

AGENDA
PORT OF SIUSLAW COMMISSION MEETING
Wednesday, 16 December 2015
Port Office, 100 Harbor Street,
Lane County, Florence, OR 97439

CALL TO ORDER

7:00 pm

APPROVAL OF THE AGENDA

PRESENTATION: Dancing With Sea Lions Presented by Jennifer Conner, Florence Events Center, Marketing

REMARKS FROM CITIZENS/GROUPS

Use Sign-in Sheet on Counter...Limited to 5 minutes per speaker (15 minutes total)

REMONSTRANCE FROM THE COMMISSION

FINANCIALS

<u>Financial Statements:</u>	Ratify Bills Paid in November	\$121,370.18
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OLD BUSINESS

NEW BUSINESS

1. Consider Dancing With Sea Lions Project Donation

REPORTS President, Commission, Interim Manager

Close Regular Session

Open Executive Session

The Port of Siuslaw Board of Commissioners will meet in executive session per ORS 192.660(2)(e) to discuss real property transactions, and ORS 192.660 (2) (a) to discuss the employment of a port manager. The Board reserves the right to return to open session to take action if needed.

SCHEDULED MEETINGS

- Wednesday, 20 January 2016, Regular Commission Meeting, 7:00pm
- Wednesday, 17 February 2016, Regular Commission Meeting, 7:00pm
- Wednesday, 16 March 2016, Regular Commission Meeting, 7:00pm

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

MINUTES

PORT OF SIUSLAW SPECIAL MEETING
Wednesday, 25 November 2015, 7:00pm
Port Office, 100 Harbor Street, Florence OR 97439

Commissioners Attending: Ron Caputo, Nancy Rickard, and David Huntington

Staff Attending: Dina McClure

Commission President Caputo called the meeting to order at 3:00pm.

Purpose:

To discuss initiating a binding agreement with Don Wilbur Limited for the acquisition of the 51 acre Riverside Boat Yard property located east of the North Fork Bridge on Highway 126

1. Discuss the advantages of acquiring the Wilbur property:
 - Fits in well with port objectives (Strategic Business Plan)
 - Provides space to add a boat ramp and parking which would take pressure off existing boat ramp
 - Would allow public access to prime clamming beds
 - Has deep water access for industrial activity (i.e. barges)
 - Has opportunity for commercial leases that would provide income to the port
 - ODFW is interested in property and may have funding for blacktop and boat ramp
2. Discuss the concerns of acquiring the Wilbur property
 - Potential contamination from history of industrial activity
 - Taking on additional debt for five years
 - Need clarification regarding acreage (how much is tidal flats and estuary)
 - If ODFW buys some of the property, they won't allow commercial activity
3. Proposal of an Earnest Money Agreement would allow:
 - Port access to the property to perform on-site inspections.
 - Port access to copies of all leases and other documents related to rentals/leases covering the property.
 - An opportunity for the Port to investigate whether the property is suitable for the Port's plans (e.g., a boat ramp).
 - An opportunity to explore the financial side of the purchase.
 - Would give the Port between 2-3 months to perform these tasks before a purchase and sale agreement is executed.
 - If the Port decides to not go through with the negotiation of a purchase and sale agreement within the time period of the earnest money agreement, then the Port

can cancel the deal. In cancelling the deal, the Port would forfeit the earnest money payment to the sellers.

4. Vote to Approve the Proposal of an Earnest Money Agreement: On the Motion, made by Commissioner Rickard, and seconded by Commissioner Huntington, three commissioners in attendance voted in favor of entering into an Earnest Money Agreement with Don Wilbur, LTD, in the amount of \$3,000 and 60 days to perform inspections. A phone call was made to Commissioner Duman who agreed on the Agreement and conditions.

Commission President Caputo adjourned the meeting at 3:15pm.

**Port of Siuslaw
 Balance Sheet
 As of November 30, 2015**

	<u>Nov 30, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
1001 · SB Checking - General Fund	21,121.77
1003 · SB SAV - Capital Reserve	85,052.30
1005 · SB MMA - General Fund	476,436.93
1050 · SB MMA - ICM	5,043.45
1070 · Petty Cash	800.00
Total Checking/Savings	<u>588,454.45</u>
Other Current Assets	
1220 · Accounts Receivable	13,254.33
1499 · Undeposited Funds	721.50
Total Other Current Assets	<u>13,975.83</u>
Total Current Assets	<u>602,430.28</u>
TOTAL ASSETS	<u>602,430.28</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · *Accounts Payable	12,989.10
Total Accounts Payable	<u>12,989.10</u>
Credit Cards	
2021 · Port Credit Card 1	933.19
Total Credit Cards	<u>933.19</u>
Other Current Liabilities	
2030 · Deposits Held	8,590.00
2040 · Gift Certificates	-277.00
2045 · Unearned CG Revenue (Hercules)	98,442.08
2100 · Payroll Liabilities	-1,364.46
2150 · Payroll related Liabilites	18.86
Total Other Current Liabilities	<u>105,409.48</u>
Total Current Liabilities	<u>119,331.77</u>
Total Liabilities	119,331.77
Equity	
3000 · Opening Bal Equity	104,709.66
3900 · *Retained Earnings	120,502.99
Net Income	257,885.86
Total Equity	<u>483,098.51</u>
TOTAL LIABILITIES & EQUITY	<u>602,430.28</u>

**Port of Siuslaw
 Profit & Loss Budget Performance**

November 2015

				Nov 15	Jul - Nov 15	VARIANCE	Annual Budget
6068 · CG & Marina Software				0.00	0.00	5,500.00	5,500.00
Total 6060 · Operations Equipment				0.00	214.19	5,285.81	5,500.00
6170 · Marine Facilities							
6178 · Floating Restroom				0.00	325.56	124,674.44	125,000.00
6180 · West Basin Repairs				0.00	7,150.00	-7,150.00	0.00
6181 · Security Cameras/Gates				0.00	0.00	4,369.00	4,369.00
Total 6170 · Marine Facilities				0.00	7,475.56	121,893.44	129,369.00
6610 · Capital Reserve Future Exp's				0.00	0.00	15,000.00	15,000.00
Total 6000 · Capital Outlay				0.00	7,689.75	142,179.25	149,869.00
6700 · Contingency				0.00	0.00	100,000.00	100,000.00
7000 · Debt Service							
7215 · MNIF (Dredging) #524016				5,876.15	5,876.15	3.85	5,880.00
7216 · PRLF (MSLTD) #525186				0.00	23,199.86	23,200.14	46,400.00
7220 · PRLF (Nopal Devel) #520130				0.00	14,728.72	14,731.28	29,460.00
7225 · Banner Bank (PVIP) 1000214241				1,499.92	7,499.60	10,500.40	18,000.00
7230 · PRLF Loan (Wharf) #525196				7,424.94	14,849.88	15,100.12	29,950.00
7270 · SPWF (Bdwb Prj) L0004				15,961.07	15,961.07	8.93	15,970.00
Total 7000 · Debt Service				30,762.08	82,115.28	63,544.72	145,660.00
Total Expense				109,981.30	487,288.28	823,580.72	1,310,869.00
Net Income				115,348.82	259,970.19		250,000.00

Port of Siuslaw
Profit & Loss Prev Year Comparison
 July through November 2015

				Jul - Nov 15	Jul - Nov 14	\$ Change	% Change
Income							
4140 - Campground Revenue							
			4141 - RV Sites- Taxable	168,228.78	158,841.42	9,387.36	5.91%
			4142 - RV Sites -Non Taxable	67,143.84	65,663.02	1,480.82	2.26%
			4143 - RV Site - Add'l revenue	3,527.28	3,326.26	201.02	6.04%
			4144 - Transient Room Tax	16,319.62	15,410.03	909.59	5.9%
			4145 - Reservation Fees	14,780.72	12,295.87	2,484.85	20.21%
			4146 - Hercules Payments, CG office	0.00	97.50	-97.50	-100.0%
			4147 - Hercules Payments, Online	0.00	0.00	0.00	0.0%
			Total 4140 - Campground Revenue	270,000.24	255,634.10	14,366.14	5.62%
4150 - Leases							
			4151 - Building Lease - 1499 Bay St	5,750.00	5,750.00	0.00	0.0%
			4152 - Building Lease - 080A Harbor St	6,000.00	6,000.00	0.00	0.0%
			4153 - Wharf lease - ICM	20,649.50	20,649.50	0.00	0.0%
			4154 - Wharf lease - Mo's	42,091.00	38,890.30	3,200.70	8.23%
			4155 - Concessions	9,000.00	8,950.00	50.00	0.56%
			4156 - Docking Lease	0.00	604.20	-604.20	-100.0%
			Total 4150 - Leases	83,490.50	80,844.00	2,646.50	3.27%
4160 - Moorage							
			4162 - Commercial Moorage	8,835.95	6,157.89	2,678.06	43.49%
			4163 - Sport Moorage	52,565.14	41,716.39	10,848.75	26.01%
			4165 - Liveaboard Fees	560.02	665.72	-105.70	-15.88%
			Total 4160 - Moorage	61,961.11	48,540.00	13,421.11	27.65%
4170 - Storage							
			4171 - Outside storage	1,247.04	1,046.10	200.94	19.21%
			4172 - Indoor Storage	12,036.96	9,613.44	2,423.52	25.21%
			Total 4170 - Storage	13,284.00	10,659.54	2,624.46	24.62%
4190 - Marine Fuel							
			4191 - Diesel	2,709.68	5,620.83	-2,911.15	-51.79%
			4192 - Gas, Non-ethanol	44,499.23	47,713.78	-3,214.55	-6.74%
			Total 4190 - Marine Fuel	47,208.91	53,334.61	-6,125.70	-11.49%
4200 - Other Facility Income							
			4210 - Parking Income	12,126.89	10,709.35	1,417.54	13.24%
			4220 - Dump Station Fees	3,511.01	2,599.83	911.18	35.05%
			4230 - Gazebo Rental	175.00	50.00	125.00	250.0%
			4240 - Vending Sales				
			4241 - Car Wash	0.00	883.53	-883.53	-100.0%
			4242 - Boat Flush	951.70	666.25	285.45	42.84%
			4243 - Laundry	3,712.70	3,830.00	-117.30	-3.06%

Port of Siuslaw
Profit & Loss Prev Year Comparison
 July through November 2015

				Jul - Nov 15	Jul - Nov 14	\$ Change	% Change
			4244 · Soap/Bleach	134.00	177.00	-43.00	-24.29%
			4245 · Tidebooks	70.00	8.00	62.00	775.0%
			Total 4240 · Vending Sales	4,868.40	5,564.78	-696.38	-12.51%
			4250 · Forklift & Hoist	20.00	555.00	-535.00	-96.4%
			4251 · Port Labor	690.00	0.00	690.00	100.0%
			4252 · Seafood Seller Permits	200.00	75.00	125.00	166.67%
			4253 · Charter/Guide Permit	450.00	0.00	450.00	100.0%
			4270 · Retail Sales				
			4271 · Mugs	20.00	30.00	-10.00	-33.33%
			4272 · Clothing Sales	529.00	645.00	-116.00	-17.98%
			4273 · 2 Cycle Oil	75.00	75.00	0.00	0.0%
			4274 · Pins	58.00	48.00	10.00	20.83%
			4275 · LED Pocket lights	0.00	30.00	-30.00	-100.0%
			Total 4270 · Retail Sales	682.00	828.00	-146.00	-17.63%
			4300 · Cash Over/Short	23.66	-14.05	37.71	268.4%
			Total 4200 · Other Facility Income	22,746.96	20,367.91	2,379.05	11.68%
			4500 · Levied Taxes				
			4510 · Current Levied Taxes	170,956.62	168,125.14	2,831.48	1.68%
			4515 · State Forest Sales	4,624.27	57,239.21	-52,614.94	-91.92%
			4520 · Prior Years Levied Taxes	2,104.21	2,150.14	-45.93	-2.14%
			4525 · Levied Tax Interest	404.32	545.23	-140.91	-25.84%
			Total 4500 · Levied Taxes	178,089.42	228,059.72	-49,970.30	-21.91%
			4540 · Interest Income	72.14	273.82	-201.68	-73.65%
			4550 · Maintenance Assistance Program	15,500.00	15,900.00	-400.00	-2.52%
			4600 · Miscellaneous Income				
			4605 · NSF check service charge	60.00	0.00	60.00	100.0%
			4610 · Reimbursement Income	5,144.36	5,518.09	-373.73	-6.77%
			4615 · Late Fees	844.04	272.59	571.45	209.64%
			4625 · Other Income	6,068.99	140.41	5,928.58	4,222.34%
			4600 · Miscellaneous Income - Other	160.00	0.00	160.00	100.0%
			Total 4600 · Miscellaneous Income	12,277.39	5,931.09	6,346.30	107.0%
			4650 · Sale of Surplus Equipment	375.00	500.00	-125.00	-25.0%
			4840 · Grants				
			4841 · OR State Marine Board Grant	32,229.68	0.00	32,229.68	100.0%
			Total 4840 · Grants	32,229.68	0.00	32,229.68	100.0%
			Total Income	737,235.35	720,044.79	17,190.56	2.39%
			Gross Profit	737,235.35	720,044.79	17,190.56	2.39%

Port of Siuslaw
Profit & Loss Prev Year Comparison
 July through November 2015

				Jul - Nov 15	Jul - Nov 14	\$ Change	% Change
Expense							
5000 · Personal Services							
			5020 · Port Manager	38,444.67	27,615.37	10,829.30	39.22%
			5021 · Interim Port Manager	280.00	0.00	280.00	100.0%
			5030 · Administrative Assistant	15,588.36	15,581.23	7.13	0.05%
			5036 · Project Coordinator	10,753.60	9,786.72	966.88	9.88%
			5045 · Services Lead	3,592.35	0.00	3,592.35	100.0%
			5050 · Office Assistant	7,709.78	9,589.90	-1,880.12	-19.61%
			5060 · Campground Lead	0.00	8,304.33	-8,304.33	-100.0%
			5061 · Campground Staff	9,282.19	2,278.81	7,003.38	307.33%
			5065 · Fuel Attendant	2,337.00	3,010.94	-673.94	-22.38%
			5075 · Maintenance I Lead	17,651.96	16,762.32	889.64	5.31%
			5076 · Maintenance II	12,844.56	12,126.40	718.16	5.92%
			5077 · Maintenance III	11,704.25	11,159.28	544.97	4.88%
			5078 · Groundskeeper	6,250.38	10,955.56	-4,705.18	-42.95%
			5110 · Payroll taxes	12,108.55	12,793.68	-685.13	-5.36%
			5180 · Health Insurance	18,275.64	22,343.60	-4,067.96	-18.21%
			5181 · Life Insurance	77.40	541.20	-463.80	-85.7%
			5182 · Dental Insurance	1,665.00	1,859.21	-194.21	-10.45%
			5190 · Workers Compensation Insurance	7,608.76	9,126.28	-1,517.52	-16.63%
			5251 · Applicant Expenses	142.48	55.00	87.48	159.06%
			5275 · Compensated absences	410.72	303.12	107.60	35.5%
			Total 5000 · Personal Services	176,727.65	174,192.95	2,534.70	1.46%
5300 · Material and Services							
			5260 · Employee Training	765.00	155.90	609.10	390.7%
			5310 · Grant Expenses				
			5311 · Hiker Biker Advertising	0.00	1,330.00	-1,330.00	-100.0%
			5313 · Dredging Permit	2,819.00	0.00	2,819.00	100.0%
			5315 · STEP Fish Clean Station	0.00	400.00	-400.00	-100.0%
			Total 5310 · Grant Expenses	2,819.00	1,730.00	1,089.00	62.95%
			5340 · Advertising	5,986.19	8,812.21	-2,826.02	-32.07%
			5345 · Web Site	219.43	634.43	-415.00	-65.41%
			5350 · Office Supplies	555.83	1,870.05	-1,314.22	-70.28%
			5360 · Operation Supplies				
			5361 · Safety Supplies	1,539.43	603.52	935.91	155.08%
			5362 · Vehicle fuel	629.43	1,083.26	-453.83	-41.9%
			5360 · Operation Supplies - Other	4,921.83	5,216.68	-294.85	-5.65%
			Total 5360 · Operation Supplies	7,090.69	6,903.46	187.23	2.71%
			5370 · Marine Fuel				
			5371 · Non-ethanol Gas	32,342.76	38,483.74	-6,140.98	-15.96%

Port of Siuslaw
Profit & Loss Prev Year Comparison
 July through November 2015

				Jul - Nov 15	Jul - Nov 14	\$ Change	% Change
			5372 · Diesel	2,068.41	9,094.87	-7,026.46	-77.26%
			Total 5370 · Marine Fuel	34,411.17	47,578.61	-13,167.44	-27.68%
			5420 · Accounting Service	592.50	619.75	-27.25	-4.4%
			5430 · Legal Services	3,228.50	3,494.50	-266.00	-7.61%
			5435 · Legal Publications	0.00	361.27	-361.27	-100.0%
			5436 · Cost of Retail Items	681.10	373.20	307.90	82.5%
			5455 · Insurance Claims Paid	2,700.00	0.00	2,700.00	100.0%
			5470 · Contracted Services	4,243.22	8,565.19	-4,321.97	-50.46%
			5510 · Travel & Meeting Expense	516.03	3,093.67	-2,577.64	-83.32%
			5520 · Dues/Subscriptions	9,088.74	8,244.64	844.10	10.24%
			5530 · Public Relations	2,179.00	1,531.95	647.05	42.24%
			5550 · Telephone Expense	3,246.61	3,223.92	22.69	0.7%
			5610 · Property Taxes	13,224.82	13,084.87	139.95	1.07%
			5620 · Transient Room Tax	15,530.85	16,431.96	-901.11	-5.48%
			5700 · Facilities	16,412.20	19,247.73	-2,835.53	-14.73%
			5701 · MAP Repairs	6,100.13	3,708.53	2,391.60	64.49%
			5730 · Tool & Equipment Purchase	1,586.25	202.98	1,383.27	681.48%
			5750 · Equipment Rental	4,200.64	3,734.50	466.14	12.48%
			5790 · Equipment Repairs	1,591.76	3,857.30	-2,265.54	-58.73%
			5800 · Utilities				
			5810 · Electric	16,359.56	18,072.08	-1,712.52	-9.48%
			5820 · Water/Sewer	20,199.93	18,646.62	1,553.31	8.33%
			5830 · Trash Service	13,184.17	14,761.09	-1,576.92	-10.68%
			5840 · TV Cable	7,847.81	9,060.93	-1,213.12	-13.39%
			5850 · Propane	156.10	165.99	-9.89	-5.96%
			5860 · Internet	0.00	425.00	-425.00	-100.0%
			5870 · Sani-Star dump fee	750.00	750.00	0.00	0.0%
			Total 5800 · Utilities	58,497.57	61,881.71	-3,384.14	-5.47%
			5900 · State Lease Fees	0.00	10,951.03	-10,951.03	-100.0%
			5950 · Miscellaneous				
			5953 · Online Transaction Fees	414.83	0.00	414.83	100.0%
			5954 · Bank CC Charges	7,509.41	9,263.98	-1,754.57	-18.94%
			5955 · Employee Clothing	805.07	21.98	783.09	3,562.74%
			5950 · Miscellaneous - Other	6,181.19	150.00	6,031.19	4,020.79%
			Total 5950 · Miscellaneous	14,910.50	9,435.96	5,474.54	58.02%
			5960 · NSF Check	60.00	80.00	-20.00	-25.0%
			Total 5300 · Material and Services	210,437.73	239,809.32	-29,371.59	-12.25%
			6000 · Capital Outlay				
			6050 · Office Equipment	0.00	3,422.65	-3,422.65	-100.0%
			6060 · Operations Equipment				

Port of Siuslaw
Profit & Loss Prev Year Comparison
 July through November 2015

				Jul - Nov 15	Jul - Nov 14	\$ Change	% Change
6067 · Broadband Wi-Fi				214.19	0.00	214.19	100.0%
Total 6060 · Operations Equipment				214.19	0.00	214.19	100.0%
6170 · Marine Facilities							
6178 · Floating Restroom				325.56	1,150.00	-824.44	-71.69%
6179 · East Moorage Basin				0.00	7,145.60	-7,145.60	-100.0%
6180 · West Basin Repairs				7,150.00	0.00	7,150.00	100.0%
Total 6170 · Marine Facilities				7,475.56	8,295.60	-820.04	-9.89%
Total 6000 · Capital Outlay				7,689.75	11,718.25	-4,028.50	-34.38%
7000 · Debt Service							
7215 · MNIF (Dredging) #524016				5,876.15	5,876.15	0.00	0.0%
7216 · PRLF (MSLTD) #525186				23,199.86	23,199.86	0.00	0.0%
7220 · PRLF (Nopal Devel) #520130				14,728.72	14,728.72	0.00	0.0%
7225 · Banner Bank (PVIP) 1000214241				7,499.60	7,499.60	0.00	0.0%
7230 · PRLF Loan (Wharf) #525196				14,849.88	14,849.88	0.00	0.0%
7270 · SPWF (Bdwk Prj) L0004				15,961.07	15,961.07	0.00	0.0%
Total 7000 · Debt Service				82,115.28	82,115.28	0.00	0.0%
Total Expense				476,970.41	507,835.80	-30,865.39	-6.08%
Net Income				260,264.94	212,208.99	48,055.95	22.65%

	Campground 2012/2013			Campground 2013/2014			Campground 2014/2015			Campground 2015/2016		
	% Occ.	Avg %	Nights	% Occ.	Avg %	Nights	% Occ.	Avg %	Nights	% Occ.	Avg %	Nights
JULY	58%	58%	1835	61%	61%	1989	72%	72%	2318	79%	79%	2448
AUG	74%	66%	2326	84%	73%	2728	90%	81%	2890	91%	85%	2812
SEPT	86%	73%	2605	83%	76%	2619	90%	84%	2795	88%	86%	2651
OCT	33%	63%	1083	38%	67%	1242	45%	74%	1462	49%	77%	1527
NOV	12%	53%	388	18%	57%	567	24%	64%	753	26%	67%	770
DEC	9%	45%	288	17%	50%	550	23%	57%	748			
JAN	12%	41%	394	26%	47%	860	29%	53%	920			
FEB	12%	37%	361	25%	44%	734	34%	51%	939			
MAR	16%	35%	492	27%	42%	875	39%	50%	1211			
APR	21%	33%	643	29%	41%	910	38%	48%	1134			
MAY	26%	33%	835	34%	40%	1100	37%	47%	1130			
JUN	34%	33%	1070	39%	40%	1210	45%	47%	1362			
TL YTD	33%	33%	12320	40%	40%	15384	47%	47%	17662	67%		10208
REV YTD	\$301,812			\$350,021			\$408,911			\$266,495		

	Hiker/Biker 2014/15		2015/16	
	#	\$	#	\$
JULY	40	\$550	51	\$677
AUG	48	\$660	27	\$372
SEPT	29	\$324	19	\$346
OCT	6	\$60	26	\$326
NOV	3	\$32	2	\$16
DEC	1	\$16		
JAN	0	\$0		
FEB	1	\$8		
MAR	8	\$80		
APR	9	\$72		
MAY	21	\$316		
JUN	20	\$160		
Total	186	\$2,278	125	\$1,737

	Moorage 2014/15			Moorage 2015/16		
	% Occ.	Avg %	Nights	% Occ.	Avg %	Nights
JULY	39%	39%	1378	45%	45%	1669
AUG	61%	50%	2165	71%	58%	2635
SEPT	82%	61%	2842	95%	70%	3394
OCT	67%	62%	2268	75%	72%	2752
NOV	33%	56%	1121	32%	64%	1132
DEC	30%	52%	2804			
JAN	29%	49%	1104			
FEB	29%	46%	961			
MAR	31%	45%	1155			
APR	33%	43%	1174			
MAY	34%	43%	1245			
JUN	33%	42%	1187			
TL YTD	42%	42%	19404	64%		11582
REV YTD	\$69,337			\$71,588		