

MINUTES

PORT OF SIUSLAW COMMISSION MEETING
 Wednesday, 18 November 2015, 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, Richard Dreiling, Jason Wagner

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

APPROVAL OF THE AGENDA – No changes were made.

PRESENTATION: Adapting to a Changing Climate, presented by Charlie Plybon, Oregon Policy Manager for Surfrider, and John Stevenson, Regional Extension Climate Specialist, OSU

FINANCIALS (7:27:12) On the Motion, made by Commissioner Rickard and seconded by Commissioner Buckwald, the board voted unanimously to ratify bills in the amount of \$96,189.78.

OLD BUSINESS (7:27:52)

1. Discuss Launch Fees & Parking Regulations: Jeff Hale presented the board with a memorandum titled “Marine Board Dollars and Fish and Wildlife Boat and Launch Activities” (attached to these minutes). Hale reviewed the document and said Newport and Charleston charge launch fees but no parking fees. Hale also said that ODFW is in favor of finding a second boat launch site and is not in favor of the Floating Restroom project.

NEW BUSINESS (7:34:00)

1. Berkshire Hathaway Realtor Report: Del Phelps read a report titled “Port of Siuslaw 2014 Surplus Property Progress Report” (attached to these minutes). Following the report, there was discussion regarding zoning options to attract developers and potential buyers to the 40 acre Pacific View Industrial Park property which is one of two “shovel ready” parcels in the state. Commissioner Buckwald requested a monthly report from Phelps.

REPORTS (7:47:40)

Commissioner Caputo

- Attended the State of the Coast meeting in Coos Bay

Commissioner Duman

- The Port should request disaster relief from the Governor’s office for commercial crab fishermen.

Commissioner Rickard

- In October, she attended an Economic Development, Florence Urban Renewal Agency, and Siuslaw Watershed Council meetings.
- In November, she attended two city council meetings, a Government Services Focus Group meeting, and Senator Roblan's visit to the port.
- On November 20, she plans to attend a Land & Sea Symposium sponsored by the Surfrider foundation, and on December 2, she plans to attend the next Siuslaw Watershed Council meeting in Mapleton.

Commissioner Buckwald: No report.

Commissioner Huntington: No report.

Commission President Caputo adjourned the regular meeting at 7:52pm to enter into Executive Session per ORS 192.660 (2) (a) and per ORS 192.660 (2) (e). Commissioner Caputo said the board would return to open session to take action if needed.

Commission President Caputo reopened the regular meeting 9:10pm.

Commissioner Caputo said the board was not able to agree on who to hire for the port manager position. Commissioner Rickard made a Motion to go through the process of asking for more applications, to publicize, and review current applications. Commissioner Caputo seconded the Motion. Following discussion, the board took a vote. Commissioners Rickard, Caputo, Buckwald, and Huntington voted yes. Commissioner Duman voted no.

Commission President Caputo adjourned the meeting at 9:15pm.

To: Port of Siuslaw Commissioners

From: Jeff Hale

Date: November 15, 2015

Subject: Marine Board Dollars and Fish and Wildlife Boat and Launch Activities.

The following information was obtained from: Marine Board, Jennifer Peterson, 503-378-2727 and Oregon Department of Fish and Wildlife, Newport, Oregon, Eric Schindler, 541-867-4741. Other contacts were Derick Wilson ext. 236 and John Spangler ext 224 1-265-8306 both with Oregon Fish and Wildlife in South Beach which oversees the Siuslaw River Basin.

The Port of Siuslaw receives \$15,500.00 a year from the Marine Board. This money comes from the Maintenance Assistance Program. This is to be used to help maintain the Main Launch and docks, the Transient dock by Mo's and the Mapleton dock and restroom.

This is a list of reductions if a launch fee was imposed.

\$0.00 to \$2.00 0% reduction in Marine Board Dollars

\$2.01 to \$3.00 a 15% reduction = \$2,325 yearly or \$193.75 a month

\$3.01 to \$4.00 a 40% reduction = \$6,200 yearly or \$516 a month

\$4.01 to \$5.00 a 75% reduction = \$11,625 yearly or \$968.75 a month

These figures and information was calculated from the Department of Fish and Wildlife on launched boats. This information was gathered starting June 19, 2015 and ending September 22, 2015. This also only covers 5 days a week and 8 to 9 hours a day. This also does not show hours before or after the fish checkers shift or days off.

Newport charges \$7.00 and Charelston charges \$5.00. Both have monthly/yearly passes at reduced rates.

Table X. Florence boat ramp and moorage daily activity, 2015 (Ocean Recreational Boat Survey, Oregon Department of Fish and Wildlife, Newport, Oregon).

Notes: 1) Late day (>16:00) additional launches not typically tracked. 2) Majority of launches typically from ramp, but a portion are from moored boats in the marina.

<u>Month</u>	<u>Day</u>	<u>Initial Trailer and Slip Count</u>	<u>Additional Launches</u>	<u>Total Boat Activity for Day</u>
June	19	1	3	4
June	20	4	3	7
June	21	4	11	15
June	22	0	6	6
June	25	27	6	33
June	26	7	5	12
June	27	7	12	19
June	28	10	16	26
June	29	9	11	20
July	2	3	13	16
July	3	11	18	29
July	4	7	24	31
July	5	4	14	18
July	6	2	9	11
July	7	2	9	11
July	10	10	8	18
July	11	23	14	37
July	12	23	29	52
July	13	14	8	22
July	16	0	12	12
July	17	5	14	19
July	18	6	10	16
July	19	5	9	14
July	20	4	8	12
July	21	7	5	12
July	24	16	19	35
July	25	40	4	44
July	26	20	10	30
July	27	10	7	17
July	30	2	13	15
July	31	8	21	29
August	1	13	22	35
August	2	15	21	36
August	3	2	17	19
August	6	11	12	23
August	7	11	17	28

August	8	62	25	87
August	9	44	28	72
August	10	25	22	47
August	11	25	26	51
August	14	17	35	52
August	15	49	33	82
August	16	49	25	74
August	17	29	29	58
August	20	20	17	37
August	21	29	16	45
August	22	67	25	92
August	23	49	35	84
August	24	45	16	61
August	27	39	29	68
August	28	57	27	84
August	29	16	9	25
August	30	42	39	81
August	31	50	14	64
September	1	40	26	66
September	4	52	28	80
September	5	98	32	130
September	6	115	36	151
September	7	149	29	178
September	8	56	33	89
September	11	82	36	118
September	12	100	28	128
September	13	98	35	133
September	14	55	20	75
September	17	45	26	71
September	18	80	45	125
September	19	110	35	145
September	20	70	43	113
September	21	75	32	107
September	22	80	12	92

PORT OF SIUSLAW
2014
SURPLUS PROPERTY
PROGRESS REPORT
AS OF 11/18/2015

BY
TONY WELLS & DEL PHELPS
BERKSHIRE HATHAWAY
HOME SERVICES NW.

REPORT NARITIVE

11/18/2015

Interim Manager McClure, Port Commissioners and Chairman Caputo.

In discussion and agreement with former Port Mgr. Forsythe, your Realtors of Record have focused their efforts on the properties that we felt would bring the most money to the port in the quickest way possible.

In our mind that would be the two groups referenced below.

1. Our highest effort has been placed on the 40 acre business park parcel and its connector to the river.
2. Our second highest effort has been placed on Rhododendron Dr. Waterfront 1 of 2 and 2 of 2, west of Sewer Plant.

I have had discussion with Don Saxon regarding the Miller's acre parcels. Mr. Saxon expressed that he had no interest in the Miller's acre parcels and stated that he owns some of the adjacent land claimed by the port. No more discussion yet.

I have had discussions with both Bay St. building owners where the port has two parcels on the river side of their ownership. One of the owners, Jack Butler, is in discussions with his realtor at this time. The other Bay St. Building owner, Carol Holcomb, adjacent to your second lot on her river side did not believe there were any lots in front of her, but did say she would look into it. I have not heard back from her, but do intend to follow up.

With regard to group #2, the Rhododendron Dr. Waterfront 1 of 2 and 2 of 2 lots.

•We seem to be in a standoff of sorts with the city up until just recently. When the last comp plan was done that area was designated as Waterfront Park and there is a street right of way between the two lots and properties next to Rhododendron drive.

- Planning has been resistant to a right of way vacation to facilitate the sale of right of way to adjacent owners and the sale of lots to adjacent owners.
 - On Friday 11/13, I called city to see if any further movement on discussions with port had been made since the former Port Mgr. has left.
 - I learned that a short discussion between a few city people and port people had occurred within the last week and that those two lots were discussed and that sale to the city would be the goal.
 - A change of leadership has fostered a change it seems.
- As of this Monday, Mrs. Packard has said that she wants to meet with Tony and I and discuss what to do about the two lots on the 23rd.

With regard to #1, the Business Park parcels.

- We have had what we thought were going to be successful sales twice.
- We have also have had an Arizona firm propose to buy the parcel contingent on the city allowing a portion of the parcel be rezoned to residential units. They did not get a favorable response from the city.
- I have questioned the planning department just a week ago as to whether I could bring in a continuous care complex, because of the employment it would create. It would use about 75% of the property. That would be the portion above the 45 foot elevation line.
- I have a questions out to the manufacturers of the equipment used in aquaponics farming who are on the east coast that sell the equipment used in aquaponics farming to see if they can connect me with any Farming operations there that would be interested in expanding or relocating to the west coast. No luck yet.
- I am currently in beginning discussions with the representative of a local entity that is seeking to expand its economic base. This discussion is based on aquaponics farming possibilities and profitability.

Prepared by Del Phelps