

MINUTES
PORT OF SIUSLAW COMMISSION MEETING
 Wednesday July 18, 2018, 7:00pm
 100 Harbor Street, Florence, Oregon 97439

These Minutes were approved at the Regular Meeting on August 15, 2018.

Commissioners Attending: Terry Duman, Bill Meyer, Mike Buckwald, Craig Zolezzi and Craig Brandt

Staff Attending: David Huntington, Manager, Kelly Stewart, Administrative Assistant

1. **President Duman called the meeting to order at 7:00pm.**
2. **Public Comment:** Craig Hancock is a guest in the campground. He voiced concerns regarding park security. He stated vagrants are going through the dumpsters at all hours of the night. He said he talked to the police and they stated it was not a priority. He said other Ports have security.
3. **Approval of the Agenda:** There were no comments and the agenda was approved.
4. **Approval of the Minutes:** There were no comments and the minutes were approved by consent.
5. **Approval of the Financials:** Stewart said bills paid in June were \$57,520.04. Stewart said the campground occupancy is up 9% from last year and moorage is down 1%. The financials were approved by consent.
6. **New Business:**
 - a. **Elect Officers:** Buckwald nominated Duman for Commission President. Meyers second motion and vote was unanimous. Duman nominated Meyer as 1st VP. Second by Buckwald and vote was unanimous. Buckwald nominated Brandt for 2nd VP. Second by Meyer and vote was unanimous. Buckwald nominated Zolezzi for Treasurer. Second by Duman and vote was unanimous. Duman nominated Buckwald for Secretary. Second by Meyer and vote was unanimous.
 - b. **Committee Assignments:** see attached sheet.
 - c. **Approval of the meeting schedule for FY18-19:**
 Motion by Buckwald
 Second by Meyer
 Vote was unanimous
 - d. **Approval of the Return to Work Policy:**
 Motion by Buckwald
 Second by Zolezzi
 Vote was unanimous

7. Old Business: PVIP Update: The following is an e-mail from the realtor regarding the PVIP property;

While the overall general real estate market has been busy through the first ½ of 2018, development properties like the Port's 38+ acres have been sluggish. For example, we recently, had a 6 month escrow fall through (due to funding) on the church 16 acres at 35th & Oak, which is zoned multi-family. The Port's acreage represents an even bigger challenge due to a smaller piece of the market pie (non-residential Pacific View Business Park zoning) that customers are typically buying. It's probably a safe bet that interest would be much higher if the zoning was residential – the driving force of the Florence real estate market (approx. 90% of sales are residential). Nothing we can realistically do about that however so we have to find a buyer willing to take on the project as it is today.

That said, we've fielded a handful of inquiries, sent off marketing packets and have contacted all the regional economic development entities with the property info, as well as the commercial firms in the Eugene area. Bottom line, these bigger chunks, even like the bigger estate-type homes, will take more time to garner interest, buyer funding and a development concept to then become reality.

Not much news but that's where we are currently. I appreciate the Port's trust and support and will continue to work diligently on their behalf.

Thank you,

Andy Johnson

Owner/Principal Broker

Coldwell Banker Coast Real Estate

Duman wondered if we should reduce the price. Meyer agreed and said we should have a sequential program. Buckwald wants to know exactly how much we have spent on the property so far. Duman said we need an appraisal. Meyer wants to know the feasibility and cost of an appraisal. Huntington said Wendy from the City of Florence is willing to come in and tell us what our alternatives are for the property. There were questions also regarding the street between Bridgeport Market and the Port's blue building as to who owns it, the City or the Port.

8. Manager and Commissioner Reports: Huntington said Springer wanted to know if we could move our new sign because it is blocking the art piece on the boardwalk. Harlan said he is getting a lot a pushback from the public art committee. Meyer wants to look at it before a decision is made.

9. Public Comment: Rocky Swinney wanted to know if there was a policy regarding small boats going into larger slips. He likes the G dock because of the locked gate. Huntington doesn't know of any policy. Swinney also would like to rent for a year but people have reserved 9 months in advance so the particular slip he wants is not available for a year. This conversation also brought up the December member group and the preference they get. Duman said we need to revisit the policy again.

President Duman closed the regular session at 8:00pm.