

AGENDA

**PORT OF SIUSLAW
COMMISSION MEETING
100 HARBOR STREET, FLORENCE OREGON
March 15, 2017
7:00pm Regular Meeting**

6:30pm Executive Session per ORS 192.660 (2) (a) and ORS 192.660 (2) (e)

1	Call to Order	Caputo
2	Public Comment (limited to 15 minutes/5 minutes per speaker)	
3	Approval of Minutes by Consent	Caputo
4	Financial Statements by Consent	McClure
5	Appoint Budget Committee Members	Caputo
6	Resolution 3-15-17A To Clarify the Meaning of a Commercial Vessel	Leskin
7	Resolution 3-15-17B Authorize 1499 Bay Street Repairs	Leskin
8	Resolution 3-15-17C Authorize F Dock Repairs	Leskin
9	Resolution 3-15-17D Appropriations Transfer	Leskin
10	Commissioner & Port Manager Reports	
11	Port News from around Oregon	Informational
12	Public Comment (limited to 15 minutes/5 minutes per speaker)	
13	Adjourn	

Up Coming Events:

April 3, 2017 3:00pm Work Session for Ordinance Revision
Port of Siuslaw Conference Room

April 19, 2017 6:00pm Work Session for Ordinance Revision
7:00pm Regular Meeting
Mapleton High School
10878 E. Mapleton Rd, Mapleton, Oregon



MINUTES
PORT OF SIUSLAW COMMISSION MEETING
Wednesday, February 15, 2017, 7:00pm
100 Harbor Street, Florence, Oregon 97439

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

Staff Attending: Steven Leskin, Port Manager; Dina McClure, Administrative Assistant

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

2. **Public Comment:**

- David Swinney, a moorage customer, was concerned that the hoist and fuel were not available when a vessel needed those services. Swinney said he is having issues with Port staff regarding his moorage account. Swinney said creosote pilings are polluting the river and the Port is responsible for their removal.
- Gordon Owen, a moorage customer, distributed copies of a letter and a receipt showing a zero balance on 10/1/16 to the Commissioners. Owen reviewed the recent history of his payments and communication with Port staff, claiming he has been overcharged moorage and late fees. Owen said he requested a meeting with the Commissioners in October, but received no response. Commissioner Buckwald asked if Owen's boat was seaworthy. Owen replied the motor needs work and the sails are not in good shape.
- Jonathan Wright, Reedsport City Manager, said Oregon Public Ports Association (OPPA) is drafting HB 2902 to amend language in ORS 777.210 to allow ports to "operate" shipyards. Wright said it is not fair because private companies have to pay personal property taxes and ports are exempt. Wright requested the Commission direct Manager Leskin to oppose HB 2902. Kim Clardy, Office Manager for Fred Wahl Marine Construction, said if HB 2902 passes, it will create competition for private shipyards resulting in the loss of local jobs. Clardy asked the board to support opposition to HB 2902. There was discussion between Commissioner Duman and Wright regarding the shipyard at the Port of Toledo, originally owned by Fred Wahl. Manager Leskin, who sits on the OPPA board, is in support of HB 2902. Leskin said there was a conflict between Wahl and Port of Toledo which lead to Toledo's request to draft this bill. Wright said ports can currently lease shipyards to private companies, but if HB 2902 passes Oregon ports would be allowed to operate shipyards creating an uneven playing field for private companies.

3. **Approval of Minutes by Consent:** (7:29) There were no comments from the board and the Minutes were approved by consent.

- 4. Financial Statements by Consent:** (7:30) Admin McClure said there are two vacancies on the Budget Committee and applications are due March 14. McClure reported bills paid in January were \$90,722.74. There were no comments from the board and the Financials were approved by consent.
- 5. Port Manager Evaluation Protest:** (7:31) Commissioner Rickard read a statement (attached to these Minutes). Commissioner Huntington said Leskin received good marks on his evaluation and had been given a pay increase six months prior.
- 6. Resolution 2-15-17A To Clarify the Meaning of a Commercial Vessel:** (7:36) Manager Leskin said a vessel receiving the commercial discount should be built to engage in marine commerce and pay its moorage through its commercial activity. There was discussion regarding the language “built to engage” and what constitutes proof of commercial status. Leskin said some moorage tenants purchase an inexpensive commercial fishing license to receive the commercial discounted rate but their boat never leaves the marina resulting in a loss of revenue. The board requested Leskin to revise the wording and they would revisit the Resolution at next month’s meeting.
- 7. Resolution 2-15-17B To Declare Surplus Items:** (7:52) Manager Leskin said another port is looking for dock sections and we have two, soon to be three, damaged dock sections available. **On the Motion, made by Commissioner Buckwald, and seconded by Commissioner Rickard, the board voted unanimously to adopt Resolution 2-15-17B, to declare three damaged docks surplus.**
- 8. Commissioner and Port Manager Reports**

Manager Leskin reported:

- The C-Row Erosion Repair permit is being reviewed by NOAA. If approved, work can begin. If the permit is not approved, there will be an additional 160 day review process.
- There is not much interest regarding the sale of the PVIP property.
- Bank loan consolidation is under review. He will have a recommendation at the next meeting.
- Attended the annual SDAO conference in Portland.

Commissioner Rickard reported:

- Attended City Council, Siuslaw Watershed Council, Lane Council of Governments, the Mayor’s State of the City Address, and Lane Area Committee on Transportation meetings.

Commissioner Duman requested further conversation regarding Gordon Owen's boat Tenacious, scheduled to be auctioned on Friday, February 24. Duman was not convinced the port was doing right by charging Owen the daily rate. It was decided to hold a Special Meeting on Monday, February 20 at 4:00pm.

9. Port News from around Oregon: No news was reported.

10. Public Comment:

- Gordon Owen said the lien on his boat resulted from money not paid but he has a receipt showing a zero balance. Owen didn't pay invoices out of protest thinking the worst that would happen is he would be sent to collections.
- David Swinney said it costs more than \$25 for a vessel to be ready for commercial business.

11. Commission President Caputo adjourned the meeting at 8:07pm.

RESERVATION RECEIPT

Reservation #: 4526353
Grand Total: \$1,680.00
Paid To Date: (\$1,680.00)
Balance Due: \$0.00

Guest Information:	Merchant Information:	Payment Information:
Gordon Owen 831 Wecoma loop Florence, OR, 97439 (510)798-7767 gowen30@yahoo.com	Port of Siuslaw Campground and Marina 100 Harbor Street PO Box 1220 Florence, OR, 97439 (541)997-3040 campground@portofsiuslaw.com	Payment - Check

Description	Status	Check-in	Check-out	Price
Boat Slip - B-04 , Standard , Water/Electric	Checked-in	10/01/2015 2:00PM	10/01/2016 12:00PM	\$1,680.00

Unit Name	Unit Type	Unit Length	Unit Width	Unit Depth	Unit Height	Amp Service
Tenacious	Power Boat	40 feet				

Payment Policy: A payment of 100% of reservation fee is required at time of booking. Advanced payments made over the internet are always paid by credit card. By providing a credit card number, you are authorizing reservationfriend.com to bill your credit card for the full amount of reservation, including any costs accrued while at the property, and outstanding balances not paid at time of departure.

Cancellation Policy: No Cancellation Fee. Please contact the property for Cancellations or to make any Changes to your Reservation.

Change Policy: No service charges are applied for changes to this reservation.

Payments	Payment Date	Amount	Summary
Payment - Check	04/11/2016	(\$579.00)	Sub Total: \$1,680.00
Payment - Check	04/06/2016	(\$261.00)	Tax: \$0.00
Payment - Cash	10/13/2015	(\$840.00)	Grand Total: \$1,680.00
			Paid To Date: (\$1,680.00)
			Security Deposit: \$0.00
			Balance Due: \$0.00

I AGREE TO READ AND COMPLY WITH ALL RULES AND REGULATIONS GIVEN TO ME AT THE TIME OF BOOKING, CHECK-IN OR POSTED AT THE PROPERTY.

I HAVE AUTHORIZED MY CREDIT CARD TO BE CHARGED FOR THESE SERVICES AND ANY ADDITIONAL SERVICES I REQUEST OR PURCHASE DURING MY STAY.

Guest Signature: _____
 (Gordon Owen)



PORT OF SIUSLAW
Serving Western Lane County and The Central Oregon Coast

September 14, 2016

Gordon Owen
831 Wecoma Loop
Florence, OR 97439

Dear Mr. Owen,

Your moorage contract with the Port of Siuslaw expires on 10/1/16. Your past due bill of \$746.89 will need to be paid in full by 10/1/16 before a new contract can be processed. We will also need to have proof of insurance. I have enclosed a letter showing the insurance requirements.

If you have questions, please feel free to call me at 541-997-3040 or e mail me at kelly@portofsiuslaw.com.

Thank you,

Kelly
Port of Siuslaw

*mailed
9-14*

October 7, 2016

Hi Steve I'd like nothing more than to pay my slip fees but it seems you haven't given up on trying to collect money I don't owe the Port of Siuslaw.

We meet and talked about this so I don't want to spend a lot of time here telling you things you know or should know.

I have a receipt from your office saying the slip is paid in full. It has the dates I made the payments and the payment amounts and then it says balance due \$0.00 it's very clear.

The information gets entered into the computer system, which I have no control of how that is done and then you push print. So clearly this was your agent working the counter came up with or if you will, agreed to.

I should also point out the first payment is \$261.00 and so to have the second payment made in the amount of \$579.00 the exact amount of what would have been do to finish out the lease agreement seems a little odd that this is not intentional.

So in our meeting with you and Kelly tell me I don't think this is something the new gal would have done, well that's just ridiculous. First just by the fact she is the "new gal" makes it kind of hard to know what should would or would not have done. Secondly did I mention I have a receipt that shows exactly what our transaction was?

The payment on the six month lease was a few days late (see receipt) so to take my inability to make that payment on time and use it as a reason to make me pay slip fees at almost double the rate is clearly just predatory type of behavior on your behalf.

I'd paid the monthly fee because I was late (first payment) and then tried to pay for a six-month lease, which is what you have on your payment brochure (please see your payment brochure) it was at that time your agent suggested that it would be easier just to pay off the lease amount. So this wasn't even my idea on how to handle this transaction it was your agent that wanted to do it this way.

So since you either don't have the authority or the willingness to make this right on your own I'd like to meet with the Port Authorities and see if we can't get pass this. Actually whatever the immediate out come of this is I want to meet with the Port Commissioners and lodge a complaint with them face to face on how this whole thing has been handled.

I apologize that I'm just now getting this to you, I had to seek some legal council in the matter and it took longer than I would have liked.

So if we can't solve this with the Siuslaw Port Commissioners we can take this to court.

Please inform we on how you'd like to precede from here.

Sincerely Gordon D. Owen

PS. I'm attaching a copy of the receipt for you to see again.



PORT OF SIUSLAW

Serving Western Lane County and The Central Oregon Coast

Creating quality jobs and business through the development and application of Port facilities, resources and unique capabilities

October 10, 2016

Mr. Gordon Owen
831 Wecoma Loop
Florence, OR 97439

Re: TENACIOUS

Mr. Owen:

I am in receipt of your hand delivered letter, dated October 7, 2016.

Your moorage agreement with the Port expired October 1, 2016. You have not signed a new moorage agreement for the coming year. The Port is electing NOT to renew your moorage agreement for 2016/2017. You need to remove your boat immediately from the Port of Siuslaw boat basin.

The rate for remaining in the boat basin without a moorage agreement is \$17/day.

Kelly and I have again reviewed your account. Your current balance owing with the Port is \$746.89. We will suspend this charge if TENACIOUS is re-moved by October 31 and your moorage is current at the time of departure.

Yours most sincerely,

Steven Leskin
General Manager

mailed 10-11

100 Harbor Street, PO Box 1220, Florence, OR 97439 – Phone: 541-997-3426 – Fax: 541-997-9407
E-mail: port@portofsiuslaw.com – www.portofsiuslaw.com

November 8, 2016

Gordon Owen
831 Wecoma Loop
Florence, OR 97439

By: Certified Mail/Return Receipt

RE: Port of Siuslaw Slip Rental

Mr. Owen:

This law firm represents the Port of Siuslaw. I am informed that you reserved a boat slip at the Port of Siuslaw for the period of October 1, 2015, through September 2016, with a checkout date of October 1, 2016. I am informed that my client provided that service to you, but you have not removed your boat *Tenacious* from the Port's facility effective October 1, 2016, as agreed. I have reviewed my client's September 14, 2016 and October 10, 2016 letters to you; enclosed are copies for your records. That correspondence notes your payment delinquency, failure to remove (and my client's demand that you remove) your boat from the Port facility, along with notification of the assessment of a moorage fee for every day you fail to remove your boat from my client's property.

As of the date of this letter, you have not paid the past due fees, and you continue to incur additional daily moorage fees. This letter is NOTICE to you that the Port of Siuslaw is exercising its authority, including but not limited to ORS 87.152, and is retaining possession of *Tenacious* until you have paid all of the charges due to the Port of Siuslaw. Take NOTICE that you are not authorized to remove the boat *Tenacious* until you have satisfied your account due in full. You should direct your full payment to, and seek assistance from, General Manager Steve Leskin.

Take NOTICE that your failure to timely pay charges due the Port of Siuslaw has created a lien on *Tenacious* for the services you requested and my client

Gordon Owen
Page 2
November 8, 2016

provided, along with additional moorage fees. Please take NOTICE that this firm intends to FORECLOSE that lien as authorized under Oregon Law. Consistent with the License Agreement, the Lien will include attorney fees. Find enclosed a copy of your Reservation Receipt and the Moorage License Agreement you executed.

FEWEL, BREWER & COULOMBE



David Coulombe

DEC/krr
Enclosures

Jonathan Wright

From: Jonathan Wright <jwright@cityofreedsport.org>
Sent: Wednesday, January 25, 2017 12:00 PM
To: 'mlandauer@sdao.com'
Cc: 'Mayor Linda McCollum'; 'Jim Zimmer'; 'free.debra@ymail.com'; 'Rep McKeown'
Subject: Proposed Legislation

Mark,

My office recently received troubling information concerning a potential bill being drafted for the legislature by the Oregon Public Ports Association (OPPA). Not wanting to perpetuate misinformation, I was hoping that you could provide me with information relating to any potential proposed legislation by the OPPA, specifically as it relates to Ports being allowed to operate ship or boatyards. As you may know, Reedsport is home to two shipyards (Reedsport Machine and Fred Wahl Marine Construction) that are the singular source of industrial development in Coastal Douglas County since the fall of the timber industry, so we obviously have a strong interest in any such matter.

We are confident in our reading of the Oregon Revised Statutes (ORS) 777.210 that it currently does not allow "ship" and "boatyard" activities by precluding them from the list of allowed activities. As you are probably aware the dictionary defines shipyards as, "a yard, place, or enclosure where ships are built or repaired." This would take the role of a port from providing support services to maritime industries to competing in the entire range of service that are currently provided by the private shipyards of Oregon. The most obvious issue with this is the port's strong economic advantage over a private operation. The most notable being, the stable source of revenue created by being tax supported and their tax exempt status. The way that business regulations in the state are currently set up, no private shipyard could economically compete with a publicly owned port operation.

We are most certainly not against ports and recognize the importance of their role in supporting the private shipyards of the state. In fact, we fully support the efforts of the Port of Toledo to provide the Yaquina Boat Yard with a larger capacity haul out facility to better serve their needs. As stated, the fear is that one or more of these ports will start providing repair services, or worse, start building vessels in what is already a very limited market. If a rule change is to be proposed, we respectfully request that you use a term like marine ways, boat haul out facility or other related term that provides no implication that a Port can operate a shipyard.

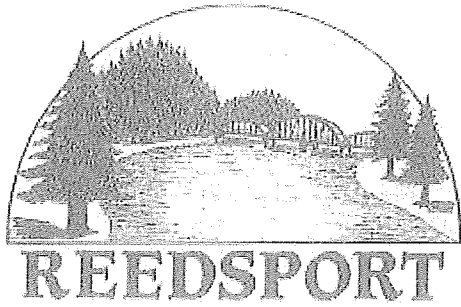
I appreciate your time with this very important matter and will await your response.

Sincerely,

Jonathan Wright

City Manager
451 Winchester Ave
Reedsport OR 97467
541-271-3603 Ext 220

A Personal Commitment to a Positive Result



CITY of REEDSPORT

451 Winchester Avenue
Reedsport, OR 97467-1597
Phone (541) 271-3603
Fax (541) 271-2809

February 14, 2017

Dear Ports of Oregon,

I am writing regarding **House Bill 2902** as drafted by the Oregon Public Ports Association (OPPA). This bill would grant public ports the ability to compete with Oregon small businesses by operating shipyards. As you are hopefully aware, private shipyards make up a large part of the economy on the south coast of Oregon. This industry is directly responsible for the creation and maintenance of hundreds of family wage jobs and help support many other ancillary small businesses. Three such shipyards in Douglas County alone (Reedsport Machine, North River Boats and Fred Wahl Marine Construction), as well as half a dozen supporting businesses, would be directly impacted by this legislation if allowed to go forward as proposed.

Currently the language proposed by the OPPA states that ports would be allowed to:

“Acquire, construct, maintain and operate facilities for construction, repairing or maintaining any type of watercraft.”

The word, ***“operate”*** would set a precedent for Oregon Revised Statutes (ORS) 777.210 by changing the intent of this section. Currently the term is used to describe the types of facilities that can be developed and maintained in support of each port’s respective industries; however, this new provision would afford ports the ability to create businesses that will directly compete with the same. Granted no business can pick its competitors but, as special districts, ports have an advantage over private competitors with tax revenues, personal property tax exemptions and support organizations such the OPPA and Special Districts Association of Oregon (SDAO) all on their side.

There is no argument that ports play a valuable role in job creation and economic development in each respective region they serve but taking ports from supporting industries to becoming competing industries will only serve to harm existing Oregon small businesses. We respectfully request that your Port Commissioners review this matter and decide if the word “operate” should be included in this bill. If you agree that it should be removed, please contact the OPPA and your local legislative representative.

Sincerely,


(OVER)

Attachment

February 14, 2017


Linda McCollum, Mayor

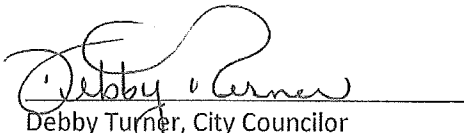

Frank Barth Jr., City Councilor


DeeDee Murphy, City Councilor


Leslee Collier, City Councilor


Diane Essig, City Councilor


Rich Patten, City Councilor


Debby Turner, City Councilor

House Bill 2902

Sponsored by Representative GOMBERG; Representative SMITH DB, Senators JOHNSON, ROBLAN (at the request of Oregon Public Ports Association)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure as introduced.

Authorizes ports to acquire, construct, maintain and operate shipyards.

A BILL FOR AN ACT

1 Relating to port shipyard activities; amending ORS 777.210.

2 **Be It Enacted by the People of the State of Oregon:**

3 SECTION 1. ORS 777.210 is amended to read:

4 777.210. A port may:

5 (1) Establish, operate and maintain water transportation lines in any of the navigable waters
6 of this state and waters tributary thereto, any portion of which may touch the boundaries of the
7 port.

8 (2) Engage generally in the business of buying and selling coal, fuel oil and all kinds of fuel for
9 watercraft of all kinds.

10 (3) Acquire, construct, maintain [*or*] and operate sea walls, jetties, piers, wharves, docks, boat
11 landings, warehouses, storehouses, elevators, grain bins, terminal icing plants, facilities for pro-
12 cessing agricultural, fish or meat products, bunkers, oil tanks, ferries, canals, locks, tidal basins,
13 bridges, subways, tramways, cableways, conveyors, power plants, power transmission lines, adminis-
14 tration buildings and fishing terminals, and modern appliances and buildings for the economical
15 handling, packing, storing and transportation of freight and handling of passenger traffic with full
16 power to lease and sell the same, together with the lands upon which they are situated, whether
17 held by the port in its governmental capacity or not.

18 (4) For the public convenience and the convenience of its shipping and commercial interests,
19 may improve all or any portion of the waterfront of its harbors, rivers and waterways.

20 (5) Enlarge its tidal area, and construct, excavate [*or*] and dredge canals and channels con-
21 necting its waterways with one another or with other waterways and the sea.

22 (6) Acquire, [*or*] construct, maintain [*or*] and operate airports anywhere within the port.

23 (7) Acquire, construct, maintain, operate, support, promote [*or*] and invest in facilities and re-
24 lated activities for the propagation of fish in accordance with the commercial fishing laws.

25 (8) **Acquire, construct, maintain and operate facilities for constructing, repairing or**
26 **maintaining any type of watercraft.**

27
28

NOTE: Matter in boldfaced type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in boldfaced type.

Port Manager Evaluation No. 2

I feel that the commissioners did not do the right thing at the public meeting for the evaluation of the Port Manager, Steven Leskin on January 30. We had a simplified form that we were to mark with a 1 for needs improvement or a 2 for meets expectations. The purpose was to talk about the comments that we made and address any area that we felt might make the manager's work more productive. Mr. Leskin received "meets expectations" on all twelve of the critical areas with a few "needs improvement" scores such as: updating information, communication between manager and commission and carrying out assignments requested by the commission. These items were not addressed one by one giving time for a reply from the Manager. I don't understand the comments: updating information, lack of communication between manager and commission and carrying out assignments requested by the commission. Mr. Leskin sends the commissioners a weekly report by email. I'm not aware of assignments not carried out or lack of updating information. Personally, I feel that he did meet expectations on all areas of the evaluation and should have been given a salary adjustment. When a motion was made and seconded to provide him with a 4% salary increase there were two votes for and no response from 3 commissioners.

When Mr. Leskin was hired in February of last year he immediately took on the many problems facing the port. One of the first was to work with FEMA to secure funds for damages to the bulkhead by high water storms in 2015. He is working with an engineer and the commission has been informed of the progress as it works its way through approval and funding from two different agencies. There were many clean-up projects, derelict, not-sea worthy boats, general maintenance, updating schedules and fees for the marina and campground to be more in line with other ports and parks nearby. He and port staff have been working on the ordinances, making them current and in order. Mr. Leskin initiated several projects to make the port more a part of the community, finding ways to draw more people to the port. He has been following the proposed policy statement of 2016 by working to eliminate surplus properties, decrease spending and increase revenue. *See Ron Caputo's State of the Port 2016*

I feel that commissioners have the responsibility to support the Manager and staff recommendations and to do their share in the communication process.

MINUTES
PORT OF SIUSLAW WORK SESSION
Monday, February 20, 2017, 4:00pm
100 Harbor Street, Florence, Oregon 97439

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

Staff Attending: Steven Leskin, Port Manager; Kelly Stewart, Services Lead, Dina McClure, Administrative Assistant

Legal Counsel Attending via telephone: David Coulombe

Commission President Caputo called the meeting to order at 4:00pm.

The purpose of this meeting is to discuss Gordon Owen's moorage account and the auction of his boat, Tenacious, on February 24.

Services Lead Kelly Stewart reviewed Gordon Owen's account history and the staff correspondence regarding late payments and rate changes. Stewart said Owen's receipt from 10/1/15 to 10/1/16 showing payment in full, was an error. Owen's first semi-annual payment was due 10/1/15. Payment was received on 10/13/15. The second semi-annual payment was due on 4/1/16. When payment was not made, Stewart informed Owen he was on a month to month payment plan until 10/1/16. Owen made a monthly payment on 4/6/16. Owen returned on 4/11/16 to make another payment. Stewart was out of the office. A staff member accepted a payment from Owen for the difference between monthly and semi-annual rates which resulted in a receipt showing paid in full to 10/1/16. Stewart mailed a letter to Owen on 4/12/16 explaining the receipt was invalid, he was on a monthly plan, and his 4/11/16 payment only paid moorage until 7/4/16. When no further payment was received, and the contract ended on 10/1/16, Owen's account reverted to a daily/transient rate and Owen now owes \$3,897.16.

Commissioners Duman, Buckwald, and Huntington asked questions about the seaworthiness of the Tenacious, insurance status, and if Owen knew he was being charged the daily rate. Leskin said numerous letters were sent to Owen. **Duman made a Motion to make moorage current at semi-annual rate, and comply with all Port rules and regulations for the opportunity to sign a new contract.**

There was discussion between Commissioners Buckwald, Duman and Huntington about compliance, communication, and giving Owen a break in order to keep his vessel. Huntington said Owen was paid up to 10/1/16 and Leskin said that was not correct. Duman and Huntington disagreed with charging Owen monthly and daily rates, making it impossible for Owen to pay in full. Duman said his Motion stands.

McClure asked Duman to repeat the Motion. **Duman said his Motion was to make moorage current on a semi-annual basis and for further contract consideration, come in compliance in the next 30 days on a monthly contract or he has to leave.**

Huntington asked Coulombe if the Commission could make a Motion to stop the sale of this vessel. Coulombe shared the following information:

- The Board has that authority to stop the sale, but according to Ordinance 4, Section 9.4, moorage fees are required to be paid in advance. In his perspective, it is rational to charge the daily fee to a person who doesn't have a license agreement. If not, you are discounting someone who is mooring illegally.
- There are good policy reasons to enforce the moorage fee at the daily rate as opposed to semi-annual or other discounted fees. As a Port Authority, we are using public funds and if we discount, we are subsidizing Owens with public funds. Would the board treat future situations the same way?
- Suggested Duman change one Motion with two actions, into one Motion for each action.
- Cancelling the sale may come with consequences since the sale has been publically noticed and bids have been received.

There was discussion regarding discounting the amount Owen owes and postponing the sale. Attorney Coulombe said the board must have a rational basis for changing the amount owed because changing the rate on an ad hoc basis can be problematic with concern to reducing public dollars to the Port.

There was discussion regarding the procedures for late payments and who has the authority to remove a customer. Leskin said the manager has the responsibility to administer the procedures that are within the guidelines of the Ordinance. Huntington said the board should be notified prior to an eviction. Leskin said information was provided in his weekly report.

There was continued discussion about the fees, contract term, communication between staff and Owen, and communication between staff and the board.

Staff was asked to identify the fees totaling \$3,897 which included late fees, an impound fee, and attorney fees. Leskin said Owen could redeem the boat by paying amount due in full prior to the sale on February 24. Commissioners Duman, Huntington, and Buckwald continued to disagree with the fees being charged to Owen. Leskin said ORS 87 allows additional fees to be charged and there has been ongoing consultation with the attorney.

Huntington, again, asked the attorney if the sale could be put on hold. Coulombe said the board has the authority to do that but notice would need to be given to the owner and a revised notice to the public posted. This would create additional costs and risk to the Port since the vessel is not seaworthy. Coulombe said he understands that some commissioners want a compromise but cautioned the board not to over-ride the

administrative function of the manager. Coulombe said the manager's decision was consistent with the rules in the Ordinance. Owen did not pay in advance and was, therefore, in violation of the contract terms.

Duman said the Commission is a contract review board. Leskin said the Commission has that authority when they are reviewing purchasing contracts.

Huntington asked, "If Owens pays the balance, and is in compliance, how can you ask him to leave?" Leskin said the board gave him the authority to make those decisions when he was hired. Buckwald said there should have been compassion and conflict resolution but after listening to the attorney, he agrees Leskin followed the rules.

There was discussion about giving Owen the opportunity to stay if he pays the amount owed. Leskin said he would give Owen 30 days to provide insurance and get the vessel seaworthy.

Caputo asked if the board was ready to adjourn. Coulombe said he thought there was a Motion and a second pending. Caputo said there was no second. Duman asked if the board could ask staff to recalculate the fees owed. Coulombe said it would be OK to ask but he suspects they have already done that.

President Caputo the board will allow the sale to move forward and adjourned the meeting at 5:35pm.

2:38 PM

03/10/17

Accrual Basis

Port of Siuslaw
Combined Balance Sheet
As of February 28, 2017

	<u>Feb 28, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
1001 · BB Checking - General Fund	24,978.34
1003 · BB SAV - Capital Reserve	49,375.96
1005 · BB MMA - General Fund	586,300.97
1050 · BB MMA - ICM	5,046.60
1070 · Petty Cash	850.00
Total Checking/Savings	<u>666,551.87</u>
Other Current Assets	
1130 · Inventory - Gas	3,586.30
1140 · Inventory - Diessel	5,533.10
1220 · Accounts Receivable	3,504.36
1250 · Taxes receivable	22,652.00
1450 · Prepaid insurance	23,608.50
1499 · Undeposited Funds	1,084.86
Total Other Current Assets	<u>59,969.12</u>
Total Current Assets	726,520.99
Fixed Assets	
1510 · Land	2,617,874.00
1515 · Land Improvements	1,368,652.50
1520 · Buildings & Docks	7,553,937.56
1525 · Equipment & Vehicles	751,461.71
1615 · Accum Depr - Land Improvements	-1,237,863.70
1620 · Accum Depr - Buildings & Docks	-4,101,052.33
1625 · Accum Depr - Equip & Vehicles	-689,511.44
Total Fixed Assets	<u>6,263,498.30</u>
TOTAL ASSETS	<u><u>6,990,019.29</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · *Accounts Payable	14,357.20
Total Accounts Payable	<u>14,357.20</u>
Credit Cards	
2021 · Port Credit Card 1	2,849.62
2022 · Port Credit Card 2	209.30
Total Credit Cards	<u>3,058.92</u>
Other Current Liabilities	
2030 · Deposits Held	7,660.00

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Accrual Basis

Port of Siuslaw
Combined Balance Sheet
As of February 28, 2017

	<u>Feb 28, 17</u>
2045 · Unearned CG Revenue (Hercules)	132,634.45
2050 · Deferred Compensation Plan NRS	9,281.63
2100 · Payroll Liabilities	-100.00
2150 · Payroll related Liabilites	295.21
2160 · Accrued Interest	57,261.04
2495 · Current Ptn of Lon-Term Debt	58,673.90
Total Other Current Liabilities	<u>265,706.23</u>
Total Current Liabilities	283,122.35
Long Term Liabilities	
2380 · Long-Term Debt current portion	-58,673.90
2390 · OBD Loan L0004 Bdwk	108,562.42
2440 · OBD Loan 524016 Dredging	59,221.96
2491 · OBD Loan 525186 MSLTD	491,556.57
2492 · OBD Loan 525196 Wharf	339,269.69
2993 · BB Loan 1000214241 PVIP	225,867.26
Total Long Term Liabilities	<u>1,165,804.00</u>
Total Liabilities	1,448,926.35
Equity	
3000 · Opening Bal Equity	-104,709.66
3300 · Invested in Capital Assets	5,039,020.40
3900 · Fund Balance	93,546.89
Net Income	513,235.31
Total Equity	<u>5,541,092.94</u>
TOTAL LIABILITIES & EQUITY	<u><u>6,990,019.29</u></u>

Port of Siuslaw
Profit & Loss Budget vs. Actual - General Fund

July 2016 through February 2017

	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Year to Date	Budget	Variance
Income											
4100 - Available Beginning Cash	356,583.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	356,583.05	385,000.00	-28,416.95
4140 - Campground Revenue											
4141 - RV Sites- Taxable	44,069.01	37,305.92	38,368.22	20,129.71	12,771.28	4,411.75	5,559.05	5,315.25	167,930.19	259,000.00	-91,069.81
4142 - RV Sites -Non Taxable	19,133.98	29,810.07	19,982.21	4,115.43	2,091.00	5,064.64	3,222.36	2,714.02	86,133.71	92,000.00	-5,866.29
4143 - RV Site - Add'l revenue	1,517.01	980.04	735.49	172.88	200.50	459.00	-130.00	181.00	4,115.92	5,000.00	-884.08
4144 - Transient Room Tax	5,335.71	4,551.05	4,698.06	2,478.09	982.50	450.00	596.56	574.15	19,666.12	27,500.00	-7,833.88
4145 - Reservation Fees	4,260.00	3,750.00	4,410.00	1,670.00	480.00	360.00	180.00	240.00	15,350.00	16,500.00	-1,150.00
Total 4140 - Campground Revenue	74,315.71	76,397.08	68,193.98	28,566.11	16,525.28	10,745.39	9,427.97	9,024.42	293,195.94	400,000.00	-106,804.06
4150 - Leases											
4151 - Building Lease - 1499 Bay St	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	0.00	0.00	7,200.00	15,000.00	-7,800.00
4152 - Building Lease - 080A Harbor St	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	9,600.00	14,400.00	-4,800.00
4153 - Wharf lease - ICM	4,129.90	4,129.90	4,129.90	4,129.90	4,129.90	4,129.90	4,129.90	4,542.08	33,451.38	49,560.00	-16,108.62
4154 - Wharf lease - Mo's	8,481.59	8,481.59	8,481.59	8,481.59	8,481.59	8,481.59	8,481.59	8,481.59	67,852.72	102,040.00	-34,187.28
4155 - Concessions	2,500.00	2,487.50	2,212.50	850.00	0.00	0.00	0.00	0.00	8,050.00	9,000.00	-950.00
4156 - Docking Lease	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	800.00	0.00	800.00
Total 4150 - Leases	17,611.49	17,598.99	17,323.99	15,961.49	15,111.49	15,111.49	13,911.49	14,323.67	126,954.10	190,000.00	-63,045.90
4160 - Moorage											
4162 - Commercial Moorage	1,383.38	1,752.64	1,684.69	2,789.48	-331.45	1,042.56	1,037.11	946.31	10,304.72	14,400.00	-4,095.28
4163 - Sport Moorage	6,851.30	14,276.38	19,444.48	9,784.15	2,943.55	3,281.47	2,872.77	3,647.25	63,101.35	64,600.00	-1,498.65
4165 - Liveaboard Fees	120.00	120.00	120.00	40.00	80.00	80.00	63.31	123.33	746.64	1,000.00	-253.36
Total 4160 - Moorage	8,354.68	16,149.02	21,249.17	12,613.63	2,692.10	4,404.03	3,973.19	4,716.89	74,152.71	80,000.00	-5,847.29
4170 - Storage											
4171 - Outside storage	223.09	173.09	173.09	173.09	148.36	148.36	148.36	148.36	1,335.80	2,000.00	-664.20
4172 - Indoor Storage	1,890.00	1,975.00	2,265.00	2,232.50	299.00	1,891.50	1,863.50	1,932.50	14,349.00	18,000.00	-3,651.00
Total 4170 - Storage	2,113.09	2,148.09	2,438.09	2,405.59	447.36	2,039.86	2,011.86	2,080.86	15,684.80	20,000.00	-4,315.20
4190 - Marine Fuel											
4191 - Diesel	3,074.37	496.09	1,126.47	591.47	122.33	0.00	0.00	66.30	5,477.03	6,000.00	-522.97
4192 - Gas, Non-ethanol	1,058.03	6,029.72	12,736.12	-730.80	470.00	8,670.33	486.28	146.80	28,866.48	44,000.00	-15,133.52
Total 4190 - Marine Fuel	4,132.40	6,525.81	13,862.59	-139.33	592.33	8,670.33	486.28	213.10	34,343.51	50,000.00	-15,656.49
4200 - Other Facility Income											

Port of Siuslaw
Profit & Loss Budget vs. Actual - General Fund

July 2016 through February 2017

	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Year to Date	Budget	Variance
4210 - Parking Income	849.76	3,207.10	4,019.13	1,348.25	151.85	33.00	65.00	1,429.37	11,103.46	12,000.00	-896.54
4220 - Dump Station Fees	90.00	1,093.50	60.00	2,154.25	15.00	25.00	1,157.00	0.00	4,594.75	4,000.00	594.75
4230 - Gazebo Rental	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	25.00
4240 - Vending Sales	938.75	1,664.00	1,483.16	566.50	321.30	135.00	148.50	154.00	5,411.21	7,000.00	-1,588.79
4250 - Forklift & Hoist	75.00	0.00	0.00	0.00	25.00	0.00	0.00	-25.00	75.00	250.00	-175.00
4252 - Seafood Seller Permits	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	100.00	100.00
4253 - Charter/Guide Permit	100.00	700.00	200.00	0.00	0.00	0.00	0.00	0.00	1,000.00	150.00	850.00
4270 - Retail Sales	130.00	129.00	181.00	52.00	23.00	3.00	0.00	0.00	518.00	1,000.00	-482.00
4300 - Cash Over/Short	-52.00	169.62	-102.44	-42.20	2.60	86.66	-93.39	1.00	-30.15	0.00	-30.15
Total 4200 - Other Facility Income	2,356.51	6,963.22	5,840.85	4,078.80	538.75	282.66	1,277.11	1,559.37	22,897.27	24,500.00	-1,602.73
4500 - Levied Taxes											
4510 - Current Levied Taxes	226.52	466.87	360.24	415.15	196,774.06	70,280.56	3,486.89	0.00	272,010.29	280,000.00	-7,989.71
4520 - Prior Years Levied Taxes	169.87	386.75	276.23	307.03	778.54	237.44	414.21	200.40	2,770.47	4,000.00	-1,229.53
4525 - Levied Tax Interest	41.12	110.08	80.32	96.38	81.10	52.57	61.13	142.45	665.15	0.00	665.15
Total 4500 - Levied Taxes	437.51	963.70	716.79	818.56	197,633.70	70,570.57	3,962.23	342.85	275,445.91	284,000.00	-8,554.09
4515 - State Forest Sales	0.00	356.88	0.00	0.00	0.00	0.00	0.00	0.00	356.88	0.00	356.88
4540 - Interest Income	22.25	24.76	26.51	27.91	27.60	39.90	38.92	0.00	207.85	500.00	-292.15
4550 - Maintenance Assistance Program	0.00	0.00	19,000.00	0.00	0.00	0.00	0.00	0.00	19,000.00	19,000.00	0.00
4600 - Miscellaneous Income	1,094.92	3,807.40	1,123.30	4,194.79	-849.39	855.46	1,133.22	169.40	11,529.10	10,000.00	1,529.10
4650 - Sale of Surplus Equipment	400.00	0.00	806.64	0.00	226.00	0.00	4,610.10	0.00	6,042.74	0.00	6,042.74
4840 - Grants	0.00	4,381.05	500.00	0.00	0.00	0.00	0.00	0.00	4,881.05	0.00	4,881.05
Total Income	467,421.61	135,316.00	151,081.91	68,527.55	232,945.22	112,719.69	40,832.37	32,430.56	1,241,274.91	1,463,000.00	-221,725.09
	467,421.61	135,316.00	151,081.91	68,527.55	232,945.22	112,719.69	40,832.37	32,430.56	1,241,274.91	1,463,000.00	-221,725.09
Expense											
5000 - Personal Services											
5020 - Port Manager	5,208.34	5,208.34	8,201.79	2,708.33	5,416.66	5,416.66	5,416.66	5,416.66	42,993.44	65,000.00	-22,006.56
5030 - Administrative Assistant	3,426.72	3,348.84	5,295.85	1,557.60	3,426.72	3,643.30	3,270.96	3,563.01	27,533.00	40,495.00	-12,962.00
5036 - Project Coordinator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,246.00	-29,246.00
5045 - Services Lead	2,617.20	2,583.00	3,985.20	1,180.80	2,539.80	2,750.96	2,397.60	2,646.00	20,700.56	29,960.00	-9,259.44
5050 - Office Assistant	0.00	0.00	1,137.00	891.00	2,059.50	2,141.06	1,995.48	2,188.50	10,412.54	0.00	10,412.54
5061 - Campground Staff	1,475.21	2,136.76	3,372.70	460.35	781.20	783.35	437.25	362.45	9,809.27	12,840.00	-3,030.73

Port of Siuslaw
Profit & Loss Budget vs. Actual - General Fund

July 2016 through February 2017

	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Year to Date	Budget	Variance
5075 · Maintenance I Lead	3,686.00	3,686.00	5,529.00	1,843.00	3,686.00	3,956.71	3,686.00	3,686.00	29,758.71	44,230.00	-14,471.29
5076 · Maintenance II	2,817.05	2,694.56	4,183.46	1,496.00	3,060.00	3,262.71	3,128.00	2,900.00	23,541.78	31,842.00	-8,300.22
5077 · Maintenance III	1,816.08	1,895.04	1,752.91	0.00	0.00	0.00	0.00	0.00	5,464.03	23,471.00	-18,006.97
5078 · Groundskeeper	899.78	1,112.51	1,288.63	791.67	1,785.60	2,502.07	0.00	0.00	8,380.26	29,009.00	-20,628.74
5110 · Payroll taxes	1,962.61	2,026.35	3,059.60	944.05	1,932.27	2,027.79	1,898.06	1,939.23	15,789.96	31,220.00	-15,430.04
5180 · Health Insurance	3,600.02	3,605.81	3,594.98	2,567.85	3,081.42	4,622.13	3,594.99	2,054.27	26,721.47	49,303.00	-22,581.53
5181 · Life Insurance	15.05	15.05	15.05	10.75	12.90	19.35	15.05	8.60	111.80	1,500.00	-1,388.20
5182 · Dental Insurance	349.85	330.24	330.26	235.90	283.08	424.62	330.26	188.72	2,472.93	4,530.00	-2,057.07
5190 · Workers Compensation Insurance	6,952.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,952.57	8,000.00	-1,047.43
5251 · Applicant Expenses	29.70	0.00	29.00	50.00	10.00	96.00	45.00	7.00	266.70	154.00	112.70
5270 · Retirement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	-5,000.00
5275 · Compensated absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	-5,000.00
5280 · Overtime	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	-3,000.00
Total 5000 · Personal Services	34,856.18	28,642.50	41,775.43	14,737.30	28,075.15	31,646.71	26,215.31	24,960.44	230,909.02	413,800.00	-182,890.98
5300 · Material and Services											
5260 · Employee Training	0.00	0.00	50.00	100.00	0.00	128.00	150.00	0.00	428.00	1,500.00	-1,072.00
5310 · Grant Expenses	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	2,500.00	-2,000.00
5340 · Advertising	239.15	4,303.31	1,011.83	0.00	241.77	147.24	0.00	550.00	6,493.30	12,000.00	-5,506.70
5345 · Web Site	0.00	0.00	0.00	219.43	0.00	700.00	0.00	0.00	919.43	2,000.00	-1,080.57
5350 · Office Supplies	263.13	162.30	257.90	337.58	752.40	55.05	236.33	51.29	2,115.98	3,000.00	-884.02
5360 · Operation Supplies	788.62	2,693.72	2,247.46	594.72	180.28	799.81	1,354.99	509.39	9,168.99	15,000.00	-5,831.01
5370 · Marine Fuel	2,091.90	4,348.70	11,002.57	-52.85	-43.11	8,538.72	0.00	-72.95	25,812.98	45,000.00	-19,187.02
5410 · Audit	0.00	0.00	0.00	0.00	3,750.00	4,000.00	0.00	0.00	7,750.00	8,000.00	-250.00
5420 · Accounting Service	0.00	257.75	94.50	178.50	78.50	0.00	91.25	298.50	999.00	2,000.00	-1,001.00
5430 · Legal Services	1,455.50	710.00	500.00	0.00	117.00	368.69	429.74	0.00	3,580.93	5,000.00	-1,419.07
5435 · Legal Publications	0.00	0.00	0.00	36.88	166.15	43.37	30.98	0.00	277.38	0.00	277.38
5436 · Cost of Retail Items	0.00	125.00	0.00	0.00	264.83	147.25	0.00	0.00	537.08	1,000.00	-462.92
5450 · Insurance - General	0.00	0.00	0.00	0.00	0.00	0.00	31,837.00	0.00	31,837.00	50,000.00	-18,163.00
5470 · Contracted Services	2,964.69	1,876.36	891.00	1,758.06	644.00	3,118.98	1,986.18	786.18	14,025.45	13,000.00	1,025.45
5510 · Travel & Meeting Expense	770.99	1,325.43	929.97	1,101.89	368.48	256.35	747.28	1,149.99	6,650.38	10,000.00	-3,349.62
5520 · Dues/Subscriptions	2,245.58	1,256.20	5,705.63	292.20	1,410.10	705.00	100.00	0.00	11,714.71	17,000.00	-5,285.29
5530 · Public Relations	466.00	1,625.93	265.00	265.00	-378.53	465.00	265.00	265.00	3,238.40	3,500.00	-261.60
5540 · Events	2,652.98	1,595.16	1,562.65	0.00	771.26	802.77	0.00	0.00	7,384.82	3,000.00	4,384.82

Port of Siuslaw
Profit & Loss Budget vs. Actual - General Fund

July 2016 through February 2017

	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Year to Date	Budget	Variance
5550 · Telephone Expense	630.05	556.74	687.38	614.69	564.30	433.47	423.01	489.48	4,399.12	9,000.00	-4,600.88
5610 · Property Taxes	0.00	0.00	0.00	13,503.23	0.00	0.00	0.00	0.00	13,503.23	14,000.00	-496.77
5620 · Transient Room Tax	4,410.95	0.00	6,531.42	3,797.56	1,091.95	384.66	1,129.08	0.00	17,345.62	25,000.00	-7,654.38
5700 · Facilities	6,788.41	4,872.37	4,402.52	774.14	10,772.64	541.67	3,785.59	31,507.15	63,444.49	50,000.00	13,444.49
5701 · MAP Repairs	543.51	723.71	329.71	185.48	565.71	947.24	171.72	629.56	4,096.64	14,000.00	-9,903.36
5730 · Tool & Equipment Purchase	114.95	1,321.13	-19.51	436.37	-436.37	0.00	98.42	0.00	1,514.99	3,000.00	-1,485.01
5750 · Equipment Rental	91.00	1,752.78	887.06	1,049.70	178.73	52.48	52.48	0.00	4,064.23	9,000.00	-4,935.77
5790 · Equipment Repairs	2,162.00	0.00	111.95	237.00	1,050.00	905.00	0.00	0.00	4,465.95	8,000.00	-3,534.05
5800 · Utilities	7,046.67	15,462.61	13,708.68	10,423.83	6,825.31	7,404.74	8,486.57	7,938.50	77,296.91	120,000.00	-42,703.09
5900 · State Lease Fees	0.00	11,617.94	0.00	0.00	0.00	0.00	0.00	3,869.19	15,487.13	15,000.00	487.13
5940 · Election Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	-3,000.00
5950 · Miscellaneous	1,492.73	2,523.64	2,850.83	1,987.88	4,636.20	1,789.46	1,233.77	28.70	16,543.21	19,500.00	-2,956.79
Total 5300 · Material and Services	37,218.81	59,610.78	54,008.55	37,841.29	33,571.60	32,734.95	52,609.39	47,999.98	355,595.35	483,000.00	-127,404.65
6700 · Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00	-100,000.00
7000 · Debt Service											
7215 · MNIF (Dredging) #524016	0.00	0.00	0.00	0.00	5,876.15	0.00	0.00	0.00	5,876.15	5,880.00	-3.85
7216 · PRLF (MSLTD) #525186	11,599.93	0.00	0.00	11,599.93	0.00	0.00	11,599.93	0.00	34,799.79	46,400.00	-11,600.21
7225 · Banner Bank (PVIP) 1000214241	1,499.92	1,499.92	1,499.92	1,499.92	1,499.92	1,499.92	1,499.92	1,499.92	11,999.36	18,000.00	-6,000.64
7230 · PRLF Loan (Wharf) #525196	0.00	7,424.94	0.00	0.00	7,424.94	0.00	0.00	7,424.94	22,274.82	29,950.00	-7,675.18
7270 · SPWF (Bdwb Prj) L0004	0.00	0.00	0.00	0.00	15,961.07	0.00	0.00	0.00	15,961.07	15,970.00	-8.93
Total 7000 · Debt Service	13,099.85	8,924.86	1,499.92	13,099.85	30,762.08	1,499.92	13,099.85	8,924.86	90,911.19	116,200.00	-25,288.81
7600 · Unappropriated Ending Fund Bal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250,000.00	-250,000.00
7700 · Transfer to other funds	0.00	100,000.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00	100,000.00	0.00
Total Expense	85,174.84	197,178.14	97,283.90	65,678.44	92,408.83	65,881.58	91,924.55	81,885.28	777,415.56	1,463,000.00	-685,584.44
	382,246.77	-61,862.14	53,798.01	2,849.11	140,536.39	46,838.11	-51,092.18	-49,454.72	463,859.35	0.00	463,859.35

Port of Siuslaw
Profit & Loss Budget vs. Actual - Capital Maint Fund
July 2016 through February 2017

										TOTAL	
	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Year to Date	Budget	Variance
Income											
4540 · Interest Income	0.00	0.00	11.17	0.00	0.00	7.74	0.00	0.00	18.91	0.00	18.91
4700 · Incoming Transfer	0.00	100,000.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00	100,000.00	0.00
Total Income	0.00	100,000.00	11.17	0.00	0.00	7.74	0.00	0.00	100,018.91	100,000.00	18.91
Gross Profit	0.00	100,000.00	11.17	0.00	0.00	7.74	0.00	0.00	100,018.91	100,000.00	18.91
Expense											
6000 · Capital Outlay											
6130 · Land											
6138 · Nopal Parking Lot	19,072.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,072.00	25,000.00	-5,928.00
6144 · C Row Erosion	0.00	0.00	11,570.95	0.00	0.00	0.00	0.00	0.00	11,570.95	50,000.00	-38,429.05
Total 6130 · Land	19,072.00	0.00	11,570.95	0.00	0.00	0.00	0.00	0.00	30,642.95	75,000.00	-44,357.05
6150 · Facilities											
6155 · Wharf/Bdwk Fire System	0.00	0.00	0.00	7,500.00	12,500.00	0.00	0.00	0.00	20,000.00	20,000.00	0.00
Total 6150 · Facilities	0.00	0.00	0.00	7,500.00	12,500.00	0.00	0.00	0.00	20,000.00	20,000.00	0.00
Total 6000 · Capital Outlay	19,072.00	0.00	11,570.95	7,500.00	12,500.00	0.00	0.00	0.00	50,642.95	95,000.00	-44,357.05
7600 · Unappropriated Ending Fund Bal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	-5,000.00
Total Expense	19,072.00	0.00	11,570.95	7,500.00	12,500.00	0.00	0.00	0.00	50,642.95	100,000.00	-49,357.05
Net Income	-19,072.00	100,000.00	-11,559.78	-7,500.00	-12,500.00	7.74	0.00	0.00	49,375.96	0.00	49,375.96

	Campground 2013/2014			Campground 2014/2015			Campground 2015/2016			Campground 2016/2017		
	% Occ.	YTD %	Nights	% Occ.	YTD %	Nights	% Occ.	YTD %	Nights	% Occ.	YTD %	Nights
JULY	61%	61%	1989	72%	72%	2318	79%	79%	2448	74%	74%	2314
AUG	84%	73%	2728	90%	81%	2890	91%	85%	2812	88%	81%	2750
SEPT	83%	76%	2619	90%	84%	2795	88%	86%	2651	92%	85%	2776
OCT	38%	67%	1242	45%	74%	1462	49%	77%	1527	33%	72%	1027
NOV	18%	57%	567	24%	64%	753	26%	67%	770	15%	60%	466
DEC	17%	50%	550	23%	57%	748	17%	58%	514	12%	52%	361
JAN	26%	47%	860	29%	53%	920	20%	53%	621	15%	47%	480
FEB	25%	44%	734	34%	51%	939	22%	49%	634	14%	43%	401
MAR	27%	42%	875	39%	50%	1211	23%	46%	729			
APR	29%	41%	910	38%	48%	1134	28%	44%	838			
MAY	34%	40%	1100	37%	47%	1130	36%	44%	1132			
JUN	39%	40%	1210	45%	47%	1362	46%	44%	1396			
TL YTD	40%	40%	15384	47%	47%	17662	44%	44%	16072			
REV YTD	\$350,021			\$408,911			\$424,844			\$289,694		

	Hiker/Biker 2015/16		2016/17	
	Guest	\$	Guest	\$
JULY	51	\$677	31	\$388
AUG	27	\$372	41	\$590
SEPT	19	\$346	18	\$244
OCT	26	\$326	3	\$32
NOV	2	\$16	2	\$26
DEC	2	\$24	0	\$0
JAN	6	\$88	0	\$0
FEB	1	\$8	1	\$9
MAR	0	\$0		
APR	9	\$88		
MAY	13	\$136		
JUN	21	\$256		
Total	177	\$2,337		

	Moorage 2015/16			Moorage 2016/17		
	% Occ.	YTD %	Nights	% Occ.	YTD %	Nights
JULY	45%	45%	1669	41%	41%	1528
AUG	71%	58%	2635	68%	55%	2496
SEPT	95%	70%	3394	93%	67%	3312
OCT	75%	72%	2752	55%	64%	2018
NOV	32%	64%	1132	27%	57%	964
DEC	31%	58%	1140	26%	52%	959
JAN	31%	54%	1144	25%	48%	931
FEB	31%	51%	1052	27%	45%	906
MAR	31%	49%	1153			
APR	30%	47%	1058			
MAY	31%	46%	1157			
JUN	35%	45%	1260			
TL YTD	45%	42%	19546			
REV YTD	\$102,520			\$76,733		

**Port of Siuslaw
Resolution 3-15-17A**

A Resolution to Clarify the Meaning of Commercial Vessel

WHEREAS, Ordinance 4 provides that a commercial vessel “shall mean any vessel used or engaged for any type of commercial venture, including but not limited to the display of advertising, commercial fishing, or the carrying of passengers for hire”, and;

WHEREAS, under current Port of Siuslaw regulations, commercial vessels are entitled to a discount on moorage, and;

WHEREAS, moorage customers claim they are engaged in commerce on their vessels to receive the discount, and they are not, thus resulting in a loss of revenue to the port,

THEREFORE, be it resolved:

The Commission of the Port of Siuslaw amends the definition of Ordinance 4 to read:

- 1) Complies with all local, state and federal laws and regulations.
- 2) Complies with all Port of Siuslaw requirements for moorage.
- 3) A “commercial vessel” is any vessel engaged in a maritime trade, the fishery or carries passengers for hire.
- 4) A “historic vessel” is defined as any vessel which is at least 50 years old.
- 5) The Port manager, in his sole discretion, shall determine what constitutes a commercial or historic vessel.
- 6) Any vessel which meets the definition of a “commercial” or “historic” shall receive the commercial discount.

ADOPTED by the Port of Siuslaw Board of Commissioners this 15th day of March 2017.

By: _____
Ron Caputo, Commission President

Attest: _____
David Huntington, Commission Secretary

**Port of Siuslaw
Resolution 3-15-17B**

A Resolution to Authorize Repairs to 1499 Bay Street Building

WHEREAS, the Port owns property located at 1499 Bay Street, Florence, Oregon and this property requires maintenance and repairs; and

WHEREAS, a professional inspection was conducted and revealed the existence of rot and a contractor was engaged to address rot damage during the weeks of February 21 and February 27;

WHEREAS, and whereas the cost of rot repairs to the building exceeded the authority of the Port Manager, but the Port Manager authorized the repairs as the repairs were necessary, the contractor was working on site, and portions of the siding had been removed.

IT IS HEREBY RESOLVED:

The Port of Siuslaw Commission retroactively authorizes the expenditure of \$7,000 to repair rot damage to the building located at 1499 Bay Street.

Approved and adopted by the Port of Siuslaw Board of Commissioners on the 15th day of March 2017.

By: _____

Ron Caputo, Commission President

Attest: _____

David Huntington, Commission Secretary

**Port of Siuslaw
Resolution 3-15-17C**

A Resolution to Authorize Repairs to F Dock

WHEREAS, the Port of Siuslaw Commission previously authorized repairs to F-dock resulting from a vertically submerged log in the amount of \$15,000 based on a bid from Oregon Marine Construction; and,

WHEREAS, upon further discussion with the contractor, the cost for the F Dock repairs escalated to \$22,000; and,

WHEREAS, after bidding the project a second time, \$22,000 remains the least expensive option,

IT IS HEREBY RESOLVED:

The Port of Siuslaw Commission authorizes an additional \$7,000 for repairs to F Dock.

Approved and adopted by the Port of Siuslaw Board of Commissioners on the 15th day of March 2017.

By: _____
Ron Caputo, Commission President

Attest: _____
David Huntington, Commission Secretary

Port of Siuslaw
Resolution No. 3-15-17D
Appropriations Transfer

BE IT HEREBY RESOLVED that at a regular board meeting of the Port of Siuslaw Board of Commissioners, the amount of \$37,000 is being transferred from Contingency to the following accounts per ORS 294.460:

From
6700 Contingency (\$ 37,000)

To: Materials & Services

5700 Facilities	1499 Bay St Building Repair	\$ 7,000
5700 Facilities	F Dock Repair	\$ 7,000
5700 Facilities	Repair Hoist, Fuel System, Replace Water Heater, Landscaping	\$ 8,000

To: Capital Maintenance Fund

4700 Incoming Transfer	Annual Transfer	\$ 15,000
Total		\$ 37,000

ADOPTED by the Port of Siuslaw Board of Commissioners this 15th day of March 2017.

By: _____
Ron Caputo, Commission President

Attest: _____
David Huntington, Commission Secretary