

AGENDA
PORT OF SIUSLAW COMMISSION MEETING

Wednesday, September 19, 2018 7:00pm
Port of Siuslaw Conference Room
100 Harbor Street, Florence, OR 97439

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

Work Session: Crabbing on the docks

6:00pm

1. **Call to Order** Duman
2. **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.*
3. **Approval of the Agenda** Duman
4. **Approval of Minutes by Consent** Duman
 - a. 8-15-18 Regular Meeting Minutes
5. **Approval of the Financials by Consent** Stewart
6. **Old Business:** Duman
 - a. Commercial Vessel Definition
 1. Resolution 9-19-18A to amend 3-15-17A - Definition of a Commercial Vessel
 - b. PVIP Loan Meyer
Brandt
7. **Manager and Commissioner Reports**
8. **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.*
9. **Upcoming Meetings and Conferences**
 - October 17, 2018 Board of Commissioners meeting in **Mapleton**
 - October 4-5, 2018 OPPA Conference Coos Bay, Oregon

MINUTES
PORT OF SIUSLAW COMMISSION MEETING
Wednesday August 15, 2018, 7:00pm
100 Harbor Street, Florence, Oregon 97439

These Minutes will be reviewed at the Regular Meeting on September 19, 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. **Presentation: Andy Johnson Coldwell Banker PVIP Property:** Johnson handed out talking points. He said we are limited on our property because it is listed as conditional zoned. He also mentioned that there has only been one big parcel project sold in the past 5 years and it did have some improvements done to it. Johnson suggested lowering the price. Buckwald wants to know exactly how much money the Port has put in the property. Buckwald suggested staff going back to the audits for 11 years and look at the capitalized costs. There was talk about doing a sequential development and selling a piece at a time. Duman said we have to spend money to make money.
3. **Loan options PVIP Property Dee Osborne, Banner Bank:** The Port has a balloon payment due in December of \$206,518.00. Osborne introduce Bill Reinard who will be the loan officer handling the renewal. Osborne said the Bank just needs to know what the Commission wants to do and they will work up a proposal. The interest would be 3.25%. Reinard said the fee would be half a point. Buckwald said to talk about it next month. Osborne said the sooner the better because interest rates are changing.
4. **Public Comment:** Dorothy Gregg has concerns about the F dock laying in the mud at an angle and being dangerous for moorage customers. Huntington said we are in the preparation process for getting the Marina dredged and it would cost approximately \$400,000.00. Duman said we are still paying off the loan from 10 years ago. Brandt explained there are only certain times work can be done in the waterways. Tom Champlin wanted to know if there are cameras in the storage sheds. Huntington said we have cameras strategically placed on property. Champlin said the Port needs signs at the G dock gate that children must wear a life jacket on the docks. He also stated the fish cleaning station is horrible and the Port should charge a fee for people to come in and clean their fish because they don't clean up.
5. **Approval of the Agenda:** There were no comments and the agenda was approved.
6. **Approval of the Minutes:** There were no comments and the minutes were approved by consent.
7. **Approval of the Financials:** Stewart said bills paid in June were \$69,115.19. Stewart said the campground occupancy report will no longer have hiker/biker since that was taken out. Duman had a question on a bill paid for the C row. Stewart to send him copies. The financials were approved by consent.
8. **New Business - Commercial Moorage Definition:** Duman wants to amend Resolution 3-15-17A to not include historic vessels. He would like number four (4) and the "historic" portion of number five (5) removed. Huntington said we can make a new resolution for approval at the next meeting. Duman instructed staff to do a new resolution deleting the historic portion. There also needs to be specific wording for commercial vessels to get the discounted commercial prices.
7. **Old Business - Port Strategic Business Plan:** Meyer wants us to begin evaluating some of the issues in the Strategic Business Plan. He would like committees put together, but no more than two (2) Commissioners in a

committee. Huntington has been in contact with other Port Managers and Business Oregon. He said this will be a large project and thinks Business Oregon will help us. Brandt brought up complaint letters from moorage customers regarding crabbers on the docks. Some of the letters were deemed to be exaggerated a bit. Huntington suggested we save this topic for a work session before the next meeting. Buckwald said the first thing we need is to get the security gates installed. Security seems to be a bigger problem. Duman asked Huntington to consult with OSMB regarding crabbing off the transient dock. Huntington says he has and they will not allow crabbing off that dock. We have signage for that but it's not enforced.

8. Manager and Commissioner Reports: Brandt updated how the fishing was going.

9. Public Comment: Priestler commented on the enforcement and said there are retired police officers that help the City. Possible there are some retired fishermen who could help the Port.

President Duman closed the regular session at 8:30pm.

DRAFT

Port of Siuslaw
Combined Balance Sheet
As of August 31, 2018

Aug 31, 18

ASSETS**Current Assets****Checking/Savings**

| | |
|-----------------------------------|------------|
| 1001 · BB Checking - General Fund | 28,566.05 |
| 1003 · BB SAV - Capital Reserve | 28,141.93 |
| 1005 · BB MMA - General Fund | 965,940.39 |
| 1050 · BB MMA - ICM | 5,050.59 |
| 1070 · Petty Cash | 1,000.00 |

Total Checking/Savings 1,028,698.96

Other Current Assets

| | |
|----------------------------|-----------|
| 1130 · Inventory - Gas | 3,586.30 |
| 1140 · Inventory - Diesel | 5,533.10 |
| 1220 · Accounts Receivable | 2,722.31 |
| 1250 · Taxes receivable | 25,649.00 |
| 1450 · Prepaid insurance | 18,865.50 |
| 1499 · Undeposited Funds | 1,010.21 |

Total Other Current Assets 57,366.42

Total Current Assets 1,086,065.38

Fixed Assets**1500 · Fixed Assets**

1530 · Construction in Progress 38,724.00

Total 1500 · Fixed Assets 38,724.00

1510 · Land 2,617,874.00

1515 · Land Improvements 1,451,515.50

1520 · Buildings & Docks 7,609,035.56

1525 · Equipment & Vehicles 766,061.71

1615 · Accum Depr - Land Improvements -1,275,450.70

1620 · Accum Depr - Buildings & Docks -4,422,340.33

1625 · Accum Depr - Equip & Vehicles -700,849.44

Total Fixed Assets 6,084,570.30

TOTAL ASSETS 7,170,635.68

LIABILITIES & EQUITY**Liabilities****Current Liabilities****Accounts Payable**

2000 · *Accounts Payable 15,142.74

Total Accounts Payable 15,142.74

Credit Cards

2021 · Port Credit Card 1 13,066.20

Total Credit Cards 13,066.20

Other Current Liabilities

2030 · Deposits Held 9,080.00

2045 · Unearned CG Revenue (Hercules) 135,124.77

2050 · Deferred Compensation Plan NRS 9,281.63

2150 · Payroll related Liabilites 1,659.84

2155 · Oregon Statewide Transit Tax 54.52

2160 · Accrued Interest 33,562.04

2495 · Current Ptn of Lon-Term Debt 62,177.90

Total Other Current Liabilities 250,940.70

Total Current Liabilities 279,149.64

Long Term Liabilities

2380 · Long-Term Debt current portion -62,177.90

10:54 AM

09/13/18

Accrual Basis

Port of Siuslaw
Combined Balance Sheet
As of August 31, 2018

| | Aug 31, 18 |
|---------------------------------------|----------------------------|
| 2390 · OBD Loan L0004 Bdwk | 99,115.42 |
| 2440 · OBD Loan 524016 Dredging | 56,139.96 |
| 2491 · OBD Loan 525186 MSLTD | 461,558.57 |
| 2492 · OBD Loan 525196 Wharf | 326,224.69 |
| 2993 · BB Loan 1000214241 PVIP | 216,753.26 |
| Total Long Term Liabilities | 1,097,614.00 |
| Total Liabilities | 1,376,763.64 |
| Equity | |
| 3300 · Invested in Capital Assets | 5,039,020.40 |
| 3900 · Fund Balance | -194,078.33 |
| Net Income | 948,929.97 |
| Total Equity | 5,793,872.04 |
| TOTAL LIABILITIES & EQUITY | <u>7,170,635.68</u> |

Port of Siuslaw
Profit & Loss Budget vs. Actual - General Fund
July through August 2018

| | TOTAL | | | | |
|--|------------------|------------------|-------------------|-------------------|--------------------|
| | Jul 18 | Aug 18 | Year to Date | Budget | Variance |
| Income | | | | | |
| 4100 · Available Beginning Cash | 788,050.78 | 0.00 | 788,050.78 | 788,050.78 | 0.00 |
| 4140 · Campground Revenue | | | | | |
| 4141 · RV Sites- Taxable | 47,160.20 | 42,498.97 | 89,659.17 | 300,000.00 | -210,340.83 |
| 4142 · RV Sites -Non Taxable | 31,490.20 | 38,457.12 | 69,947.32 | 100,000.00 | -30,052.68 |
| 4143 · RV Site - Add'l revenue | 1,953.51 | 1,563.85 | 3,517.36 | 6,000.00 | -2,482.64 |
| 4144 · Transient Room Tax | 5,052.61 | 4,540.81 | 9,593.42 | 24,000.00 | -14,406.58 |
| 4145 · Reservation Fees | 4,980.00 | 5,640.00 | 10,620.00 | 20,000.00 | -9,380.00 |
| Total 4140 · Campground Revenue | 90,636.52 | 92,700.75 | 183,337.27 | 450,000.00 | -266,662.73 |
| 4150 · Leases | | | | | |
| 4151 · Building Lease - 1499 Bay St | 1,200.00 | 1,200.00 | 2,400.00 | 14,400.00 | -12,000.00 |
| 4152 · Building Lease - 080A Harbor St | 1,200.00 | 1,200.00 | 2,400.00 | 14,400.00 | -12,000.00 |
| 4153 · Wharf lease - ICM | 4,542.08 | 4,542.08 | 9,084.16 | 54,000.00 | -44,915.84 |
| 4154 · Wharf lease - Mo's | 9,100.00 | 9,100.00 | 18,200.00 | 100,000.00 | -81,800.00 |
| 4155 · Concessions | 2,283.34 | 2,666.66 | 4,950.00 | 2,985.00 | 1,965.00 |
| 4156 · Docking Lease | 100.00 | 100.00 | 200.00 | 1,200.00 | -1,000.00 |
| Total 4150 · Leases | 18,425.42 | 18,808.74 | 37,234.16 | 186,985.00 | -149,750.84 |
| 4160 · Moorage | | | | | |
| 4162 · Commercial Moorage | 1,474.24 | 1,246.31 | 2,720.55 | 10,000.00 | -7,279.45 |
| 4163 · Sport Moorage | 7,337.26 | 18,103.42 | 25,440.68 | 75,500.00 | -50,059.32 |
| 4165 · Liveaboard Fees | 240.00 | 360.00 | 600.00 | 4,500.00 | -3,900.00 |
| Total 4160 · Moorage | 9,051.50 | 19,709.73 | 28,761.23 | 90,000.00 | -61,238.77 |
| 4170 · Storage | 2,392.46 | 2,581.05 | 4,973.51 | 20,000.00 | -15,026.49 |
| 4190 · Marine Fuel | 932.94 | 5,872.47 | 6,805.41 | 40,000.00 | -33,194.59 |
| 4200 · Other Facility Income | 4,241.72 | 4,854.93 | 9,096.65 | 25,600.00 | -16,503.35 |
| 4500 · Levied Taxes | | | | | |
| 4510 · Current Levied Taxes | 0.00 | 442.53 | 442.53 | 302,267.00 | -301,824.47 |
| 4520 · Prior Years Levied Taxes | 0.00 | 420.55 | 420.55 | 4,000.00 | -3,579.45 |
| 4525 · Levied Tax Interest | 0.00 | 102.61 | 102.61 | 0.00 | 102.61 |
| Total 4500 · Levied Taxes | 0.00 | 965.69 | 965.69 | 306,267.00 | -305,301.31 |
| 4515 · State Forest Sales | 0.00 | 25,096.76 | 25,096.76 | 0.00 | 25,096.76 |
| 4540 · Interest Income | 50.58 | 55.72 | 106.30 | 0.00 | 106.30 |

Port of Siuslaw
Profit & Loss Budget vs. Actual - General Fund
 July through August 2018

| | TOTAL | | | | |
|--|------------|------------|--------------|--------------|-------------|
| | Jul 18 | Aug 18 | Year to Date | Budget | Variance |
| 4550 · Maintenance Assistance Program | 0.00 | 19,000.00 | 19,000.00 | 19,000.00 | 0.00 |
| 4600 · Miscellaneous Income | 645.46 | 489.65 | 1,135.11 | 10,000.00 | -8,864.89 |
| 4840 · Grants | 0.00 | 0.00 | 0.00 | 100,000.00 | -100,000.00 |
| Total Income | 914,427.38 | 190,135.49 | 1,104,562.87 | 2,035,902.78 | -931,339.91 |
| Gross Profit | 914,427.38 | 190,135.49 | 1,104,562.87 | 2,035,902.78 | -931,339.91 |
| Expense | | | | | |
| 5000 · Personal Services | | | | | |
| 5020 · Port Manager | 5,000.00 | 7,500.00 | 12,500.00 | 65,000.00 | -52,500.00 |
| 5030 · Administrative Assistant | 2,800.00 | 4,832.19 | 7,632.19 | 42,118.00 | -34,485.81 |
| 5045 · Services Lead | 2,412.44 | 4,058.20 | 6,470.64 | 34,611.00 | -28,140.36 |
| 5050 · Office Assistant | 0.00 | 0.00 | 0.00 | 29,203.00 | -29,203.00 |
| 5061 · Campground Staff | 1,566.00 | 3,186.00 | 4,752.00 | 25,958.00 | -21,206.00 |
| 5075 · Maintenance I Lead | 3,734.90 | 5,834.40 | 9,569.30 | 47,807.00 | -38,237.70 |
| 5076 · Maintenance II | 3,203.20 | 4,659.20 | 7,862.40 | 39,370.00 | -31,507.60 |
| 5077 · Maintenance III | 2,240.00 | 3,808.00 | 6,048.00 | 30,285.00 | -24,237.00 |
| 5110 · Payroll taxes | 2,162.95 | 3,496.86 | 5,659.81 | 31,435.00 | -25,775.19 |
| 5180 · Health Insurance | 3,132.24 | 3,132.24 | 6,264.48 | 40,000.00 | -33,735.52 |
| 5181 · Life Insurance | 14.22 | 14.22 | 28.44 | 160.00 | -131.56 |
| 5182 · Dental Insurance | 305.70 | 305.70 | 611.40 | 4,000.00 | -3,388.60 |
| 5190 · Workers Compensation Insurance | 9,412.74 | 0.00 | 9,412.74 | 10,000.00 | -587.26 |
| 5270 · Retirement | 0.00 | 0.00 | 0.00 | 8,000.00 | -8,000.00 |
| 5275 · Compensated absences | 0.00 | 0.00 | 0.00 | 5,000.00 | -5,000.00 |
| 5280 · Overtime | 0.00 | 0.00 | 0.00 | 3,000.00 | -3,000.00 |
| 5290 · Budget fund transfer - Capital | 0.00 | 0.00 | 0.00 | 55,000.00 | -55,000.00 |
| Total 5000 · Personal Services | 35,984.39 | 40,827.01 | 76,811.40 | 470,947.00 | -394,135.60 |
| 5300 · Material and Services | | | | | |
| 5260 · Employee Training | 75.00 | 0.00 | 75.00 | 1,000.00 | -925.00 |
| 5310 · Grant Expenses | 0.00 | 0.00 | 0.00 | 500.00 | -500.00 |
| 5340 · Advertising | 325.00 | 625.10 | 950.10 | 10,000.00 | -9,049.90 |
| 5345 · Web Site | 0.00 | 0.00 | 0.00 | 2,000.00 | -2,000.00 |
| 5350 · Office Supplies | 5.00 | 379.76 | 384.76 | 4,000.00 | -3,615.24 |
| 5360 · Operation Supplies | 1,892.64 | 1,075.37 | 2,968.01 | 15,000.00 | -12,031.99 |

Port of Siuslaw
Profit & Loss Budget vs. Actual - General Fund
July through August 2018

| | TOTAL | | | | |
|---|------------------|------------------|------------------|-------------------|--------------------|
| | Jul 18 | Aug 18 | Year to Date | Budget | Variance |
| 5370 - Marine Fuel | -78.42 | -97.25 | -175.67 | 45,000.00 | -45,175.67 |
| 5410 - Audit | 0.00 | 0.00 | 0.00 | 10,000.00 | -10,000.00 |
| 5420 - Accounting Service | 300.25 | 134.00 | 434.25 | 2,000.00 | -1,565.75 |
| 5425 - Consultant services | 0.00 | 250.00 | 250.00 | 1,500.00 | -1,250.00 |
| 5430 - Legal Services | 0.00 | 75.00 | 75.00 | 5,000.00 | -4,925.00 |
| 5436 - Cost of Retail Items | 286.82 | 35.92 | 322.74 | 800.00 | -477.26 |
| 5450 - Insurance - General | 0.00 | 0.00 | 0.00 | 53,000.00 | -53,000.00 |
| 5470 - Contracted Services | 1,679.32 | 2,126.32 | 3,805.64 | 19,000.00 | -15,194.36 |
| 5510 - Travel & Meeting Expense | 176.97 | 62.85 | 239.82 | 11,000.00 | -10,760.18 |
| 5520 - Dues/Subscriptions | 1,371.82 | 975.12 | 2,346.94 | 14,000.00 | -11,653.06 |
| 5530 - Public Relations | 265.00 | 297.13 | 562.13 | 3,000.00 | -2,437.87 |
| 5540 - Events | 0.00 | 0.00 | 0.00 | 1,000.00 | -1,000.00 |
| 5550 - Telephone Expense | 638.44 | 510.99 | 1,149.43 | 7,000.00 | -5,850.57 |
| 5610 - Property Taxes | 0.00 | 0.00 | 0.00 | 14,000.00 | -14,000.00 |
| 5620 - Transient Room Tax | 5,420.50 | 3,705.90 | 9,126.40 | 27,000.00 | -17,873.60 |
| 5700 - Facilities | 2,574.41 | 9,223.08 | 11,797.49 | 53,000.00 | -41,202.51 |
| 5701 - MAP Repairs | 898.01 | 634.40 | 1,532.41 | 14,000.00 | -12,467.59 |
| 5730 - Tool & Equipment Purchase | 0.00 | 0.00 | 0.00 | 2,000.00 | -2,000.00 |
| 5750 - Equipment Rental | 566.19 | 881.30 | 1,447.49 | 7,000.00 | -5,552.51 |
| 5790 - Equipment Repairs | 110.00 | 0.00 | 110.00 | 8,000.00 | -7,890.00 |
| 5800 - Utilities | 12,247.56 | 13,877.14 | 26,124.70 | 117,000.00 | -90,875.30 |
| 5900 - State Lease Fees | 375.00 | 12,325.49 | 12,700.49 | 17,000.00 | -4,299.51 |
| 5950 - Miscellaneous | 2,665.41 | 2,426.18 | 5,091.59 | 24,500.00 | -19,408.41 |
| Total 5300 - Material and Services | 31,794.92 | 49,523.80 | 81,318.72 | 488,300.00 | -406,981.28 |
| 6000 - Capital Outlay | | | | | |
| 6130 - Land | | | | | |
| 6144 - C Row Erosion | 1,255.00 | 365.00 | 1,620.00 | 60,000.00 | -58,380.00 |
| Total 6130 - Land | 1,255.00 | 365.00 | 1,620.00 | 60,000.00 | -58,380.00 |
| 6150 - Facilities | | | | | |
| 6151 - Mo's Building | 0.00 | 0.00 | 0.00 | 217,500.00 | -217,500.00 |
| 6155 - Wharf/Bdwk Fire System | 0.00 | 2,000.00 | 2,000.00 | | |
| Total 6150 - Facilities | 0.00 | 2,000.00 | 2,000.00 | 217,500.00 | -215,500.00 |

Port of Siuslaw
Profit & Loss Budget vs. Actual - General Fund
 July through August 2018

| | TOTAL | | | | |
|--|-------------------|-------------------|-------------------|---------------------|----------------------|
| | Jul 18 | Aug 18 | Year to Date | Budget | Variance |
| 6170 - Marine Facilities | | | | | |
| 6180 - West Basin Repairs | 0.00 | 0.00 | 0.00 | 15,000.00 | -15,000.00 |
| 6181 - Security Cameras/Gates | 0.00 | 0.00 | 0.00 | 25,000.00 | -25,000.00 |
| Total 6170 - Marine Facilities | 0.00 | 0.00 | 0.00 | 40,000.00 | -40,000.00 |
| Total 6000 - Capital Outlay | 1,255.00 | 2,365.00 | 3,620.00 | 317,500.00 | -313,880.00 |
| 7000 - Debt Service | | | | | |
| 7215 - MNIF (Dredging) #524016 | 0.00 | 0.00 | 0.00 | 5,880.00 | -5,880.00 |
| 7216 - PRLF (MSLTD) #525186 | 11,599.93 | 0.00 | 11,599.93 | 46,400.00 | -34,800.07 |
| 7225 - Banner Bank (PVIP) 1000214241 | 1,499.92 | 1,499.92 | 2,999.84 | 121,000.00 | -118,000.16 |
| 7230 - PRLF Loan (Wharf) #525196 | 0.00 | 7,424.94 | 7,424.94 | 29,950.00 | -22,525.06 |
| 7270 - SPWF (Bdwc Prj) L0004 | 0.00 | 0.00 | 0.00 | 15,970.00 | -15,970.00 |
| Total 7000 - Debt Service | 13,099.85 | 8,924.86 | 22,024.71 | 219,200.00 | -197,175.29 |
| 7600 - Unappropriated Ending Fund Bal | 0.00 | 0.00 | 0.00 | 94,371.00 | -94,371.00 |
| Total Expense | 82,134.16 | 101,640.67 | 183,774.83 | 1,590,318.00 | -1,406,543.17 |
| Net Income | 832,293.22 | 88,494.82 | 920,788.04 | 445,584.78 | 475,203.26 |

Port of Siuslaw
Profit & Loss Budget vs. Actual - Capital Maint Fund
 July through August 2018

| | TOTAL | | | | |
|---------------------------------------|------------------|-------------|------------------|-------------------|------------------|
| | Jul 18 | Aug 18 | Year to Date | Budget | Variance |
| Income | | | | | |
| 4100 - Available Beginning Cash | 28,141.93 | 0.00 | 28,141.93 | 28,141.93 | 0.00 |
| 4700 - Incoming Transfer | 0.00 | 0.00 | 0.00 | 55,000.00 | -55,000.00 |
| Total Income | 28,141.93 | 0.00 | 28,141.93 | 83,141.93 | -55,000.00 |
| Gross Profit | 28,141.93 | 0.00 | 28,141.93 | 83,141.93 | -55,000.00 |
| Expense | | | | | |
| 6000 - Capital Outlay | | | | | |
| 6150 - Facilities | | | | | |
| 6155 - Wharf/Bdwc Fire System | 0.00 | 0.00 | 0.00 | 20,000.00 | -20,000.00 |
| Total 6150 - Facilities | 0.00 | 0.00 | 0.00 | 20,000.00 | -20,000.00 |
| Total 6000 - Capital Outlay | 0.00 | 0.00 | 0.00 | 20,000.00 | -20,000.00 |
| 7600 - Unappropriated Ending Fund Bal | 0.00 | 0.00 | 0.00 | 88,107.00 | -88,107.00 |
| Total Expense | 0.00 | 0.00 | 0.00 | 108,107.00 | -108,107.00 |
| Net Income | 28,141.93 | 0.00 | 28,141.93 | -24,965.07 | 53,107.00 |

| | Campground 2015/2016 | | | Campground 2016/2017 | | | Campground 2017/2018 | | | Campground 2018/2019 | | |
|------------|----------------------|------------|--------------|----------------------|------------|--------------|----------------------|------------|--------------|----------------------|------------|-------------|
| | % Occ. | YTD % | Nights | % Occ. | YTD % | Nights | % Occ. | YTD % | Nights | % Occ. | YTD % | Nights |
| JULY | 79% | 79% | 2448 | 74% | 74% | 2314 | 78% | 78% | 2452 | 88% | 88% | 2862 |
| AUG | 91% | 85% | 2812 | 88% | 81% | 2750 | 93% | 86% | 2953 | 94% | 91% | 3052 |
| SEPT | 88% | 86% | 2651 | 92% | 85% | 2776 | 91% | 87% | 2784 | | | |
| OCT | 49% | 77% | 1527 | 33% | 72% | 1027 | 40% | 76% | 1267 | | | |
| NOV | 26% | 67% | 770 | 15% | 60% | 466 | 28% | 66% | 862 | | | |
| DEC | 17% | 58% | 514 | 12% | 52% | 361 | 24% | 59% | 752 | | | |
| JAN | 20% | 53% | 621 | 15% | 47% | 480 | 23% | 54% | 719 | | | |
| FEB | 22% | 49% | 634 | 14% | 43% | 401 | 24% | 50% | 688 | | | |
| MAR | 23% | 46% | 729 | 16% | 40% | 513 | 28% | 48% | 880 | | | |
| APR | 28% | 44% | 838 | 22% | 38% | 657 | 31% | 46% | 951 | | | |
| MAY | 36% | 44% | 1132 | 35% | 38% | 1112 | 45% | 46% | 1419 | | | |
| JUN | 46% | 44% | 1396 | 43% | 38% | 3875 | 54% | 47% | 1659 | | | |
| TL YTD | 44% | 44% | 16072 | 38% | 38% | 16732 | 47% | 47% | 17386 | 91% | | 5914 |
| REV YTD | \$424,844 | | | \$439,396 | | | \$508,194.00 | | | \$181,138.00 | | |

| | Hiker/Biker 2017/18 | | 2018/19 | |
|------------|---------------------|----------------|-----------|-----------------|
| | Guest | \$ | Guest | \$ |
| JULY | 40 | \$722 | 31 | \$577.00 |
| AUG | 26 | \$294 | 3 | \$142.00 |
| SEPT | 25 | \$407 | | |
| OCT | 6 | \$77 | | |
| NOV | 3 | \$35 | | |
| DEC | 1 | \$17 | | |
| JAN | 0 | \$0 | | |
| FEB | 0 | \$0 | | |
| MAR | 5 | \$44 | | |
| APR | 3 | \$35 | | |
| MAY | 11 | \$155 | | |
| JUN | 12 | \$139 | | |
| Total | 132 | \$1,925 | 34 | \$719.00 |

| | Moorage 2017/18 | | | Moorage 2018/19 | | |
|------------|--------------------|------------|--------------|--------------------|------------|-------------|
| | % Occ. | YTD % | Nights | % Occ. | YTD % | Nights |
| JULY | 42% | 42% | 1531 | 37% | 37% | 1374 |
| AUG | 74% | 58% | 2722 | 69% | 53% | 2537 |
| SEPT | 92% | 69% | 3285 | | | |
| OCT | 54% | 66% | 1986 | | | |
| NOV | 25% | 57% | 888 | | | |
| DEC | 24% | 52% | 886 | | | |
| JAN | 25% | 48% | 927 | | | |
| FEB | 26% | 45% | 852 | | | |
| MAR | 24% | 43% | 886 | | | |
| APR | 26% | 41% | 928 | | | |
| MAY | 27% | 40% | 986 | | | |
| JUN | 30% | 39% | 1056 | | | |
| TL YTD | 39% | 39% | 16933 | 53% | | 3911 |
| REV YTD | \$92,808.00 | | | \$30,344.00 | | |

**Port of Siuslaw
Resolution 9-19-18A**

**A Resolution to Amend Resolution 3-15-17A and Further Clarify the Meaning of
a Commercial Vessel**

WHEREAS, under Resolution 3-15-17A, any vessel which meets the definition of “Commercial” receives the commercial discount, and;

WHEREAS, a “historic vessel” is defined as any vessel which is at least 50 years old, and;

WHEREAS, the Port currently has active commercial vessels and non-active commercial vessels,

THEREFORE, be it resolved:

The Commission of the Port of Siuslaw amends Resolution 3-15-17A to read:

1. Complies with all local, state and federal laws and regulations.
2. Complies with all Port of Siuslaw requirements for moorage and discounts.
3. Not to define vessels as “Historic”
4. A commercial vessel is any vessel actively engaged in maritime trade and the fishery.
5. A vessel which is engaged in an active commercial fishing operation must provide proof of current season, or one (1) year prior to current season, landing tickets.
6. Upon proof of landing tickets, the vessel is considered an active commercial vessel and shall receive the commercial rate.
7. A non-active commercial vessel that does not have current season, or one (1) year prior to the current season, landing tickets will be considered a recreational vessel at recreational rates. If vessel is inactive, eligibility for commercial rate is subject to the Port of Siuslaw Commission approval.
8. The liability, pollution and salvage insurance requirements will be determined by the consideration of the vessel.

ADOPTED by the Port of Siuslaw Board of Commissioners this 19th day of September 2018.

By: _____
Terry Duman, Commission President

Attest: _____
Mike Buckwald, Commission Secretary

file copy

COPY

STATEMENT
WOBBE & ASSOCIATES, INC.

(541) 997-8411

PORT OF SIUSLAW
P.O. BOX 1220
FLORENCE, OR 94739

P.O. Box 3093
510 Kingwood Street
Florence, OR 97439

RECEIVED
APR - 2 1998
BY: _____

Fax: (541) 997-2095

APRIL 1, 1998

4400-01 118.75
5102-02 356.25

JOB NO. F-98-13
PLEASE LIST JOB NO. ON CHECK

FOR PROFESSIONAL SERVICES:

SURVEYING: PARTITION MAP APPLICATION
18-12-22, TL 1000

#10955
4-8-98

RECEIVED
1998
BY: _____

CITY OF FLORENCE APP FEE \$435.00
40.00
\$475.00

TERMS: Net 15 days, 1 1/2% interest per month on the unpaid balance.
Minimum finance charge: \$3.00

COPY

STATEMENT

WOBBE & ASSOCIATES, INC.

(541) 997-8411

PORT OF SIUSLAW
P.O. BOX 1220
FLORENCE, OR 94739

P.O. Box 3093
510 Kingwood Street
Florence, OR 97439

Fax: (541) 997-2095

SEPTEMBER 1, 1998

RECEIVED
1998
BY: 5100-02 (TV)

F 98-13

JOB NO. _____

PLEASE LIST JOB NO. ON CHECK

FOR PROFESSIONAL SERVICES:

SURVEYING: LAND PARTITION MAP
18-12-22, TL 1000

#11296
a898

| | |
|-----------------------------|------------|
| WOBBE & ASSOC. | \$3,025.00 |
| CENTRAL BLUE - TRUE & EXACT | 22.50 |
| LANE COUNTY RECORDERS | 15.00 |
| LANE COUNTY SURVEYORS | 215.00 |
| TOTAL AMOUNT DUE | \$3,277.50 |

TERMS: Net 15 days, 1 1/2% interest per month on the unpaid balance.
Minimum finance charge: \$3.00

u

QUITCLAIM DEED

LANE COUNTY, a political subdivision of the State of Oregon, pursuant to Order No. 08-827-4
of the Board of County Commissioners of Lane County, releases and quitclaims to:

Port of Siuslaw, a municipal corporation

all its right, title and interest, including the release of those conditions contained in that certain deed between Lane County and the Port of Siuslaw as recorded on Reel 2462R, Reception No. 9872710 in the Deed Records of Lane County, in that real property situated in Lane County, State of Oregon, described as:

The Southeast quarter of the Northwest quarter of Section 22, Township 18 South, Range 12 West of the Willamette Meridian, all in Lane County, Oregon (portion of map # 18-12-22-00700)

It is the intention of this deed to supersede that certain deed as recorded on Reel 2462R, Reception No. 9872710 in the Deed Records of Lane County thereby conveying Lane County's right, title and interest to the herein real property free and clear of any and all of the restrictions and conditions contained in said deed.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007

The true and actual consideration for this transfer is: \$250,000.00

LANE COUNTY BOARD OF COMMISSIONERS

This space reserved for recording sticker

Ray Stent

William A. Johnson

Anthony Green

After Recording Return to:
Send Tax Statements To: Port of Siuslaw
P.O. Box 1220
Florence, OR 97439

Division of Chief Deputy Clerk
Lane County Deeds and Records

2008-049649



\$31.00

01022615200800496490020026

08/29/2008 04:07:36 PM

RPR-DEED Cnt=1 Stn=15 CASHIER 07
\$10.00 \$11.00 \$10.00

STATE OF OREGON)
) ss
COUNTY OF LANE)

On August 27, 2008 personally appeared Faye Stewart
Bill Fleenor, Bobby Green, Sr.

_____, County Commissioners for Lane County, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Melissa A. Zimmer
After recording, return to/taxes to:

Port of Siuslaw
June 8, 2010
PO Box 1220
Florence, OR 97439

My Notary Public for Oregon
Commission Expires



Tom Kartrude

From: "Tom Kartrude" <tom@portofsiuslaw.com>
To: "Jeff Turk" <jeff.r.turk@co.lane.or.us>
Sent: Friday, December 01, 2006 2:58 PM
Attach: PVIP investments.xls
Subject: Expenses

Jeff,

I've attached our tally of direct payouts since the transfer. A total of \$7,605.70 for the port.

I have a contract for \$4,096 going out today to the Tribes for the cultural (archeological) review task.

The state will be issuing a contract next week for Environmental Site Assessment that should be just under \$5,000.

And I am working out an Intergovernment Agreement with LCOG for \$2,700 to help with the Certification paperwork.

We anticipate another \$4-5,000 contract for an appraisal to set the sale or lease value. That RFP is out and due 12/11.

Plus I have budgeted another \$1,500 for maps and airphotos to finish the Certification application.

Tom

TOM KARTRUDE
PORT OF SIUSLAW
PO BOX 1220
FLORENCE, OR 97439

INVOICE # 1210001
DATE 12/06/06
PAGE # 1

PO# 698830

RECEIVED
DEC - 8 2006

FOR PROFESSIONAL SERVICES
RENDERED THROUGH DEC-05-06

BY: 6400-01 31.50
TR 02 112.50

DIRECT LABOR 150.00

TOTAL AMOUNT DUE THIS INVOICE \$ 150.00

CENTURY WEST ENGINEERING CORP.

PLEASE NOTE INVOICE # 1210001
AND REMIT PAYMENT TO:
6650 SW REDWOOD LANE #350
PORTLAND, OR 97224



ROSHAK, JOSEPH N.
PROJECT MANAGER

PAYMENTS ARE DUE WITHIN 30 DAYS FROM THE INVOICE DATE.
ALL LATE PAYMENTS ARE SUBJECT TO 1.5% SERVICE CHARGE.

STATEMENT

| | |
|---------------------|--------|
| Previously Billed | 0.00 |
| Total This Invoice | 150.00 |
| Billed To Date | 150.00 |
| Paid To Date | 0.00 |
| Outstanding Balance | 0.00 |

PORT PLANNING & MARKETING GRANT
#813
Industrial Park Certification Project

Grant Drawdown Request #1
May 1, 2007

| DATE | CK# | PAID TO | FOR | TOTAL AMOUNT | SPLIT PORT | OECDD |
|------------------------|------|---|------------------------|-----------------|---------------|-----------------|
| 12/20/06 | 4032 | Century West Engineering | Map and grading design | 150.00 | 37.50 | 112.50 |
| 01/24/07 | 4090 | Voronaeff & Co., LLC | Appraisal | 2,400.00 | 600.00 | 1,800.00 |
| 02/21/07 | 4119 | Speer, Hoyt | Legal services | 32.00 | 8.00 | 24.00 |
| 02/21/07 | 4131 | Confederated Tribes of Coos, Lower Umpua & Siuslaw Indians | Archaeological survey | 4,096.00 | 1,024.00 | 3,072.00 |
| 04/18/07 | 4248 | Wobbe & Assoc., Inc. | Legal description | 106.00 | 26.50 | 79.50 |
| 04/18/07 | 4255 | Lane Council of Governments | Application Assistance | <u>3,376.35</u> | <u>844.08</u> | <u>2,532.27</u> |
| TOTAL EXPENDITURE | | | | 10,160.35 | | |
| TOTAL PORT MATCH | | | | | 2,540.08 | |
| TOTAL DRAWDOWN REQUEST | | | | | | 7,620.27 |

*

January 6, 2007

Billing Invoice

Tom Kartrude
Manager
Port of Siuslaw
1499 Bay Street
Florence, Oregon 97439

RECEIVED
JAN 10 2007
BY: 5110-01 4090
02 1800.00

Job Description: A 38.62 Acre Limited Industrial Parcel
& A 0.15 Acre Marine District Parcel
Florence, Oregon

Invoice Number: 06-262

Appraisal Fee: \$2,400

COPY

Please call me at your convenience if any additional data or information is required.

Respectfully submitted,

Kent D. Voronaeff
Kent D. Voronaeff, MAI

Accounts more than 30 days past due incur interest at a rate of 1.50% monthly or 18.00% annually.

PORT OF SIUSLAW

4090

Voronaeff & Company, LLC
4300 · Materials and Services:5110 · Consulti 5110

1/24/2007

2,400.00



Confederated Tribes of Coos , Lower Umpqua & Siuslaw Indians

Invoice No.

1

INVOICE

Customer

Name Port of Siuslaw
 Address 1499 Bay St
 City Florence State OR ZIP 97439
 Phone _____

Date 2/5/2007
 Order No. _____
 Rep _____
 FOB _____

| Qty | Description | Unit Price | TOTAL |
|-----|---|------------|------------|
| 1 | Archaeological Survey of 40-acre Parcel | \$4,096.00 | \$4,096.00 |

RECEIVED
 FEB - 7 2007
 BY: 5110 1024.00 GF
3072.00 GF

Payment Details

- Cash
 Check
 Credit Card

Name _____
 CC # _____
 Expires _____

| | |
|---------------------|-------------------|
| SubTotal | \$4,096.00 |
| Shipping & Handling | |
| Taxes State | \$0.00 |
| TOTAL | \$4,096.00 |

Office Use Only

STATEMENT

WOBBE & ASSOCIATES, INC.

(541) 997-8411
PORT OF SIUSLAW
P.O. BOX 1220
FLORENCE, OR 97439

P.O. Box 8099
510 Kingwood Street
Florence, OR 97439
APRIL 4, 2007

Fax: (541) 997-2095

JOB NO. F 03-76A
PLEASE LIST JOB NO. ON CHECK

FOR PROFESSIONAL SERVICES:

PROGRESS BILLING:
SURVEYING: LEGAL DESCRIPTION
18-12-22
40 ACRES
2-01-07 TO 2-28-07

RECEIVED
APR - 5 2007
BY: 5110-01 26.50
02 79.50

\$ 106.00

TERMS: Net 15 days, 1 1/2% interest per month on the unpaid balance.
Minimum finance charge: \$3.00

w

Invoice #: 26720

Lane Council of Governments

99 East Broadway, Suite 400, Eugene, Oregon, 97401-3111
Phone: (541) 682-4283 Fax: (541) 682-4099 TTY: (541) 682-4567

04/20/2007

Tom Kartrude
PORT OF SIUSLAW
PO BOX 1220
FLORENCE, OR 97439

RECEIVED
APR 2 - 2007

BY: 5110-01 844.08

TV 02 2532.27

Amount Due: \$3,376.35

Contract: Port of Siuslaw Site Certification
Invoice Period: Jan 2007 - Mar 2007

Please make checks payable to: LANE COUNCIL OF GOVERNMENTS
Please reference LCOG invoice number on check. Payment Due Upon Receipt.

LCOG LGS Management's Billing Report for Contract: Port of Siuslaw Site Certification

Subfund: EcoDevo

#: 070148

Contract Name/Agency: Port of Siuslaw -- Purpose: Industrial Site Certification Application

for fiscal year 2006-2007, through March

Project Manager: Scott L Shine

| Month of: March | | Related Quarter | | Year To Date | |
|-----------------|------|-----------------|------|--------------|------|
| Hours | Cost | Hours | Cost | Hours | Cost |

>> Employee Costs

GIS-Mapping

| | | | | | | |
|------------------|------------|-------------|------------|---------------|------------|---------------|
| Kozyra, Ellen N. | 0.0 | 0.00 | 6.0 | 220.52 | 6.0 | 220.52 |
| Total: | 0.0 | 0.00 | 6.0 | 220.52 | 6.0 | 220.52 |

LGS-Application Development

| | | | | | | |
|----------------|------------|--------------|-------------|-----------------|-------------|-----------------|
| Shine, Scott L | 1.5 | 94.13 | 46.5 | 3,030.80 | 46.5 | 3,030.80 |
| Total: | 1.5 | 94.13 | 46.5 | 3,030.80 | 46.5 | 3,030.80 |

UR-Infrastructure Mapping

| | | | | | | |
|-----------------|------------|-------------|------------|---------------|------------|---------------|
| Richey, David J | 0.0 | 0.00 | 2.0 | 125.03 | 2.0 | 125.03 |
| Total: | 0.0 | 0.00 | 2.0 | 125.03 | 2.0 | 125.03 |

Total Employee Costs For The Contract

| | | | | | | |
|----------------------------------|------------|--------------|-------------|-----------------|-------------|-----------------|
| Grand Total For Contract: | 1.5 | 94.13 | 54.5 | 3,376.35 | 54.5 | 3,376.35 |
|----------------------------------|------------|--------------|-------------|-----------------|-------------|-----------------|

Contract Tracking

Contract History

| | Amounts | Date Exec | Start Date | Stop Date |
|------------------------------|-----------------|------------|------------|-----------|
| Original Contract | 2,840.00 | 12/26/2006 | 12/1/2006 | 2/28/2007 |
| Contract Amendment | 1,000.00 | 3/21/2007 | | 4/30/2007 |
| Total Contract Amount | 3,840.00 | | | |

Timesheet Stop Date: 200706

Working Budget 3,840.00 (for Budget Fiscal Year 2007B)

Cost This FY: 3,376.35

Amount Remaining in FY 463.65

% Remaining in FY 12.1% (Amount Remaining in FY / Working Budget)

RECEIVED

MAY 10 2007

034100197
Oregon Economic & Community Development Department
Disbursement Request

RECEIVED
MAY 07 2007

Project Number: 813

Project Name: Port of Siuslaw Industrial Park Site Certification

Recipient: Port of Siuslaw
Funding Pgm(s): Port Planning & Marketing

Request Number: 1

Final Draw? Yes No
Reporting Period: Dec 1, 2006 to Apr 30, 2007

COMMUNITY DEVELOPMENT
Apr 30, 2007

| (A) Activity | Department Funds | | | | Non-Department Funds (Other/Matching) | | | All Funds (I) = [C+D+G] Disbursed & Expended To Date |
|----------------------|------------------------|----------------------------|------------------------|--------------------------|---------------------------------------|-------------------------|------------------------|--|
| | (B) Approved Budget | (C) Prior Disbursements | (D) Current Request | (E) = [B-C-D] Balance | (F) Approved Budget | (G) Expended To Date | (H) = [F-G] Balance | |
| Contractual Services | \$15,000 | | \$7,620 | \$7,380 | \$5,000 | \$2,540 | \$2,460 | \$10,160 |
| Total | \$15,000 | | \$7,620 | \$7,380 | \$5,000 | \$2,540 | \$2,460 | \$10,160 |

Total Project Budget

| Funding Sources | Approved Budget | Expenditures To Date |
|---------------------------|-----------------|----------------------|
| Port Planning & Marketing | \$15,000 | \$7,620 |
| Non-Department Funds | \$5,000 | 2,540 |
| Total Project Costs | \$20,000 | \$10,160 |
| Participation Rate | 75.00% | 75.00% |

| Non-Department Funds (Other/Matching) Sources Used for all Expenditures | | |
|--|-----------------|----------------------|
| Funding Sources | Approved Budget | Expenditures To Date |
| Port of Siuslaw | \$5,000 | \$2,540 |
| Total Non-Dept. Funds | \$5,000 | \$2,540 |

Certification: We certify that the data are correct and that the amount requested is not in excess of current needs.

Signature *Port Manager* 5/3/07
 Authorized Signature & Title _____ Date _____
 Contact Person _____ Phone Number 541-997-3426

25% match of port funds. Grant pay 75% of costs.

RECEIVED
MAY 18 2007

To Fiscal
5-10-07

**Oregon Economic & Community Development Department
Disbursement Request**

Project Number: 813
Project Name: Port of Siuslaw Industrial Park Site Certification

Request Number: 1

| | Task | Estimated Completion Date | Work Accomplished to Date <small>(space will automatically expand to accommodate text)</small> |
|---|------------------|--------------------------------------|--|
| 1 | Project start | 1/15/06 | Refer to attached detail sheets |
| 2 | Project Complete | 9/30/07 | |

Are there known circumstances which could affect the above timeline? If yes, please explain.

Siustlaw
Bank.

Amortization Schedule

| Date | Description | Total Payment | P&I Payment | Principal Payment | Interest Payment | Principal Balance |
|----------------------|-----------------------------------|-------------------|-------------------|-------------------|------------------|-------------------|
| Aug 29, 2008 | Initial Loan | | | | | 250,000.00 |
| ▼ 2008 Totals | | | | | | |
| ▼ Mar 01, 2009 | Interest Only Payment | 5,686.11 | 5,686.11 | | 5,686.11 | 250,000.00 |
| ▼ Sep 01, 2009 | Interest Only Payment | 5,686.11 | 5,686.11 | | 5,686.11 | 250,000.00 |
| ▼ 2009 Totals | | 11,372.22 | 11,372.22 | | 11,372.22 | |
| ▼ Mar 01, 2010 | Interest Only Payment | 5,593.40 | 5,593.40 | | 5,593.40 | 250,000.00 |
| ▼ Sep 01, 2010 | Interest Only Payment | 5,686.11 | 5,686.11 | | 5,686.11 | 250,000.00 |
| ▼ 2010 Totals | | 11,279.51 | 11,279.51 | | 11,279.51 | |
| ▼ Mar 01, 2011 | Interest Only Payment | 5,593.40 | 5,593.40 | | 5,593.40 | 250,000.00 |
| ▼ Sep 01, 2011 | Interest Only Payment | 5,686.11 | 5,686.11 | | 5,686.11 | 250,000.00 |
| ▼ 2011 Totals | | 11,279.51 | 11,279.51 | | 11,279.51 | |
| ▼ Mar 01, 2012 | Interest Only Payment | 5,624.31 | 5,624.31 | | 5,624.31 | 250,000.00 |
| ▼ Sep 01, 2012 | Interest Only Payment | 5,686.11 | 5,686.11 | | 5,686.11 | 250,000.00 |
| ▼ 2012 Totals | | 11,310.42 | 11,310.42 | | 11,310.42 | |
| ▼ Mar 01, 2013 | Interest Only Payment | 5,593.40 | 5,593.40 | | 5,593.40 | 250,000.00 |
| ▼ Sep 01, 2013 | Interest Only Payment | 5,686.11 | 5,686.11 | | 5,686.11 | 250,000.00 |
| ▼ Sep 13, 2013 | Balloon Payment, Interest Payment | 250,370.83 | 250,370.83 | 250,000.00 | 370.83 | |
| ▼ 2013 Totals | | 261,650.34 | 261,650.34 | 250,000.00 | 11,650.34 | |
| ▼ Grand Total | | 306,892.00 | 306,892.00 | 250,000.00 | 56,892.00 | |



First American Title Company of Oregon

PO Box 477, Florence, OR 97439, 179 Laurel St, Unit B • Florence, OR 97439

Borrower's Estimated Settlement Statement

Property: Not Yet Assigned, Florence, OR 97439

File No: 7193-2172754

Officer: Conni Kief/CSK

New Loan No: 1000220591

Estimated Settlement Date: 12/17/2013

Disbursement Date:

Print Date: 12/16/2013, 11:32 AM

Buyer: Port of Siuslaw

Address: PO Box 1220, Florence, OR 97439

Seller:

Address:

| Charge Description | Borrower Charge | Borrower Credit |
|---|-------------------|-------------------|
| New Loan(s): | | |
| Lender: Siuslaw Bank | | |
| New Loan to File - Siuslaw Bank | | 247,500.00 |
| Our origination charge - Siuslaw Bank | 1,238.00 | |
| Appraisal fee - Siuslaw Bank POC-L \$1,750.00 | | |
| Tax service - Siuslaw Bank | 66.00 | |
| Document Prep Fee - Siuslaw Bank | 100.00 | |
| Environmental Report Fee - Siuslaw Bank | 145.00 | |
| Payment on loan # 1000214241 - Siuslaw Bank | 247,500.00 | |
| | | |
| Title/Escrow Charges to: | | |
| E-recording Fee to First American Title Company of Oregon | 5.00 | |
| Government Service Fee to First American Title | 15.00 | |
| Escrow/Closing Fee to First American Title Company of Oregon | 300.00 | |
| Policy: ALTA Lenders - 2006 STD to First American Title Company of Oregon | 820.00 | |
| Record Deed of Trust-First to First American Title Company of Oregon | 82.00 | |
| | | |
| Disbursements Paid: | | |
| Interest due loan #1000214241 to Siuslaw Bank | 3,259.30 | |
| | | |
| Cash (X From) (To) Borrower | | 6,030.30 |
| | | |
| Totals | 253,530.30 | 253,530.30 |
| | | |

Borrower(S):

Port of Siuslaw, a municipal corporation

By: Robert M. Forsythe, Port Manager of
Port of Siuslaw

PAYD
12/16/13
#9606

PORT OF SIUSLAW

Serving Western Lane County and The Central Oregon Coast

"Creating quality jobs and businesses through the development and application of Port facilities, resources and unique capabilities."

July 18, 2006

Mr. Jeff Turk
Lane County Property Management
125 East 8th Avenue
Eugene, OR 97401

Re: Port of Siuslaw 40-Acre Industrial Site

Dear Mr. Turk:

You may recall that on February 3, 1998, Lane County deeded to the Port of Siuslaw a 40-acre parcel near the City of Florence Municipal Airport. There were a number of conditions attached to the transfer of the property, including a provision that the Port improve the property with infrastructure within a period of 10 years of its receipt of the parcel. A copy of the Quitclaim Deed with attached conditions for the conveyance is enclosed with this letter.

The purpose of this letter is to request a release from Condition No. 7 relating to improvements of the real property. Significant improvements have been made to the property in connection with the Florence Municipal Airport Obstruction Removal Project recently completed by the City of Florence. The City project involved the removal of sand dunes and other obstructions to airplanes approaching and departing the airport.

The Port agreed to allow the 40-acre parcel to be a fill site so long as the contractor also enhanced the property by clearing, compaction, and erosion control and by constructing storm drains, storm manholes, and pollution control manholes. This has been completed. The improvements include 12.6 acres of the parcel that have been cleared, compacted, and graded for development. The project also includes 1,015 linear feet of 12-inch storm drain, three storm drain manholes, a pollution control manhole, and a storm drain outfall. The total value of these improvements is \$488,588.

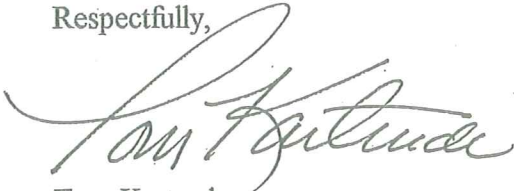
Enclosed with this letter is a set of drawings prepared by Century West Engineering Corporation for the City of Florence. Drawing No. C-7 provides a summary of the grading and utility improvements. Drawing No. C-11 provides additional detail on the grading, and Drawing No. C-

14 provides detail on the storm water, utility, and soil stabilization work. Also enclosed is a copy of a detailed listing of the value of the improvements by category.

This has been a significant improvement to this property that greatly enhances its desirability and prospects for future development. The Port of Siuslaw believes that they have met the requirements of Condition No. 7 as contained in the Quitclaim Deed and hereby requests that Lane County release the Port from this condition.

Thank you for your attention to this matter.

Respectfully,

A handwritten signature in cursive script, appearing to read "Tom Kartrude". The signature is written in dark ink and is positioned above the printed name and title.

Tom Kartrude
Port Manager

Enclosures

Cc: Board of County Commissioners

CENTURY WEST ENGINEERING
CONSTRUCTION COST ESTIMATE

CITY OF FLORENCE

FLORENCE MUNICIPAL AIRPORT
OBSTRUCTION REMOVAL
VALUE OF WORK CONSTRUCTED ON PORT PROPERTY

June, 2006

| Bid Item | Description | Unit | Estimated Quantity | Unit Price | Total Cost |
|----------|--|------|--------------------|-------------|---------------------|
| 1 | Mobilization | LS | 1 | \$32,430.00 | \$32,430.00 |
| 2 | Temporary Flagging Marking and Signing | LS | 0 | \$0.00 | \$0.00 |
| 3 | Construction Staking | LS | 0 | \$0.00 | \$0.00 |
| 4 | Clearing and Grubbing | ACRE | 12.66 | \$900.00 | \$11,394.00 |
| 5 | Clearing | ACRE | 0.0 | \$0.00 | \$0.00 |
| 6 | Unclassified Excavation and Embankment | CY | 117,284 | \$3.22 | \$377,654.48 |
| 7 | Mulching-Onsite Material | ACRE | 0.0 | \$0.00 | \$0.00 |
| 8 | Mulching-Imported Straw | ACRE | 12.66 | \$1,050.00 | \$13,293.00 |
| 9 | Seeding-Dry Application | ACRE | 12.66 | \$200.00 | \$2,532.00 |
| 10 | Seeding-Hydroseeding | ACRE | 0.0 | \$0.00 | \$0.00 |
| 11 | Sprigging | ACRE | 0.0 | \$0.00 | \$0.00 |
| 12 | Jute Netting | SY | 0 | \$0.00 | \$0.00 |
| 13 | Pavement Marking Removal | SF | 0 | \$0.00 | \$0.00 |
| 14 | Pavement Marking | SF | 0 | \$0.00 | \$0.00 |
| 15 | Storm Drain Manhole | EA | 3 | \$2,300.00 | \$6,900.00 |
| 16 | Pollution Control MH | EA | 1 | \$4,100.00 | \$4,100.00 |
| 17 | 12-inch Storm Drain (AWWA C 900, PVC) | LF | 1,015 | \$39.00 | \$39,585.00 |
| 18 | Storm Drain Outfall | EA | 1 | \$700.00 | \$700.00 |
| 19 | Remove Existing Runway Light Fixture | EA | 0 | \$0.00 | \$0.00 |
| 20 | Replace Lens in Existing Light Fixture | EA | 0 | \$0.00 | \$0.00 |
| TOTAL | | | | | <u>\$488,588.48</u> |

9 June 2008

Lane County Board of Commissioners
125 East 8th Ave
Eugene OR 97401

Gentlemen,

The Port of Siuslaw appreciates this opportunity to discuss the challenges surrounding the 40 acre parcel and the deed language with you. The Port seeks to resolve the issue(s) surrounding the property gifted to it by quitclaim deed and recorded on 11 September 1998. While we do believe that the Port has satisfied the terms of the deed, we wish to maintain a good working relationship with the County and to arrive at a mutually agreeable solution at the earliest possible time so both our governing bodies can move forward and get businesses established in an area of Lane County that is in great need of diversified development.

We submit, and believe that the County agrees, that the original agreement could be construed by some as vague and ambiguous and that there are alternatives to litigating on the deed, including:

1. Entering into a new agreement with clearer, more attainable deed restrictions;
2. Amending the original deed with more clearly defined language;
3. Extending the agreement an additional one to five years and include more clearly defined language.

The Current Deed Language

The Port understands that the County has a different interpretation of the deed restrictions than the Port. The Port agrees that the language could be clearer. Clearer language would allow the Port to develop the property for the good of our entire area.

It appears the County interprets the current restrictions to require actual placement of permanent infrastructure, such as roads or buildings, on the property. All interpretation issues aside, it's critical to the Port that the County understands that premature placement of roads or buildings on the property—without a buyer's input—would significantly hinder the Port's ability to sell the property. We cannot now know what types of roads will be needed and where. To prematurely construct roads or other infrastructure would be: unwise, limit developer uses, raise allegations of poor business judgment and be a potential waste of public funds.

From the Port's conversations with the real estate development community, we have learned it is a development "norm" to have utilities at the edge of an industrial property. That is, prematurely constructing roads and placing utilities can be detrimental and undermine potential uses of a site.

In one example, the Port of Cascade Locks put in infrastructure including roads and utilities and had the property sit undeveloped for a time. When the property was chosen by the developer, this infrastructure had to be dug up to suit the needs of the identified developer.

Port Improvement and Development Activities

To ensure that the County has a complete understanding of the Port's development activities on the property, below we provide you with highlights and a complete list of the improvements and development activity on the property. We are also providing you with a list of the future planned improvements and development activities.

Accomplished Improvements and Development Activities

1. On 26 October 2007, the Port secured "shovel ready" status from the State of Oregon. Certification was achieved in coordination with LCOG with a Port outlay of \$5,000 to complete this process. This property is now on the Oregon Prospector web site. The entire property can now be served with whatever power, water and telecommunication needs that are required.
2. By June 2006, improvements of over \$496,000 have been made to the site encompassing 12.6 of the 40 acres. A portion of the work done to the site was in exchange for the Port allowing the property to be used as a fill site for the Florence Airport project. A detailed list is attached.
3. Native American archeologists certified this site and this work cost \$4,096.
4. Port personnel have planted vegetation on the property over the years in order to stabilize the area. This includes hundreds of trees worth over \$6,000.
5. The Port of Siuslaw in FY08 had allocated \$20,000 for Rhododendron Drive interchange improvements that include utility hook ups.
6. Access to the lower part of the property and the provision for a future road has been planned for and funds have been allocated to achieve that goal in the amount of \$8,000.
7. Power, water, sewer and storm water are available at the edge of the property.
8. Secured Siuslaw River frontage for a western property line along Rhododendron Drive thereby ensuring better access for vehicles, utilities or other uses.
9. Storm water service already exists through 1,000 feet of the site. This includes 12 inch storm drains, manholes, pollution control manhole and a storm drain outfall.

10. The property has been further graded and compacted. This includes April 2008 grading and compaction work near the Pacific View Drive cul de sac, valued at \$48,000.
11. Effected a re-zoning of the property from Marine Industrial to Industrial, which allows a greater range of allowable uses.
12. A preliminary site plan was completed in 2005 for streets, building sites and utilities.

In summary, the Port has had over \$587,000 (detailed in items 1-10 above) worth of work done or allocated to this site to prepare this parcel for development. It is now capable of supporting development. It is a "clean slate" for the tenant or developer to accomplish almost anything.

Planned Port Improvements and Development Activities

1. The Port will secure a professional survey of the land in order to best gauge the placement of utilities and future road(s) as interest develops.
2. The Port will secure estimates and timelines from contractors and the City of Florence to understand just how long it would take to install infrastructure to serve a customer(s).
3. The Port will assemble a marketing plan and task the Port Manager with efforts to attract business customers to the property.

The Port Requests Continued Formal Discussions with the Commission

The Port understands that members of the Commission view our development actions regarding the property as insufficient. Some members of the Commission have clearly communicated their desire to have more done on the property.

To that end, the Port would welcome the opportunity to sit down with your staff and policymakers to further discuss how our two governments can come to an agreement regarding the deed requirements. Specifically, what further development actions would the Commission require from the Port? Commission staff and policymaker guidance regarding this issue would be highly valued.

Sincerely,

Mark Freeman
Port Manager

cc: Mr. Jeff Turk
Port of Siuslaw Commissioners
Ms. Christy Monson, Speer Hoyt PC

Port of Siuslaw Admin

From: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Sent: Wednesday, January 06, 2016 8:51 AM
To: Port of Siuslaw Admin
Cc: Erin Reynolds
Subject: RE: Conditional mixed use

Hi there Dina,

I'm sorry for the late reply.

Some suggestions I made to Terry are to consult the state's shovel ready people and see if partitioning into 2 or 3 lots would affect the shovel ready status. Another thought was to simply subdivide the land like the rest of Kingwood. The Port would then have a few really nice river view industrial parcels that might qualify for caretaker units above. The 40 acres is zoned the same as Pacific View and most of the lots are sold. The remaining lots that the city holds are lease or less desirable due to easements and a lack of road infrastructure. The other vacant lots were purchased by speculators and they are just sitting on them. So, I think the Port might have some interest on the lots.

Keeping the 40 acres intact is always a good thing...waiting for the big fish to land and bring jobs. However, I am happy to meet to discuss the partitioning or subdivision process if that sounds like a direction the port would like to go. A suggestion I would have though is to require construction within a year of sale and a buy-back-option; otherwise the Port will see the same scenario as the city---a bunch of vacant spec lots. The City enacted those requirements for any new sales back in 2010 or so.

Thank you for your email.

Wendy FarleyCampbell
Planning Director -City of Florence
250 Highway 101, Florence, OR 97439
541.997.8237 voice 541.997.4109 fax
www.ci.florence.or.us

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From: Port of Siuslaw Admin [mailto:Port@portofsiuslaw.com]
Sent: Monday, January 04, 2016 1:15 PM
To: Wendy Farley-Campbell
Cc: Erin Reynolds
Subject: Conditional mixed use

~~STAYING~~

Wendy,

Terry Duman has requested that I meet with you to discuss conditional mixed use zoning for the PVI 40 acre property. He said he talked to you and there might be a way to re-zone and still keep our "shovel ready" status. Should we meet in person or is there information you can send me?

Thanks,

SIGMA SUGGESTED RE-DOING A
MARKETING PLAN STATING THE PORT IS
OPEN TO SELLING PORTIONS OF THE 40 ACRES.
UN SOLD PORTION MUST RETAIN ACCESS TO
KEEP SHOVEL READY CERT.

~~NEEDS ACCESS ROUTES - CAN BE CIRCUMVENTED~~

PLAN - RE ESTABLISH ~~DATA PROVISIONS~~ SITE -
OPEN TO SELLING PORTIONS OF
PROP.

12 TOTAL Heavily - FOOD -

LOOK AT SPECS WHICH INDUSTRY

CREATE

Bill

Port of Siuslaw
Florence OR 97439-0060
P.O. Box 1220

| Date | Ref. No. |
|------------|----------|
| 06/16/2016 | |

| |
|--|
| Vendor |
| Chris Fromme Company PO Box 485 North Bend, OR 97459 |

PAID

| | |
|----------|------------|
| Bill Due | 06/26/2016 |
| Terms | |
| Memo | FL7954 |

Expenses

| Account | Memo | Amount | Customer:Job | Class |
|----------|----------------|----------|--------------|-------|
| Property | PVIP appraisal | 1,250.00 | | |

Expense Total : 1,250.00

Bill Total : \$1,250.00

Oregon Economic & Community Development Department
Approval of Disbursement Request

Project Number: 813

Recipient: Port of Siuslaw

Project Name: Port of Siuslaw Industrial Park
Site Certification

Funding Program(s): Port Planning + Marketing

Request Number: 1

\$ 7620

Total Amount Approved

Jacki Yoder

Regional Coordinator Signature

5-8-07

Date

\$ Amount

\$ 7620

Funding Type (Loan/Grant)

grant

Funding Program

PP+M

/

/

/

Laurie G...

Team Manager's Signature

5/10/07

Date

deposited to # 49912927
on 5/15/07 \$ 7620.