebo. Duman asked if Ferguson thinks the campground should be privatized or should the Port continue to run it. Ferguson said it should be put out for bid to be privatized, and look at business plan proposals. Meyer asked if private operators with long term leases make capital improvements. Ferguson said yes, they can also provide more services and be more active in campground management.

McClure said the next public input meeting will be January 3, 2018 at 5:00pm.

3. President Duman adjourned the meeting at 6:15pm.