

MINUTES
PORT OF SIUSLAW WORK SESSION
 Wednesday, December 20, 2017, 6:00pm
 100 Harbor Street, Florence, Oregon 97439

These Minutes were approved at the Regular Meeting on January 17, 2018.

Commissioners Attending: Terry Duman, Nancy Rickard, Bill Meyer

Absent: Mike Buckwald, David Huntington

Staff Attending: Dina McClure, Interim Manager; Kelly Stewart, Interim Administrative Assistant

Work Session: Realtor Presentations, Mo's building repairs.

1. President Duman called the meeting to order at 6:00pm.

2. Realtor Presentations:

- A.** Andy Johnson – Coldwell Banker: Johnson stated that 40 acres of bare land is tough to sell. Meyer asked what marketing avenues are available. Johnson said online searches that include sites for commercial properties are available. Rickard asked about changing the “shovel ready” status and selling smaller parcels. Duman asked if Johnson would charge a higher fee to help with that. Johnson said there would be no additional fee. Meyer asked if there is much competition for smaller plots. Johnson said very few and Duman agreed. Johnson said their commission would be 5-6%.
- B.** Tony Wells – Berkshire Hathaway: Wells agreed that bare land is harder to sell. Creating tax lots is tough but there are four to five tax lots there already. Wells talked about his companies experience and that he would be working with Del Phelps. He said the main problem is that Florence doesn't have the demographics or work force to support big companies. Wells stated that they would charge a 6% commission that is negotiable.

3. Mo's Building Repairs: McClure described the project phases:

- Phase 1: Replace exterior siding on west and south walls
- Phase 2: Replace cupolas (upper roof structures) and Mo's sign backboards.
- Phase 3: Remove and store two Mo's neon signs on the roof. Reinstall signs when new sign backboards are done.
- Phase 4: Replace fascia and ridge cap shingles.

McClure said four bids were received. The bids were higher than budgeted due to prevailing wage law. \$50,000 was budgeted for F/Y17-18. McClure recommended the following to stay within budget:

- Accept Lofy bid for Phase 1 \$20,748
- Accept Prater bid for Phase 4 \$7,132
- Add painting Mo's building for \$14,000
- Total \$41,880 plus the cost of permits

McClure recommended budgeting for Phases 2 & 3 next fiscal year.

John and Jean Murphy, from Coast Insurance, said it is necessary to require payment and performance bonds upon award of contracts. Bonds are approximately 3%. Meyer wanted to know what kind of exterior and trim material would be used and suggested we get clarification from the contractors.

President Duman adjourned the work session at 6:55pm.