

AGENDA
PORT OF SIUSLAW COMMISSION MEETING

Wednesday, June 16, 2021 7:00pm
Port of Siuslaw Conference Room
100 Harbor St, Florence, OR 97439 OR

Terry Duman, President; Mike Buckwald, Secretary,
Bill Meyer, 1st VP, Robert Ward, Treasurer
Craig Zolezzi, 2nd VP

Join Zoom Meeting

<https://zoom.us/j/93731537071?pwd=NnlqVGRqQkpxNjBSczNtaE1LZDI6dz09>

Call to Order

Duman

Public Comment: *This is an opportunity for members of the audience to bring to the Commission's attention any item not otherwise listed on the agenda. Comments will be limited to five (5) minutes per person, with a maximum time of 15 minutes for all items. Speakers may not yield their time to others.*

1. Approval of the Agenda by consent

Duman

2. Sea Scouts Presentation – Dean Lundie

3. City of Florence/Port of Siuslaw Enterprise Zone Resolution 6-16-21 - Kelli Weese

4. Approval of the Minutes by consent

Duman

- a. 5-19-21 minutes draft
- b. 5-19-21 work session minutes draft

5. Approval of the Financials by consent

Stewart

- a. Checks printed in May were \$106,248.93
- b. Occupancy for campground was 2% over last year and moorage was down 1%

6. Board of Commissioners

Commission

- a. Positions
- b. Annual meeting schedule
- c. Committee assignments

7. Manager and Commissioner reports

Public Comment: *Comments will be limited to five (5) minutes per person, with a maximum time of 15 minutes for all items. Speakers may not yield their time to others.*

Upcoming Meetings and Conferences

- 1. July 21, 2021 Work Session 6:00pm Port Conference Room/zoom
- 2. July 21, 2021 Commission Meeting 7:00pm Port Conference Room/zoom

Adjourn

Duman

**PORT OF SIUSLAW
RESOLUTION NO. 6-16-21**

**A RESOLUTION AUTHORIZING THE SUBMISSION OF THE APPLICATION FOR THE
DESIGNATION OF THE FLORENCE ENTERPRISE ZONE**

WHEREAS; The Port of Siuslaw is sponsoring an application for designation of an enterprise zone jointly with the City of Florence; and

WHEREAS; The Port of Siuslaw formally advised and received consultation from the Oregon Business Development Department (OBDD) according to ORS 285C.078; and

WHEREAS; The municipal corporations, school districts, special service districts, that receive operating revenue through the levying of ad valorem taxes on real and personal property in any area of this enterprise zone were sent notice and invited to a public meeting on June 8, 2021 regarding its designation, in order for the sponsoring governments to effectively consult with these other local taxing districts; and

WHEREAS; The enterprise zone has a total of 136.91 acres (0.214 square miles), it meets other statutory limitations on size and configuration, and it is depicted here on a drawn-to-scale map (Exhibit A) and its boundary is here described (Exhibit B); and

WHEREAS; The Port of Siuslaw shall fulfill its duties and implement provisions jointly with the City of Florence under ORS 285C.105 or elsewhere in ORS Chapter 285C and related parts of Oregon Law, including but not limited to having appointed a local enterprise zone manager, and preparing a list or map of local, publicly owned lands and buildings in this enterprise zone for purposes of ORS 285C.110; and

WHEREAS; Designation of this enterprise zone does not grant or imply permission to develop land inside it without complying with jurisdictional zoning, regulatory and permitting processes and restrictions; nor does it indicate any intent to alter those processes or restrictions, except as otherwise done in accordance with Comprehensive Plans as acknowledged by the State of Oregon Land Conservation and Development Commission (LCDC).; and

WHEREAS; The availability of enterprise zone exemptions to businesses that operate hotels, motels, or destination resorts would help diversify the local economic activity and facilitate expansion of accommodations for visitors, who in turn will spend time and money in the area for business, recreation, or other purposes; and

WHEREAS; The Port of Siuslaw is interested in encouraging new business investment, job creation, higher incomes for local residents, greater diversity of economic activity; and

WHEREAS; The Port of Siuslaw appreciates the impacts that the designated enterprise zone would have and the property tax exemptions that eligible business firms might receive.

NOW THEREFORE BE IT RESOLVED THE PORT OF SIUSLAW, under ORS 285C.065 / 285C.246, does hereby redesignate an Oregon enterprise zone to be named: The Florence Enterprise Zone, jointly with the City of Florence, the boundary and area of which are described in the exhibits.

Section 1. City of Florence City Recorder / Economic Development Coordinator Kelli Weese is authorized to submit documentation of this enterprise zone redesignation to the Oregon Business Development Department (OBDD) on behalf of the zone sponsor for the purpose of a positive determination in favor under ORS 285C.074.

Section 2. Redesignation of this enterprise zone takes effect on July 1, 2021, or later as so stipulated by OBDD in its determination pursuant to any revision and resubmission of documentation.

Section 3. Kelli Weese, City Recorder / Economic Development Coordinator is appointed as the local zone manager for this enterprise zone.

Section 4. The Port of Siuslaw, as co-sponsor of the Florence Enterprise Zone exercises its option herewith under ORS 285C.070 that qualified property of and operated by a qualified business as a hotel, motel, or destination resort, shall receive the property tax exemption in the zone, and that such business firms are eligible for purposes of authorization in this zone. This option does not apply within the Pacific View Business Park, or any other area of the Florence Enterprise Zone where hotels, motels, or destination resorts are not permitted per Florence Land Use laws.

Section 5. This Resolution shall become effective immediately upon its adoption.

ADOPTED by the Port of Siuslaw Board of Commissioners on this 16th day of June, 2021.

APPROVED BY:

Port of Siuslaw, President

ATTEST:

Recording Secretary

Florence Enterprise Zone Redesignation

June 16, 2021
Port of Siuslaw Meeting



1. Overview & Location

What are enterprise zones and where is Florence's?

3. Potential Development

What are the potential development opportunities?

2. Benefits & Effects

What are the potential benefits & Effects of the zone?

4. Round Table Discussion

Discussion & input regarding redesignation





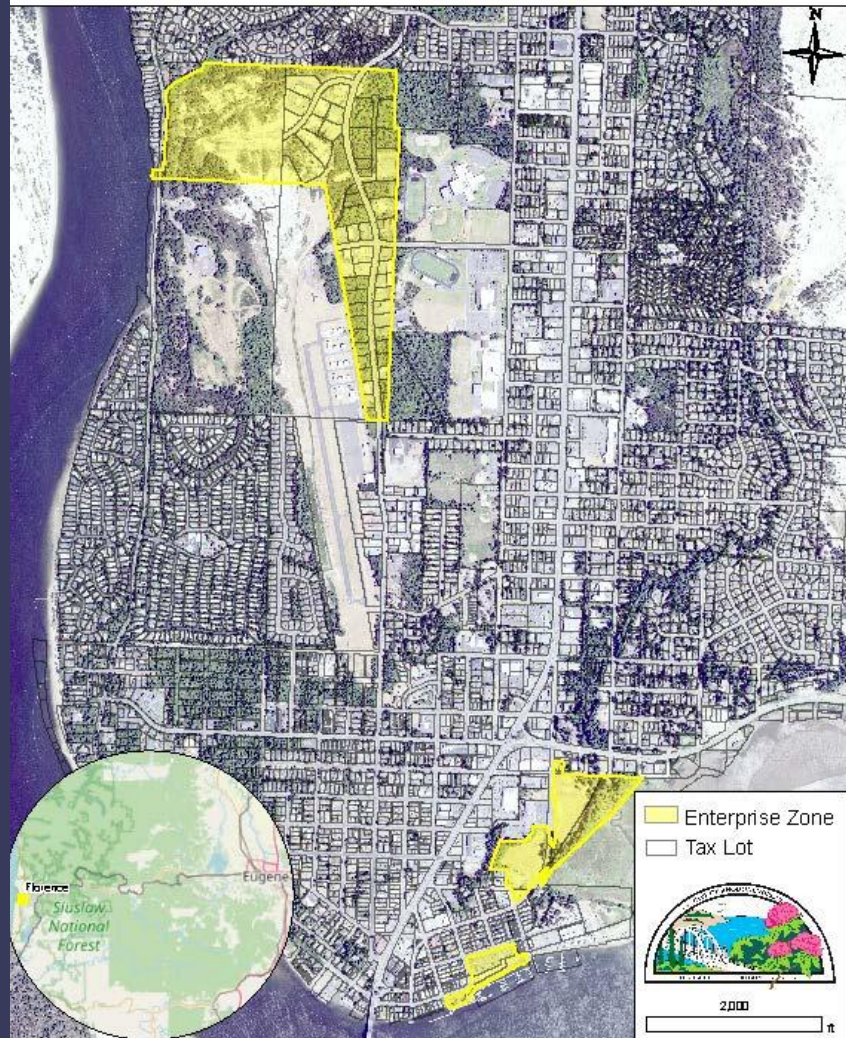
1. Overview & Location

What is an Enterprise Zone?

Short-term tax abatement program
100% tax abatement for 3
consecutive years



Florence Enterprise Zone



Requirements for the Zone

New Jobs

Greater of 1 new FT job or 10%



No Job Loss

Within 30 miles of zone



Local Workers

Hire Local with First-Source Agreement



History of Florence's Zone

Established in 2010

Resolution No. 11, Series 2010

Port of Siuslaw

Joint application with the
Port of Siuslaw

Expiration

Current zone expires
July 1, 2021

Redesignation

Application to Business Oregon
due June 30, 2021

Steps to Redesignation

Special Districts Meeting

June 8, 2021

Port of Siuslaw

June 16, 2021

City of Florence

June 21, 2021

Business OR Application

June 30, 2021



2. Benefits & Effects

Benefits & Effects



3. Potential Development Opportunities

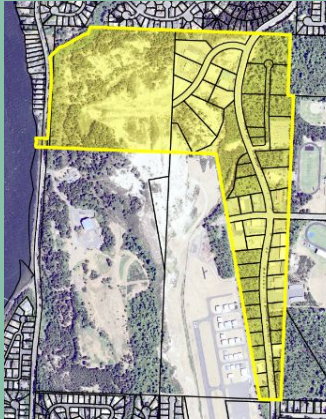


Enterprise Zone Areas



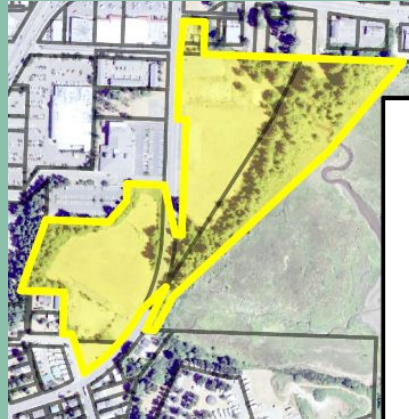
Pacific View Business Park

57 Lots equalling 97 acres
18 lots vacant



Quince Street

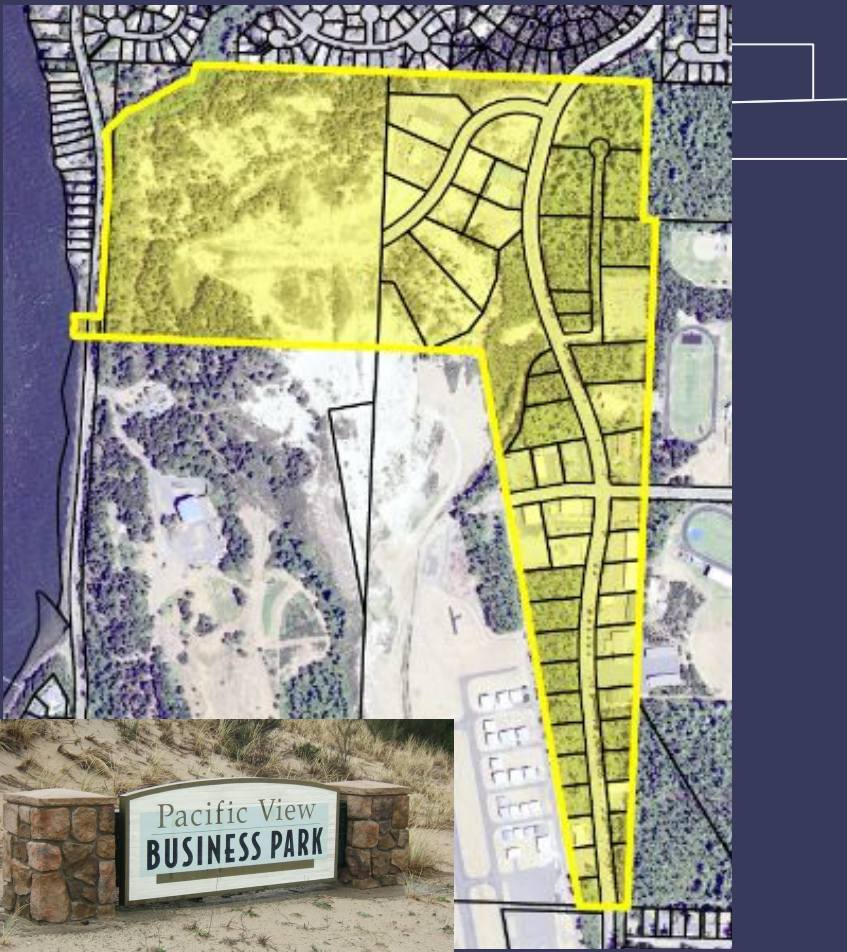
3 Lots equalling 20.6 acres
All vacant



Siuslaw Boardwalk

3 Lots equalling 5 acres





Lots Zoned **Pacific View Business Park**
Industrial / Commercial

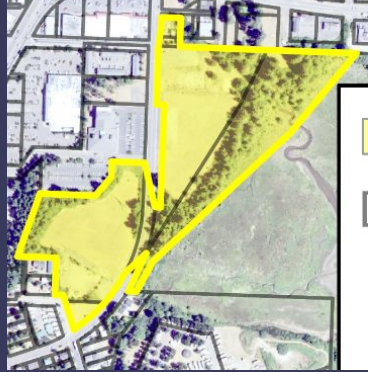
Purpose: To provide areas for offices, service businesses, light industrial, manufacturing and research / development

Pacific View Business Park

Old Town Areas

Quince Street Properties

Zoned Old Town Area C
Housing / Hospitality /
Entertainment

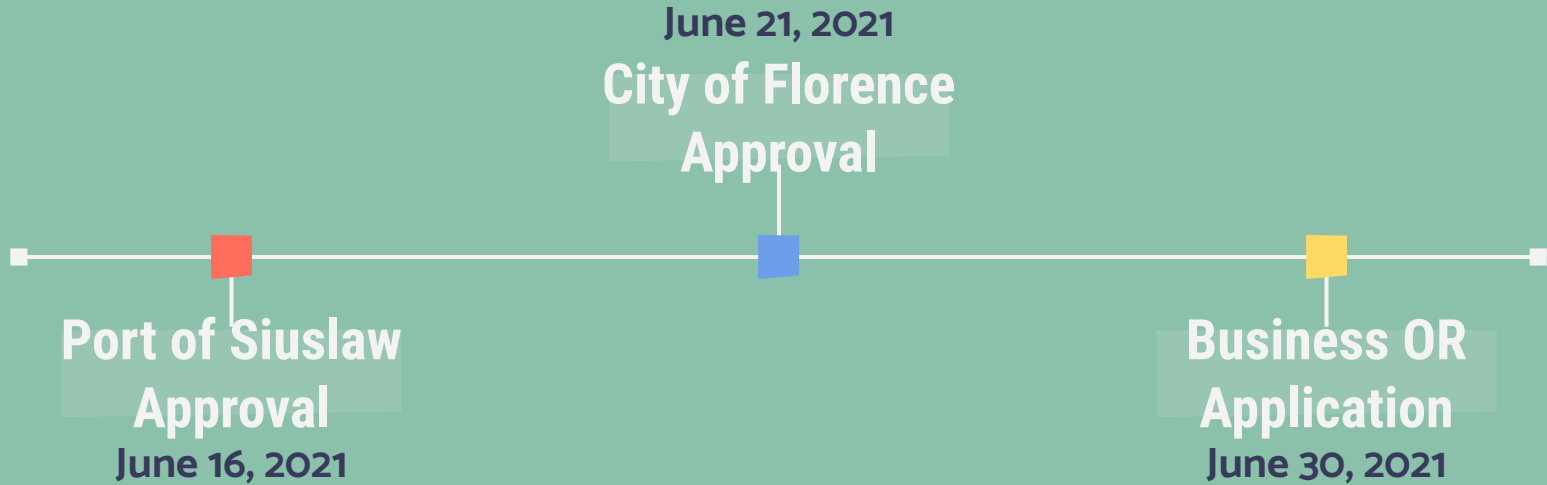


Siuslaw Boardwalk

Zoned Waterfront Marine
Mix of Water-dependent, water-related,
and water oriented uses



Next Steps



• Recommendation •

Approve Resolution authorizing the submission of the application for the designation of the Florence Enterprise Zone

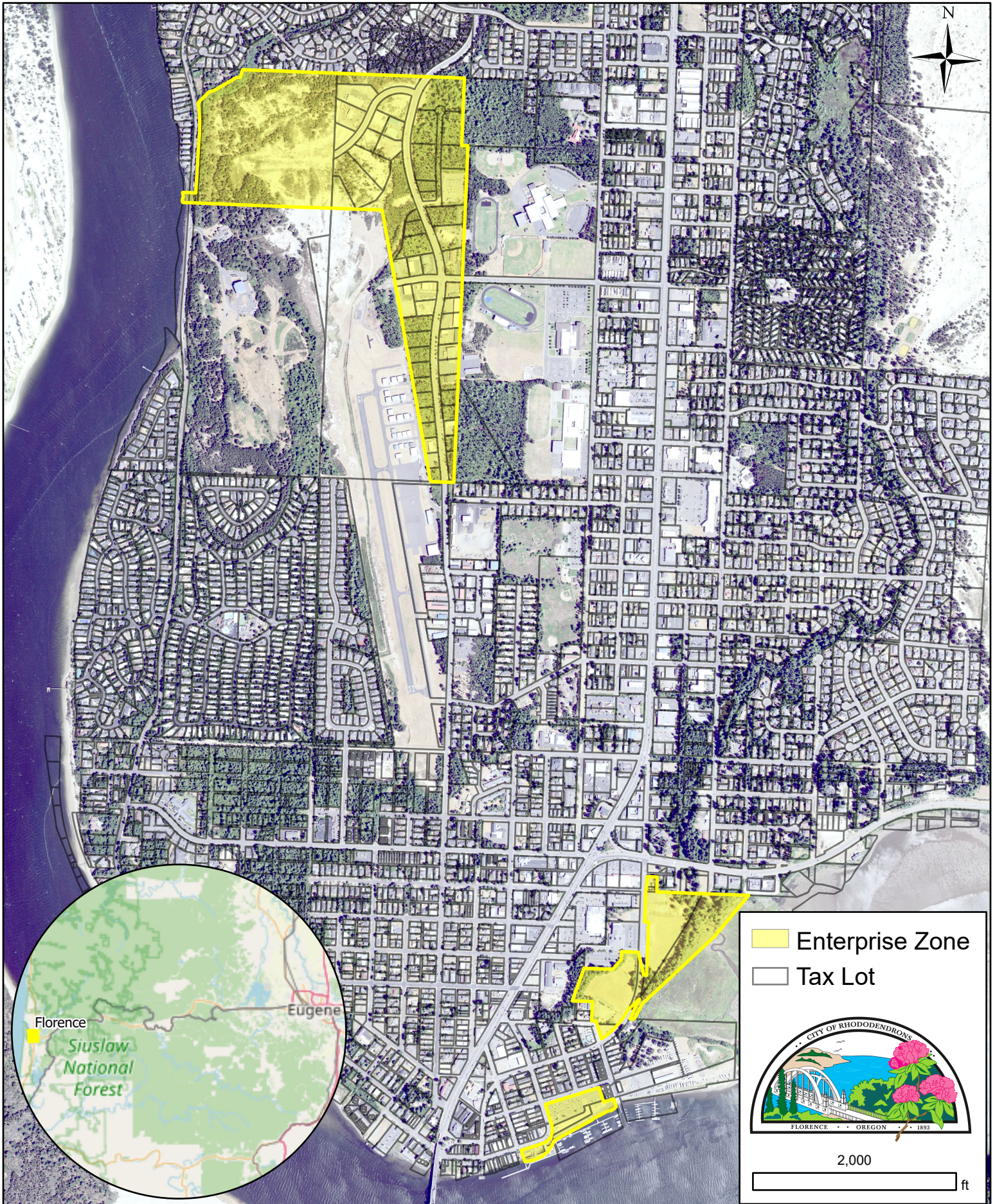
Questions?



KELLI WEESE

City Recorder /
Economic Development Coordinator
kelli.weese@ci.florence.or.us

City of Florence Enterprise Zones



WOBBE & ASSOCIATES, INC.

P.O. BOX 3093
510 KINGWOOD STREET
FLORENCE, OREGON - 97439

Phone (541) 997-8411

Description for the City of Florence # 1
Enterprise Zone

Beginning at a point, said point being the Northwest corner of Lot 7, Block 2 of MORSE'S ADDITION TO THE TOWN OF FLORENCE, as Platted and Recorded in Volume T, Page 247, Lane County Deed Records, Lane County, Oregon, said point also lying in the Eastern Right of Way Line of Maple Street, (formerly Lincoln Street) and the Southern Right of way Line of Bay Street, (formerly Front Street), thence Northeasterly along the Southern Right of Way Line of said Bay Street to the Northeast corner of Lot 3 of said Plat and Block, thence leaving said Southern Right of Way Line in a Northwesterly direction and perpendicular to said Southerly Right of Way Line to the center of said Bay Street, thence Northeasterly along said center of a vacated portion of Bay Street, to the center of Nopal Street, (formerly Hamlin Street), thence Northwesterly along said centerline to the "Initial Point" as shown on Partition Plat 2002-P1570 as Platted and Recorded in Document Number 2002-033700, Lane County Deeds and Records, Lane County, Oregon, thence Westerly along Lines two and four respectively of said Partition Plat to the Eastern Right of Way Line of Nopal Street as shown on said Partition Plat, thence Northerly and Northwesterly along said Eastern Right of Way Line to the Northwest Corner of Parcel 1 of said Partition Plat, said corner lying in the Southern Right of Way Line of First Street, (formerly Main Street), thence Northeasterly along said Southern Right of Way Line to the Northeast corner of said Parcel 1, said corner also being the "Initial Point" of BRIDGEPORT CONDOMINIUMS as Platted and Recorded in Document Number 2006-075597, Lane County Deeds and Records, Lane County, Oregon, thence leaving said Southern Right of Way Line Southeasterly along the Western line of said Plat to the Southwest corner of said Plat, thence Northeasterly along the Southern line of said Plat to the Western Right of Way Line of Harbor Street, (formerly Howard Street), thence Southeasterly along said Western Right of Way Line and it's Southerly projection to the center of the Siuslaw River, thence Southwesterly along said center of the Siuslaw River to the intersection of said center of the Siuslaw River and the Southerly projection of the Eastern Right of Way Line of Maple Street, thence leaving said center of the Siuslaw River Northwesterly along said Eastern Right of Way Line to the Point of Beginning, in Lane County, Oregon.

WOBBE & ASSOCIATES, INC.

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Description for the City of Florence # 2
Enterprise Zone

Beginning at the Northeastern intersection of Harbor Street, (formerly Howard Street) and Quince Street, (formerly Gallagher Street), thence Northerly along the Eastern Right of Way Line of Harbor Street to the Northern Right of Way Line of Fourth Street, thence Westerly along said Northern Right of Way Line to the Southeast corner of Lot 1, Block 1 of JOHNSON'S ADDITION TO FLORENCE, as Platted and Recorded in Book 6, Page 23, Lane County Plat Records, Lane County, Oregon, thence leaving said Northern Right of Way Line Northerly along the Western lines of Lots 1 through 6, Block 1, respectively, of said Plat to the Northeast corner of Lot 6, Block 1 of said plat, thence Westerly along the Northern line of Lot 6, Block 1 of said Plat and it's Westerly projection to the centerline of Oak Street, portion now vacated, said point also being the Western most corner of Lot 3 of BUTLER SUBDIVISION, as Platted and Recorded in File 75, Slide 110, Lane County Plat Records, Lane County, Oregon, thence Northerly and Easterly along the Northwestern boundary of said Lot 3 and it's projection across Quince Street to a point in the Eastern Right of Way Line of Quince Street, thence Northerly along the Eastern Right of Way Line of Quince Street, crossing Pacific Avenue to the Southwestern most corner of the Southern Lot shown on County Surveyor's File 39658, Lane County Survey Records, Lane County, Oregon, thence leaving said Right of way Line of said Quince Street Westerly for 100.00 feet and Southerly 100.02 feet as shown on said County Surveyor's File 39658 and it's Southerly projection to the Southern Right of Way Line of Pacific Avenue, thence Westerly along said Northern Right of Way Line to the North corner of that line noted as "U.S. Government 1879 Meander Line" as shown on County Surveyor's File 38311, Lane County Survey Records, Lane County, Oregon, thence Southwesterly along said Meander Line to it's South end as shown on said County Surveyor's File 38311, thence West along the Southern line of Lot 4 of said County Surveyor's File 38311 and it's Westerly projection to the Western Right of Way Line of Quince Street, thence Southwesterly along said Western Right of Way Line to the point of beginning, in Lane County, Oregon.

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Description for the City Of Florence # 3
Enterprise Zone

Beginning at the Northwest corner of INDUSTRIAL PARK as Platted and Recorded on File 75, Slide 624, Lane County Plat Records, Lane County, Oregon, thence Easterly along the Northern line of said Plat to the Northeast corner of said Plat, thence Southerly and Easterly along the Eastern lines of said Plat to the Southeast corner of said Plat, thence Westerly along the Southern line of said Plat to the Southern most Southwest corner of said Plat, thence Northerly and Westerly along the Western lines of said Plat to the Western most Southwest corner of said Plat, said corner lying in the Western line of Parcel 1 of Partition Plat 98-P1169 as Platted and Recorded in Lane County Partition Plat records, Lane County, Oregon, thence Southerly along said Western line to the Northeast corner of Parcel 2 of said Partition Plat, thence Westerly along the North line of said Parcel 2 to the Northwest corner of said Parcel 2, said corner lying in the Eastern Right of Way Line of Rhododendron Drive, thence Westerly to the Southeast corner of Tract A of MARINE MANOR as Platted and Recorded in Document Number 2000-064002, Lane County Deeds and Records, Lane County, Oregon, said corner lying in the Western Right of Way Line of Rhododendron Drive, thence Westerly along the Southern line of said Tract A to the line of mean low water of the Siuslaw River, thence Northerly along said line of mean low water to it's intersection with the Northern line of said Tract A, thence Easterly along the said Northern line of Tract A and it's Easterly projection to the Eastern Right of Way Line of Rhododendron Drive, thence Northerly along the said Eastern Right of Way Line to the Southwestern terminus of the line shown as "New Property Line" as shown in County Surveyor's File 38708, Lane County Survey Records, Lane County, Oregon, thence leaving said Eastern Right of Way Line, Easterly and Northerly, along said "New Property Line" to it's Northern terminus, said terminus lying in the Northern line of Parcel 1 of aforesaid Partition Plat 98-P1169, thence Easterly along said Northern line to the Point of Beginning, in Lane County, Oregon.

MINUTES
PORT OF SIUSLAW COMMISSION MEETING

Wednesday, May 19, 2021 7:00pm

Port of Siuslaw Conference Room

100 Harbor St, Florence, OR 97439 OR

These minutes will be reviewed for approval at the June 16, 2021 meeting.

Terry Duman, President,
Bill Meyer, 1st VP, Robert Ward, Treasurer
Craig Zolezzi, 2nd VP
Absent Mike Buckwald, Secretary,

Join Zoom Meeting

<https://zoom.us/j/97764673740>

Call to Order – 7:03pm

Public Comment: *none*

1. **Approval of the Agenda by consent** – Duman added a discussion point regarding the Port to the agenda and was approved.
2. **Approval of the Minutes by consent**
 - a. 4-21-21 Meeting Minutes draft
3. **Approval of the financials by consent**
 - a. Checks printed in March were \$110,579.03
 - b. Occupancy for Campground was at 45% the same as last year and moorage was down 1% at 38% Stewart said the occupancy was good since we have had the outer circle closed for upgrades.
4. **Resolution 5-19-21 adopting budget, making appropriations, and levying taxes** – motion made by Meyer to adopt resolution 5-19-21, second by Ward and vote was unanimous. Meyer made motion to approve the tax base, second by Ward and vote was unanimous.
5. **Manager and Commissioner Reports** – Duman says we need an interpretive center or kiosk letting people know what the Port of Siuslaw is. He would like one at the Exploding Whale park also. People need to know what the Port is about. Ward agreed. He thinks we need to hire someone who knows about kiosks. Huntington says it's a great idea. Ward asked Meyer if there was any FURA money that could go to the project. Meyer said he would explore that.
Huntington said we are almost done with the outer circle upgrade. He said we will also start the landscaping project on the pull through sites next week. Huntington reminded everyone about the Executive Session on the 10th of June at 5:00pm.

Public Comment: *none*

Adjourn – 7:20pm

MINUTES
PORT OF SIUSLAW WORK SESSION

Wednesday, May 19, 2021 5:00pm
Port of Siuslaw Conference Room
100 Harbor St, Florence, OR 97439 OR

Terry Duman, President,
Bill Meyer, 1st VP, Robert Ward, Treasurer
Craig Zolezzi, 2nd VP
Absent - Mike Buckwald, Secretary

Join Zoom Meeting
<https://zoom.us/j/97764673740>

Call to Order 7:10pm

Public Comment: *none*

- 1. Approval of the Agenda by consent**
- 2. Lane Council of Governments – Strategic Business Plan Engage Stakeholders**

Double click each one below to review the work session.



LCOG Power Point
for SBP.pptx



LCOG
Presentation.pdf



Work session audio
5-19-21.MP3

Adjourn 6:56pm

Port of Siuslaw
Combined Balance Sheet
As of May 31, 2021

	May 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1006 · Umpqua General Checking	21,504.37
1007 · Umpqua Savings	176,369.68
1009 · Umpqua MMA General Fund	1,185,307.56
1011 · Umpqua MMA ICM	5,179.15
1070 · Petty Cash	1,000.00
Total Checking/Savings	1,389,360.76
Other Current Assets	
1130 · Inventory - Gas	4,467.30
1140 · Inventory - Diesel	2,063.10
1220 · Accounts Receivable	8,146.79
1250 · Taxes receivable	49,177.00
1450 · Prepaid insurance	18,865.50
1499 · Undeposited Funds	6,497.43
Total Other Current Assets	89,217.12
Total Current Assets	1,478,577.88
Fixed Assets	
1510 · Land	2,617,874.00
1515 · Land Improvements	1,967,044.50
1520 · Buildings & Docks	7,940,393.56
1525 · Equipment & Vehicles	753,005.71
1600 · Accumulated Depreciation	-690,873.00
1615 · Accum Depr - Land Improvements	-1,321,558.70
1620 · Accum Depr - Buildings & Docks	-4,731,734.33
1625 · Accum Depr - Equip & Vehicles	-706,731.44
Total Fixed Assets	5,827,420.30
TOTAL ASSETS	7,305,998.18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · *Accounts Payable	14,493.64
Total Accounts Payable	14,493.64
Credit Cards	
2021 · Port Credit Card 1	6,050.50
Total Credit Cards	6,050.50
Other Current Liabilities	
2030 · Deposits Held	7,360.00
2040 · Gift Certificates	100.00
2045 · Unearned CG Revenue (Hercules)	289,875.82
2050 · Deferred Compensation Plan NRS	9,281.63
2155 · Oregon Statewide Transit Tax	-36.65
2495 · Current Ptn of Lon-Term Debt	62,177.90
Total Other Current Liabilities	368,758.70
Total Current Liabilities	389,302.84
Long Term Liabilities	
2380 · Long-Term Debt current portion	-62,177.90
2390 · OBD Loan L0004 Bdwk	67,234.42
2440 · OBD Loan 524016 Dredging	45,996.96
2491 · OBD Loan 525186 MSLTD	376,532.57
2492 · OBD Loan 525196 Wharf	282,981.69
2993 · BB Loan 1000214241 PVIP	186,014.26

**Port of Siuslaw
Combined Balance Sheet
As of May 31, 2021**

	<u>May 31, 21</u>
Total Long Term Liabilities	896,582.00
Total Liabilities	1,285,884.84
Equity	
3300 · Invested in Capital Assets	4,738,587.40
3900 · Fund Balance	-100,192.09
Net Income	1,381,718.03
Total Equity	6,020,113.34
TOTAL LIABILITIES & EQUITY	<u><u>7,305,998.18</u></u>

Port of Siuslaw
Profit & Loss Budget vs. Actual - General Fund
July 2020 through May 2021

												TOTAL		
	Jul 20	Aug 20	Sep 20	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Year to Date	Budget	Variance
Income														
4100 - Available Beginning Cash	948,963.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	948,963.00	948,963.00	0.00
4140 - Campground Revenue														
4141 - RV Sites- Taxable	61,480.14	59,727.45	72,477.94	47,784.97	11,626.15	7,301.32	11,063.91	9,607.92	20,145.18	29,056.78	35,018.05	365,289.81	320,000.00	45,289.81
4142 - RV Sites -Non Taxable	39,451.80	51,390.71	30,235.42	9,301.99	10,852.69	10,321.88	8,506.91	12,409.36	13,521.90	15,193.44	19,912.98	221,099.08	100,000.00	121,099.08
4143 - RV Site - Add'l revenue	1,315.84	892.32	1,349.01	638.54	603.00	301.00	491.00	523.98	904.10	682.00	1,271.09	8,971.88	20,000.00	-11,028.12
4144 - Transient Room Tax	6,175.89	5,892.87	6,707.67	4,924.23	1,199.65	744.24	1,133.70	1,006.80	2,093.25	2,732.91	3,453.04	36,064.25	0.00	36,064.25
4145 - Reservation Fees	5,740.00	4,930.00	5,430.00	2,700.00	470.00	450.00	380.00	340.00	1,190.00	1,820.00	2,380.00	25,830.00	0.00	25,830.00
4146 - Hercules Payments, CG office	0.00	0.00	226.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	226.58	0.00	226.58
Total 4140 - Campground Revenue	114,163.67	122,833.35	116,426.62	65,349.73	24,751.49	19,118.44	21,575.52	23,888.06	37,854.43	49,485.13	62,035.16	657,481.60	440,000.00	217,481.60
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	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	13,200.00	14,400.00	-1,200.00
4153 - Wharf lease - ICM	4,542.08	4,542.08	4,542.08	4,542.08	4,542.08	4,542.08	4,542.08	4,129.90	4,954.26	4,542.08	4,542.08	49,962.88	54,505.00	-4,542.12
4154 - Wharf lease - Mo's	8,660.00	8,660.00	8,660.00	8,660.00	8,660.00	8,660.00	8,660.00	8,660.00	8,660.00	8,660.00	6,033.00	92,633.00	103,920.00	-11,287.00
4156 - Docking Lease	200.00	200.00	200.00	200.00	200.00	200.00	100.00	100.00	100.00	500.00	200.00	2,200.00	2,400.00	-200.00
Total 4150 - Leases	14,602.08	14,602.08	14,602.08	14,602.08	14,602.08	14,602.08	14,502.08	14,089.90	14,914.26	14,902.08	11,975.08	157,995.88	175,225.00	-17,229.12
4160 - Moorage														
4162 - Commercial Moorage	1,190.69	1,669.57	1,297.99	455.17	505.84	469.91	469.91	572.49	572.49	572.50	797.49	8,574.05	10,000.00	-1,425.95
4163 - Sport Moorage	10,406.82	12,854.53	17,521.53	8,908.71	3,708.33	3,754.47	3,464.62	3,162.15	3,509.58	3,295.70	4,324.27	74,910.71	62,000.00	12,910.71
4165 - Liveboard Fees	200.00	240.00	1,120.00	241.36	401.36	321.36	721.36	241.36	281.36	241.36	241.36	4,250.88	2,000.00	2,250.88
Total 4160 - Moorage	11,797.51	14,764.10	19,939.52	9,605.24	4,615.53	4,545.74	4,655.89	3,976.00	4,363.43	4,109.56	5,363.12	87,735.64	74,000.00	13,735.64
4170 - Storage	148.36	148.36	148.36	148.36	748.36	448.36	148.36	148.36	148.36	380.86	148.16	2,764.26	1,600.00	1,164.26
4190 - Marine Fuel	2,920.62	3,793.32	9,886.61	3,868.64	81.97	0.00	0.00	0.00	0.00	0.00	520.83	21,071.99	15,000.00	6,071.99
4200 - Other Facility Income	3,520.47	4,430.73	4,319.00	5,836.15	1,123.00	984.78	800.17	165.00	918.49	929.57	1,091.83	24,119.19	14,000.00	10,119.19
4500 - Levied Taxes														
4510 - Current Levied Taxes	11,764.00	459.52	404.28	380.04	120,639.12	190,243.88	6,627.62	2,043.85	7,988.45	1,419.80	1,219.66	343,190.22	325,900.00	17,290.22
4520 - Prior Years Levied Taxes	145.38	381.17	285.75	284.29	770.71	457.60	320.85	297.66	369.65	301.04	289.39	3,903.49	3,500.00	403.49
4525 - Levied Tax Interest	317.72	90.50	71.40	99.50	85.97	43.18	62.00	71.64	71.40	68.20	64.49	1,046.00	500.00	546.00
Total 4500 - Levied Taxes	12,227.10	931.19	761.43	763.83	121,495.80	190,744.66	7,010.47	2,413.15	8,429.50	1,789.04	1,573.54	348,139.71	329,900.00	18,239.71
4515 - State Forest Sales	0.00	0.00	16,517.61	0.00	5,937.31	0.00	0.00	30.53	0.00	-5,987.63	15,996.84	32,494.66	20,000.00	12,494.66
4540 - Interest Income	189.61	194.68	200.83	218.18	174.95	155.34	154.64	88.85	98.77	48.89	49.79	1,574.53	5,000.00	-3,425.47
4550 - Maintenance Assistance Program	0.00	0.00	0.00	19,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,000.00	19,000.00	0.00
4600 - Miscellaneous Income	29.56	186.58	80.25	5,722.96	90.21	566.99	1,336.92	226.98	4,148.67	-74.46	205.23	12,519.89	10,000.00	2,519.89
4750 - Business Oregon Reimb Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,356.00	0.00	0.00	859.00	7,215.00	33,750.00	-26,535.00
Total Income	1,108,561.98	161,884.39	182,882.31	125,115.17	173,620.70	231,166.39	50,184.05	51,382.83	70,875.91	65,583.04	99,818.58	2,321,075.35	2,086,438.00	234,637.35
Gross Profit	1,108,561.98	161,884.39	182,882.31	125,115.17	173,620.70	231,166.39	50,184.05	51,382.83	70,875.91	65,583.04	99,818.58	2,321,075.35	2,086,438.00	234,637.35
Expense														
5000 - Personal Services														

Port of Siuslaw
Profit & Loss Budget vs. Actual - General Fund
July 2020 through May 2021

													TOTAL	
	Jul 20	Aug 20	Sep 20	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Year to Date	Budget	Variance
5020 - Port Manager	8,531.25	2,843.75	5,687.50	5,687.50	5,687.50	5,904.30	6,000.00	6,000.00	6,000.00	9,000.00	3,000.00	64,341.80	70,997.00	-6,655.20
5030 - Administrative Assistant	5,739.36	1,967.68	3,980.08	3,938.16	3,764.08	4,152.17	4,173.94	3,801.20	3,577.60	6,078.12	1,788.80	42,961.19	45,428.00	-2,466.81
5045 - Services Lead	3,100.16	1,464.32	2,936.96	2,932.80	2,795.52	2,377.94	0.00	0.00	1,064.96	4,259.84	1,331.20	22,263.70	35,693.00	-13,429.30
5050 - Office Assistant	3,522.40	1,397.76	2,562.56	2,446.08	2,628.08	2,662.88	2,562.56	2,679.04	2,329.60	3,727.36	1,281.28	27,799.60	32,448.00	-4,648.40
5075 - Maintenance I Lead	5,885.44	2,023.12	4,230.16	3,862.32	4,046.24	4,630.88	4,046.24	4,230.16	3,678.40	5,885.44	2,023.12	44,541.52	49,732.00	-5,190.48
5079 - Maint II/ Staff	4,607.68	1,555.84	3,111.68	3,111.68	2,970.24	3,328.48	3,253.12	2,970.24	2,828.80	4,808.96	1,414.40	33,961.12	37,856.00	-3,894.88
5080 - Maint III / groundskeeper	2,132.90	0.00	0.00	0.00	0.00	838.19	2,240.00	2,184.00	2,256.65	4,024.35	1,366.20	15,042.29	32,448.00	-17,405.71
5110 - Payroll taxes	3,550.28	1,187.57	2,237.11	2,180.29	2,098.43	2,142.27	2,383.61	3,949.52	2,303.31	4,007.13	1,293.97	27,333.49	30,500.00	-3,166.51
5180 - Health Insurance	3,508.14	3,508.14	3,508.14	3,508.14	3,508.14	3,508.14	3,508.14	3,508.14	3,508.14	3,508.14	3,508.14	38,589.54	50,000.00	-11,410.46
5181 - Life Insurance	14.22	14.22	14.22	14.22	14.22	14.22	14.22	14.22	14.22	14.22	14.22	156.42	200.00	-43.58
5182 - Dental Insurance	308.76	308.76	308.76	308.76	308.76	308.76	308.76	308.76	308.76	308.76	308.76	3,396.36	4,500.00	-1,103.64
5190 - Workers Compensation Insurar	9,525.24	0.00	764.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,290.19	12,000.00	-1,709.81
5251 - Applicant Expenses	45.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.75	0.00	45.75
5270 - Retirement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,782.53	0.00	0.00	0.00	9,782.53	13,000.00	-3,217.47
5275 - Compensated absences	0.00	0.00	0.00	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	0.00	0.00	0.00	3,000.00	-3,000.00
Total 5000 - Personal Services	50,471.58	16,271.16	29,342.12	27,989.95	27,821.21	29,868.23	28,490.59	39,427.81	27,870.44	45,622.32	17,330.09	340,505.50	422,802.00	-82,296.50
5300 - Material and Services	49,702.95	55,001.73	38,883.87	48,545.69	27,659.38	27,388.54	37,303.67	76,169.00	37,849.35	26,228.01	35,061.14	459,793.33	576,000.00	-116,206.67
6000 - Capital Outlay														
6060 - Operations Equipment														
6061 - Laundry Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,049.62	0.00	0.00	8,049.62		
Total 6060 - Operations Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,049.62	0.00	0.00	8,049.62	0.00	8,049.62
6130 - Land														
6136 - Campground Restrooms	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175,000.00	-175,000.00
6139 - Harbor Parking Lot	0.00	7,825.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,825.00	20,000.00	-12,175.00
6146 - Landscape and Rock	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	219.94	219.94	10,000.00	-9,780.06
Total 6130 - Land	0.00	7,825.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	219.94	8,044.94	205,000.00	-196,955.06
6150 - Facilities														
6151 - Mo's Building	0.00	0.00	0.00	0.00	220.99	4,963.75	0.00	0.00	0.00	0.00	0.00	5,184.74	12,000.00	-6,815.26
6155 - Wharf/Bdww Fire System	0.00	0.00	0.00	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00	20,000.00	0.00
6157 - Business Oregon Fees	0.00	3,618.06	0.00	0.00	0.00	784.94	0.00	2,501.92	0.00	0.00	6,333.53	13,238.45	11,250.00	1,988.45
6158 - CG outer Circle Electrical L	0.00	0.00	0.00	0.00	0.00	0.00	30,090.50	753.62	1,183.28	31,987.94	-3,145.17	60,870.17	75,000.00	-14,129.83
6159 - CG Pedestal Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,200.00	0.00	13,200.00	17,000.00	-3,800.00
Total 6150 - Facilities	0.00	3,618.06	0.00	20,000.00	220.99	5,748.69	30,090.50	3,255.54	1,183.28	45,187.94	3,188.36	112,493.36	135,250.00	-22,756.64
Total 6000 - Capital Outlay	0.00	11,443.06	0.00	20,000.00	220.99	5,748.69	30,090.50	3,255.54	9,232.90	45,187.94	3,408.30	128,587.92	340,250.00	-211,662.08
6700 - Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	515,000.00	-515,000.00
7000 - Debt Service														
7215 - MNIF (Dredging) #524016	0.00	0.00	0.00	0.00	5,876.15	0.00	0.00	0.00	0.00	0.00	0.00	5,876.15	5,880.00	-3.85

Port of Siuslaw
Profit & Loss Budget vs. Actual - General Fund
 July 2020 through May 2021

													TOTAL	
	Jul 20	Aug 20	Sep 20	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Year to Date	Budget	Variance
7216 - PRLF (MSLTD) #525186	11,599.93	0.00	0.00	11,599.93	0.00	0.00	11,599.93	0.00	0.00	11,599.93	0.00	46,399.72	46,400.00	-0.28
7225 - Banner Bank (PVIP) 100021424'	1,432.05	1,432.05	1,432.05	1,432.05	1,432.05	1,432.05	1,432.05	1,432.05	1,432.05	1,432.05	1,432.05	15,752.55	17,200.00	-1,447.45
7230 - PRLF Loan (Wharf) #525196	0.00	7,424.94	0.00	0.00	7,424.94	0.00	0.00	7,424.94	0.00	0.00	7,424.94	29,699.76	29,700.00	-0.24
7270 - SPWF (Bdwk Prj) L0004	0.00	0.00	0.00	0.00	15,961.07	0.00	0.00	0.00	0.00	0.00	0.00	15,961.07	15,970.00	-8.93
Total 7000 - Debt Service	13,031.98	8,856.99	1,432.05	13,031.98	30,694.21	1,432.05	13,031.98	8,856.99	1,432.05	13,031.98	8,856.99	113,689.25	115,150.00	-1,460.75
7600 - Unappropriated Ending Fund Bal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44,085.00	-44,085.00
7700 - Transfer to other funds	0.00	0.00	0.00	0.00	0.00	73,151.00	0.00	0.00	0.00	0.00	0.00	73,151.00	73,151.00	0.00
Total Expense	113,206.51	91,572.94	69,658.04	109,567.62	86,395.79	137,588.51	108,916.74	127,709.34	76,384.74	130,070.25	64,656.52	1,115,727.00	2,086,438.00	-970,711.00
Net Income	995,355.47	70,311.45	113,224.27	15,547.55	87,224.91	93,577.88	-58,732.69	-76,326.51	-5,508.83	-64,487.21	35,162.06	1,205,348.35	0.00	1,205,348.35

Port of Siuslaw
Profit & Loss Budget vs. Actual - Capital Maint Fund
 July 2020 through May 2021

	Jul 20	Aug 20	Sep 20	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Year to Date	TOTAL Budget	Variance
Income														
4100 - Available Beginning Cash	103,188.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103,188.58	103,181.00	7.58
4540 - Interest Income	0.00	0.00	7.80	9.25	13.05	0.00	0.00	0.00	0.00	0.00	0.00	30.10	0.00	30.10
4700 - Incoming Transfer	0.00	0.00	0.00	0.00	0.00	73,151.00	0.00	0.00	0.00	0.00	0.00	73,151.00	73,151.00	0.00
Total Income	103,188.58	0.00	7.80	9.25	13.05	73,151.00	0.00	0.00	0.00	0.00	0.00	176,369.68	176,332.00	37.68
Gross Profit	103,188.58	0.00	7.80	9.25	13.05	73,151.00	0.00	0.00	0.00	0.00	0.00	176,369.68	176,332.00	37.68
Expense														
7600 - Unappropriated Ending Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	176,332.00	-176,332.00
Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	176,332.00	-176,332.00
Net Income	103,188.58	0.00	7.80	9.25	13.05	73,151.00	0.00	0.00	0.00	0.00	0.00	176,369.68	0.00	176,369.68

	Campground 2017/2018			Campground 2018/2019			Campground 2019/2020			Campground 2020-2021		
	% Occ.	YTD %	Nights	% Occ.	YTD %	Nights	% Occ.	YTD %	Nights	% Occ.	YTD %	Nights
JULY	78%	74%	2452	86%	78%	2862	78%	86%	2617	77%	78%	2939
AUG	93%	86%	2953	94%	90%	3052	89%	84%	2978	88%	83%	3357
SEPT	91%	87%	2784	88%	89%	2760	84%	84%	2724	88%	84%	3243
OCT	40%	76%	1267	43%	78%	1398	42%	73%	1393	47%	75%	1780
NOV	28%	66%	862	30%	68%	878	33%	65%	1059	20%	64%	752
DEC	24%	59%	752	32%	62%	1035	28%	59%	937	18%	56%	680
JAN	23%	54%	719	36%	58%	1168	25%	54%	842	20%	51%	742
FEB	24%	50%	688	39%	56%	1152	28%	51%	861	22%	48%	763
MAR	28%	48%	880	44%	55%	1417	25%	48%	847	30%	46%	1143
APR	31%	46%	951	39%	53%	1232	13%	45%	423	36%	45%	1324
MAY	45%	46%	1419	44%	52%	1418	13%	42%	417	40%	44%	1522
JUN	54%	47%	1659	45%	52%	1452	48%	42%	1566		44%	
TL YTD	47%	47%	17386	52%	52%	19824	42%	42%	16664		44%	
REV YTD	\$508,194.00			\$549,278.00			\$519,620.00			\$654,960.00		

	Moorage 2019/20			Moorage 2020-21		
	% Occ.	YTD %	Nights	% Occ.	YTD %	Nights
JULY	44%	37%	1608	48%	44%	1745
AUG	65%	55%	2413	63%	56%	2293
SEPT	79%	63%	2836	79%	63%	2796
OCT	43%	58%	1575	49%	60%	1790
NOV	28%	52%	994	26%	53%	915
DEC	27%	48%	992	23%	48%	852
JAN	26%	45%	961	23%	44%	846
FEB	26%	42%	903	24%	42%	783
MAR	26%	40%	934	24%	40%	878
APR	26%	39%	914	25%	38%	871
MAY	30%	38%	1088	28%	37%	1038
JUN	39%	38%	1367		37%	
TL YTD	38%	38%	16585		37%	
REV YTD	\$97,214.00			\$89,890.00		

Port of Siuslaw
Profit & Loss Prev Year Comparison
July 2020 through May 2021

	<u>Jul '20 - Ma...</u>	<u>Jul '19 - Ma...</u>	<u>\$ Change</u>	<u>% Chan...</u>
Income				
4100 · Available Beginning Cash	1,052,151.58	1,175,878.82	-123,727.24	-10.5%
4140 · Campground Revenue	657,481.60	463,616.05	193,865.55	41.8%
4150 · Leases	157,995.88	176,501.26	-18,505.38	-10.5%
4160 · Moorage	87,735.64	85,586.52	2,149.12	2.5%
4170 · Storage	2,764.26	8,849.46	-6,085.20	-68.8%
4190 · Marine Fuel	21,071.99	25,381.10	-4,309.11	-17.0%
4200 · Other Facility Income	24,119.19	24,123.20	-4.01	0.0%
4500 · Levied Taxes	348,139.71	336,481.90	11,657.81	3.5%
4515 · State Forest Sales	32,494.66	36,019.70	-3,525.04	-9.8%
4540 · Interest Income	1,604.63	14,213.10	-12,608.47	-88.7%
4550 · Maintenance Assistance Program	19,000.00	19,000.00	0.00	0.0%
4600 · Miscellaneous Income	12,519.89	11,917.86	602.03	5.1%
4700 · Incoming Transfer	73,151.00	60,000.00	13,151.00	21.9%
4750 · Business Oregon Reimb Fund	7,215.00	0.00	7,215.00	100.0%
Total Income	<u>2,497,445.03</u>	<u>2,437,568.97</u>	<u>59,876.06</u>	<u>2.5%</u>
Gross Profit	2,497,445.03	2,437,568.97	59,876.06	2.5%
Expense				
5000 · Personal Services	340,505.50	330,313.73	10,191.77	3.1%
5300 · Material and Services	459,793.33	412,438.54	47,354.79	11.5%
6000 · Capital Outlay	128,587.92	463,662.50	-335,074.58	-72.3%
7000 · Debt Service	113,689.25	106,264.31	7,424.94	7.0%
7700 · Transfer to other funds	73,151.00	60,000.00	13,151.00	21.9%
Total Expense	<u>1,115,727.00</u>	<u>1,372,679.08</u>	<u>-256,952.08</u>	<u>-18.7%</u>
Net Income	<u>1,381,718.03</u>	<u>1,064,889.89</u>	<u>316,828.14</u>	<u>29.8%</u>

**Port of Siuslaw Board of Commissioners
2021**

Terry Duman **Position 1** Exp 6-30-25
Commission President
PO Box 2740
Florence, OR 97439
541-991-7961
Duman_inc@yahoo.com

Robert Ward **Position 2** Exp 6-30-25
Commission Treasurer appointed 10-21-20
7 Park Village Dr.
Florence, OR 97439
541-991-7898
rob@nwisinc.com

Mike Buckwald **Position 3** Exp 6-30-25
Commission Secretary
11934 E Mapleton Rd
Mapleton, OR 97453
541-997-7173
Mike@buckwaldaccounting.com

William Meyer **Position 5** Exp 6-30-25
Commission 1st VP
75 Harbor St. #306
Florence, OR 97439
harleywam@gmail.com

Craig Zolezzi **Position 4** Exp 6-30-23
Commission 2nd VP appointed 6-20-18
5370 Buckskin Bob Elected 5-21-19
Florence, OR 97439
541-915-4059
craig@zianw.com

**Port of Siuslaw Board of Commissioners
Regular Meeting Schedule**

FY2021-22

Wednesday, 21 July 2021

Wednesday, 18 August 2021

Wednesday, 15 September 2021

Wednesday, 20 October 2021 - Mapleton

Wednesday, 17 November 2021

Wednesday, 15 December 2021

Wednesday, 19 January 2022

Wednesday, 16 February 2022

Wednesday, 16 March 2022

Wednesday, 20 April 2022

Wednesday, 18 May 2022

Wednesday, 15 June 2022

Unless otherwise noted, all meetings begin at 7:00pm at the Port Office, or **via zoom**
100 Harbor Street, Florence OR, Lane County.

**Motion by
Second by
Vote**

2021-2022 Committee Assignments

<u>Organization</u>	<u>Assigned</u>	<u>Alternate</u>	<u>Involvement / Issues</u>
*Lane Area Commission on Transportation			Transportation issues affecting ODOT Region 2, Area 5
*Lane Council of Governments, LCOG			Voting delegate for interagency cooperation
*Oregon Coastal Zone Management Assn, OCZMA			Voting delegate for coastal planning issues
**Oregon Economic Development Assn, OEDA			Economic development training and cooperation
**Oregon Public Ports Association, OPPO			Lobby for state legislation and funding
**Siuslaw Watershed Council SWC			Executive council member
**Pacific NW Waterways Assn, PNWA			Federal transportation & trade, dredging
Florence Area Chamber of Commerce			Business retention & recruitment, community marketing
Florence Urban Renewal Agency			Representative contact
Pacific Coast Congress of Harbor Masters and Port Managers, PCC			Marina operations training and development
Special Districts Association of Oregon, SDAO	Stewart		Representative contact
West Lane Emergency Operations Group, WLEOG	Staff	Staff	Voting delegate for Emergency Response planning

* Requires elected official representative

** Elected official recommended