

AGENDA
PORT OF SIUSLAW COMMISSION MEETING

Wednesday, February 19, 2020 7:00pm
Port of Siuslaw Conference Room
100 Harbor St, Florence, OR 97439 OR

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

- | | |
|--|------------|
| 1. Call to Order | Duman |
|
2. Public Comment: <i>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.</i> | |
| 3. Approval of the Agenda by consent | Duman |
| 4. Approval of Minutes by consent
a. 1-15-20 Regular Meeting Minutes | Duman |
| 5. Approval of the Financials by consent
a. Checks printed in January were \$78,037.98
b. Occupancy for Campground is down 4% and moorage is down 1% YTD | Stewart |
| 6. Dalbeck Property in Mapleton – Quitclaim Deed | Huntington |
| 7. IGA with Oregon Department of Fish & Wildlife – Cormorant Hazing | Brandt |

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

- March 18, 2020 Board Commission Meeting, Port conference room

Adjourn	Duman
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MINUTES
PORT OF SIUSLAW COMMISSION MEETING

Wednesday, January 15, 2020 7:00pm
Port of Siuslaw Conference Room
100 Harbor St, Florence, OR 97439 OR

These minutes will be reviewed for approval at the February 19, 2020 Commission meeting

Commissioners

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

- 1. Call to Order – 7:00pm**
 - 2. Public Comment:** *no public comments*
 - 3. Approval of the Agenda by consent**
 - 4. Approval of Minutes by consent**
 - a. 12-18-19 Regular Meeting Minutes
 - 5. Approval of the Financials by consent**
 - a. Checks printed in December were \$304,092.17 (\$231,598 dredging) Duman asked if we paid for the dredging upfront. Huntington explained that the money is being held by Business Oregon in an escrow fund and will be paid to Coos Bay when the dredging is done.
 - b. Occupancy for Campground is down 3% and moorage is down 2% YTD
 - 6. Old Business :**
 - a. Update on blue storage buildings – Huntington said we are now working on a storm water drain called a rain garden. It will be 1200 sq ft and located by the fuel tanks. He also handed out maps of what the new sites will look like and where the utilities will be. Huntington said we only have one bid for the electrical so far and need bids for the buildings demolitions. Duman said we should find out the cost of the demolition permit before receiving bids. Duman asked if the work would be done in house. Huntington said the planting for the rain garden and plumbing would be done in house but the electrical would be bid out. Duman asked if the sites would be asphalt. Huntington said just rock. Meyer said that the surface is semi permeable then and wanted Huntington to double check if we needed a rain garden. Zolezzi asked about possibly paving in the future which would require a rain garden. Duman said we need that answer in writing. Zolezzi asked how the dredging was coming. Huntington said they started pumping mud yesterday.
 - b. PVIP property – Huntington and Meyer had a meeting with Wendy at the City. Meyer explained that once a year we could create three (3) tax lots and wouldn't have to put up money to develop them until one is sold. Meyer said we would then have to put in a road. Meyer provided a spreadsheet showing the costs versus income from the research he's done, but said some more due diligence is needed to firm up costs. Meyer said the risk versus reward is incredible. Zolezzi said doing it incrementally would not be a big capital outlay. Duman asked about the zoning. Huntington said it was zoned limited industrial but was changed to Pacific View Industrial Park back in 2008. Meyer said we could ask for a zoning change. Buckwald said to keep in mind that Banner Bank holds the note on the property. Buckwald will talk to Banner about possibly releasing two sites and we need to work on changing the zoning.
- Manager and Commissioner Reports –** Brandt talked about the STEP meeting and how they are not getting fish eggs to sustain the Siuslaw river and there is no hatchery. Meyer mentioned how that effects

the Port and suggested maybe a letter or resolution from the Port would help. Brandt says STEP has a letter to go to the City. Duman said the Commission could endorse the letter. Brandt will bring it in.

Public Comment: *no comments*

Adjourn 8:09pm

DRAFT

Port of Siuslaw
Combined Balance Sheet
As of January 31, 2020

	Jan 31, 20
ASSETS	
Current Assets	
Checking/Savings	
1006 · Umpqua General Checking	27,963.87
1007 · Umpqua Savings	103,173.14
1009 · Umpqua MMA General Fund	1,060,879.97
1011 · Umpqua MMA ICM	5,158.03
1070 · Petty Cash	1,000.00
Total Checking/Savings	1,198,175.01
Other Current Assets	
1130 · Inventory - Gas	7,648.30
1140 · Inventory - Diesel	4,910.10
1220 · Accounts Receivable	-1,392.04
1250 · Taxes receivable	25,649.00
1450 · Prepaid insurance	18,865.50
1499 · Undeposited Funds	-10,595.75
Total Other Current Assets	45,085.11
Total Current Assets	1,243,260.12
Fixed Assets	
1500 · Fixed Assets	
1530 · Construction in Progress	42,289.00
Total 1500 · Fixed Assets	42,289.00
1510 · Land	2,617,874.00
1515 · Land Improvements	1,477,545.50
1520 · Buildings & Docks	7,691,227.56
1525 · Equipment & Vehicles	762,461.71
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	5,831,373.30
TOTAL ASSETS	7,074,633.42
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · *Accounts Payable	9,160.72
Total Accounts Payable	9,160.72
Credit Cards	
2021 · Port Credit Card 1	9,628.93
2022 · Port Credit Card 2	47.88
Total Credit Cards	9,676.81
Other Current Liabilities	
2030 · Deposits Held	7,360.00
2040 · Gift Certificates	100.00
2045 · Unearned CG Revenue (Hercules)	178,234.23
2050 · Deferred Compensation Plan NRS	9,281.63
2155 · Oregon Statewide Transit Tax	23.56
2495 · Current Ptn of Lon-Term Debt	62,177.90
Total Other Current Liabilities	257,177.32
Total Current Liabilities	276,014.85
Long Term Liabilities	
2380 · Long-Term Debt current portion	-62,177.90
2390 · OBD Loan L0004 Bdwk	89,101.42

11:29 AM

02/12/20

Accrual Basis

Port of Siuslaw
Combined Balance Sheet
As of January 31, 2020

	<u>Jan 31, 20</u>
2440 · OBD Loan 524016 Dredging	52,913.96
2491 · OBD Loan 525186 MSLTD	430,135.57
2492 · OBD Loan 525196 Wharf	312,517.69
2993 · BB Loan 1000214241 PVIP	208,117.26
Total Long Term Liabilities	<u>1,030,608.00</u>
Total Liabilities	1,306,622.85
Equity	
3300 · Invested in Capital Assets	4,738,587.40
3900 · Fund Balance	-214,151.06
Net Income	<u>1,243,574.23</u>
Total Equity	<u>5,768,010.57</u>
TOTAL LIABILITIES & EQUITY	<u><u>7,074,633.42</u></u>

Port of Siuslaw
Profit & Loss Budget vs. Actual - General Fund
July 2019 through January 2020

									TOTAL	
	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Year to Date	Budget	Variance
Income										
4100 - Available Beginning Cash	1,112,722.00	0.00	0.00	0.00	0.00	0.00	0.00	1,112,722.00	1,063,281.00	49,441.00
4140 - Campground Revenue										
4141 - RV Sites- Taxable	49,871.95	50,554.79	50,623.07	36,901.10	12,956.39	7,073.10	7,902.60	215,883.00	276,000.00	-60,117.00
4142 - RV Sites -Non Taxable	29,940.70	34,625.84	22,155.03	7,874.19	15,670.42	14,033.35	12,202.50	136,502.03	200,000.00	-63,497.97
4143 - RV Site - Add'l revenue	1,379.28	1,411.88	1,113.31	334.00	580.00	207.50	215.00	5,240.97	9,000.00	-3,759.03
4144 - Transient Room Tax	5,343.42	5,427.27	5,439.28	3,885.61	1,390.39	719.70	796.17	23,001.84	24,000.00	-998.16
4145 - Reservation Fees	4,640.00	4,980.00	4,550.00	2,950.00	700.00	280.00	310.00	18,410.00	21,000.00	-2,590.00
Total 4140 - Campground Revenue	91,175.35	96,999.78	83,880.69	51,944.90	31,297.20	22,313.65	21,426.27	399,037.84	530,000.00	-130,962.16
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	8,400.00	14,400.00	-6,000.00
4152 - Building Lease - 080A Harbor St	1,200.00	1,200.00	0.00	0.00	0.00	0.00	0.00	2,400.00	14,400.00	-12,000.00
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	31,794.56	54,505.00	-22,710.44
4154 - Wharf lease - Mo's	9,083.00	9,083.00	9,083.00	9,083.00	9,083.00	9,083.00	9,083.00	63,581.00	108,996.00	-45,415.00
4155 - Concessions	3,350.00	2,950.00	2,150.00	800.00	0.00	0.00	0.00	9,250.00	10,000.00	-750.00
4156 - Docking Lease	200.27	200.27	200.27	200.27	200.27	200.27	196.76	1,398.38	2,699.00	-1,300.62
Total 4150 - Leases	19,575.35	19,175.35	17,175.35	15,825.35	15,025.35	15,025.35	15,021.84	116,823.94	205,000.00	-88,176.06
4160 - Moorage										
4162 - Commercial Moorage	1,154.18	1,352.88	1,539.60	632.10	629.61	632.10	632.10	6,572.57	12,000.00	-5,427.43
4163 - Sport Moorage	7,963.82	14,950.38	16,973.88	6,108.45	4,014.41	3,175.59	3,568.55	56,755.08	76,000.00	-19,244.92
4165 - Liveaboard Fees	440.00	800.00	360.00	160.00	280.00	120.00	400.00	2,560.00	4,000.00	-1,440.00
Total 4160 - Moorage	9,558.00	17,103.26	18,873.48	6,900.55	4,924.02	3,927.69	4,600.65	65,887.65	92,000.00	-26,112.35
4170 - Storage	2,493.36	2,280.86	1,545.10	1,136.62	233.36	183.36	243.36	8,116.02	7,780.00	336.02
4190 - Marine Fuel	2,458.75	5,022.13	11,683.39	4,201.68	181.07	290.21	224.71	24,061.94	34,000.00	-9,938.06
4200 - Other Facility Income	3,886.55	5,052.40	4,421.14	3,236.78	1,144.45	635.03	3,152.95	21,529.30	24,800.00	-3,270.70
4500 - Levied Taxes	665.12	1,055.97	788.82	703.33	198,696.54	105,856.27	4,093.13	311,859.18	314,710.00	-2,850.82
4515 - State Forest Sales	0.00	0.00	21,516.73	0.00	0.00	10,860.31	0.00	32,377.04	20,000.00	12,377.04
4540 - Interest Income	2,036.74	1,862.26	1,789.25	1,682.53	1,362.75	1,596.09	1,482.74	11,812.36	22,800.00	-10,987.64
4550 - Maintenance Assistance Program	0.00	0.00	0.00	19,000.00	0.00	0.00	0.00	19,000.00	19,000.00	0.00
4600 - Miscellaneous Income	421.42	427.27	187.60	338.16	3,352.30	-1,496.19	73.81	3,304.37	10,000.00	-6,695.63
4750 - Business Oregon Reimb Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90,000.00	-90,000.00
4770 - Business Oregon Loan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	425,000.00	-425,000.00

Port of Siuslaw
Profit & Loss Budget vs. Actual - General Fund
July 2019 through January 2020

									TOTAL	
	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Year to Date	Budget	Variance
Total Income	1,244,992.64	148,979.28	161,861.55	104,969.90	256,217.04	159,191.77	50,319.46	2,126,531.64	2,858,371.00	-731,839.36
Gross Profit	1,244,992.64	148,979.28	161,861.55	104,969.90	256,217.04	159,191.77	50,319.46	2,126,531.64	2,858,371.00	-731,839.36
Expense										
5000 - Personal Services										
5020 - Port Manager	5,416.66	5,416.66	5,416.66	5,416.66	5,552.08	8,531.25	5,687.50	41,437.47	67,600.00	-26,162.53
5030 - Administrative Assistant	3,173.04	3,628.72	3,363.45	3,488.23	3,680.00	5,126.47	3,710.51	26,170.42	40,495.00	-14,324.58
5045 - Services Lead	2,556.06	2,910.50	2,628.08	2,769.29	2,948.00	4,144.34	2,944.00	20,900.27	32,621.00	-11,720.73
5050 - Office Assistant	0.00	0.00	0.00	520.00	2,288.00	3,507.52	2,056.00	8,371.52	30,285.00	-21,913.48
5061 - Campground Staff	1,544.40	1,566.24	1,847.04	1,959.36	0.00	0.00	0.00	6,917.04	26,997.00	-20,079.96
5075 - Maintenance I Lead	4,885.37	4,046.25	3,873.82	4,046.24	3,862.34	6,599.81	3,862.32	31,176.15	49,732.00	-18,555.85
5079 - Maint II/ Staff	2,691.00	3,018.78	2,726.64	2,929.52	3,012.24	4,254.59	3,128.00	21,760.77	33,746.00	-11,985.23
5080 - Maint III / groundskeeper	1,947.00	2,208.00	2,297.75	2,119.00	1,895.40	1,144.00	2,160.00	13,771.15	28,122.00	-14,350.85
5110 - Payroll taxes	2,312.84	2,299.04	2,159.88	2,264.90	2,163.88	3,017.89	2,520.44	16,738.87	30,960.00	-14,221.13
5180 - Health Insurance	2,610.20	2,610.20	2,610.20	2,610.20	2,610.20	2,610.20	2,610.20	18,271.40	49,000.00	-30,728.60
5181 - Life Insurance	11.85	11.85	11.85	11.85	11.85	11.85	11.85	82.95	250.00	-167.05
5182 - Dental Insurance	257.30	257.30	257.30	257.30	257.30	257.30	257.30	1,801.10	4,800.00	-2,998.90
5190 - Workers Compensation Insuranc	11,199.40	0.00	0.00	0.00	0.00	-1,754.50	0.00	9,444.90	11,550.00	-2,105.10
5251 - Applicant Expenses	0.00	0.00	0.00	0.00	38.25	0.00	0.00	38.25	0.00	38.25
5270 - Retirement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	-7,000.00
5275 - Compensated absences	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	3,000.00	-3,000.00
Total 5000 - Personal Services	38,605.12	27,973.54	27,192.67	28,392.55	28,319.54	37,450.72	28,948.12	216,882.26	421,158.00	-204,275.74
5300 - Material and Services	34,346.76	48,170.93	38,496.09	49,044.73	27,723.78	25,850.86	27,115.55	250,748.70	562,400.00	-311,651.30
6000 - Capital Outlay										
6050 - Office Equipment	0.00	0.00	33.83	5,610.00	0.00	0.00	0.00	5,643.83	5,700.00	-56.17
6060 - Operations Equipment										
6064 - Security Cameras	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	-10,000.00
Total 6060 - Operations Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	-10,000.00
6130 - Land										
6132 - Pull Through Campsites	418.45	0.00	0.00	0.00	0.00	750.00	1,242.03	2,410.48	190,000.00	-187,589.52
6144 - C Row Erosion	760.00	601.70	0.00	0.00	0.00	0.00	0.00	1,361.70	0.00	1,361.70
6145 - C Row Upgrade	7,379.65	0.00	0.00	0.00	0.00	0.00	76.30	7,455.95		

Port of Siuslaw
Profit & Loss Budget vs. Actual - General Fund
July 2019 through January 2020

									TOTAL	
	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Year to Date	Budget	Variance
Total 6130 - Land	8,558.10	601.70	0.00	0.00	0.00	750.00	1,318.33	11,228.13	190,000.00	-178,771.87
6150 - Facilities										
6151 - Mo's Building	286.25	0.00	25,477.00	55,786.00	0.00	253.00	0.00	81,802.25	96,000.00	-14,197.75
6153 - 080A Harbor	0.00	0.00	53.97	4,807.34	0.00	0.00	0.00	4,861.31	8,000.00	-3,138.69
6154 - Storage Bldgs Demo	0.00	0.00	0.00	435.00	0.00	0.00	0.00	435.00	40,000.00	-39,565.00
6156 - Maintenance Building	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	195,000.00	-195,000.00
6157 - Business Oregon Loan Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,000.00	-75,000.00
Total 6150 - Facilities	286.25	0.00	25,530.97	61,028.34	0.00	253.00	0.00	87,098.56	414,000.00	-326,901.44
6300 - Dredging	0.00	2,980.00	20,567.50	4,715.00	0.00	236,848.00	7,878.98	272,989.48	325,000.00	-52,010.52
6350 - Strategic Business Plan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,000.00	-40,000.00
6000 - Capital Outlay - Other	0.00	0.00	0.00	0.00	0.00	0.00	28.35	28.35		
Total 6000 - Capital Outlay	8,844.35	3,581.70	46,132.30	71,353.34	0.00	237,851.00	9,225.66	376,988.35	984,700.00	-607,711.65
6700 - Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600,000.00	-600,000.00
7000 - Debt Service										
7200 - Business Oregon - SBP/Maint Bd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71,604.00	-71,604.00
7215 - MNIF (Dredging) #524016	0.00	0.00	0.00	0.00	5,876.15	0.00	0.00	5,876.15	5,880.00	-3.85
7216 - PRLF (MSLTD) #525186	11,599.93	0.00	0.00	11,599.93	0.00	0.00	11,599.93	34,799.79	46,400.00	-11,600.21
7225 - Banner Bank (PVIP) 1000214241	1,432.05	1,432.05	1,432.05	1,432.05	1,432.05	1,432.05	1,432.05	10,024.35	17,200.00	-7,175.65
7230 - PRLF Loan (Wharf) #525196	0.00	7,424.94	0.00	0.00	7,424.94	0.00	0.00	14,849.88	29,700.00	-14,850.12
7270 - SPWF (Bdwb Prj) L0004	0.00	0.00	0.00	0.00	15,961.07	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	81,511.24	186,754.00	-105,242.76
7600 - Unappropriated Ending Fund Bal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43,359.00	-43,359.00
7700 - Transfer to other funds	0.00	60,000.00	0.00	0.00	0.00	0.00	0.00	60,000.00	60,000.00	0.00
Total Expense	94,828.21	148,583.16	113,253.11	161,822.60	86,737.53	302,584.63	78,321.31	986,130.55	2,858,371.00	-1,872,240.45
Net Income	1,150,164.43	396.12	48,608.44	-56,852.70	169,479.51	-143,392.86	-28,001.85	1,140,401.09	0.00	1,140,401.09

Port of Siuslaw
Profit & Loss Budget vs. Actual - Capital Maint Fund
 July 2019 through January 2020

									TOTAL	
	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Year to Date	Budget	Variance
Income										
4100 - Available Beginning Cash	63,156.82	0.00	0.00	0.00	0.00	0.00	0.00	63,156.82	63,152.00	4.82
4540 - Interest Income	1.60	2.90	3.03	8.79	0.00	0.00	0.00	16.32	0.00	16.32
4700 - Incoming Transfer	0.00	60,000.00	0.00	0.00	0.00	0.00	0.00	60,000.00	60,000.00	0.00
Total Income	63,158.42	60,002.90	3.03	8.79	0.00	0.00	0.00	123,173.14	123,152.00	21.14
Gross Profit	63,158.42	60,002.90	3.03	8.79	0.00	0.00	0.00	123,173.14	123,152.00	21.14
Expense										
6000 - Capital Outlay										
6150 - Facilities										
6155 - Wharf/Bdwk Fire System	0.00	0.00	3,325.00	0.00	15,675.00	1,000.00	0.00	20,000.00	20,000.00	0.00
Total 6150 - Facilities	0.00	0.00	3,325.00	0.00	15,675.00	1,000.00	0.00	20,000.00	20,000.00	0.00
Total 6000 - Capital Outlay	0.00	0.00	3,325.00	0.00	15,675.00	1,000.00	0.00	20,000.00	20,000.00	0.00
7600 - Unappropriated Ending Fund Bal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103,152.00	-103,152.00
Total Expense	0.00	0.00	3,325.00	0.00	15,675.00	1,000.00	0.00	20,000.00	123,152.00	-103,152.00
Net Income	63,158.42	60,002.90	-3,321.97	8.79	-15,675.00	-1,000.00	0.00	103,173.14	0.00	103,173.14

	Campground 2016/2017			Campground 2017/2018			Campground 2018/2019			Campground 2019-2020		
	% Occ.	YTD %	Nights	% Occ.	YTD %	Nights	% Occ.	YTD %	Nights	% Occ.	YTD %	Nights
JULY	74%	74%	2314	78%	78%	2452	86%	86%	2862	78%	78%	2617
AUG	88%	81%	2750	93%	86%	2953	94%	90%	3052	89%	84%	2978
SEPT	92%	85%	2776	91%	87%	2784	88%	89%	2760	84%	84%	2724
OCT	33%	72%	1027	40%	76%	1267	43%	78%	1398	42%	73%	1393
NOV	15%	60%	466	28%	66%	862	30%	68%	878	33%	65%	1059
DEC	12%	52%	361	24%	59%	752	32%	62%	1035	28%	59%	937
JAN	15%	47%	480	23%	54%	719	36%	58%	1168	25%	54%	842
FEB	14%	43%	401	24%	50%	688	39%	56%	1152			
MAR	16%	40%	513	28%	48%	880	44%	55%	1417			
APR	22%	38%	657	31%	46%	951	39%	53%	1232			
MAY	35%	38%	1112	45%	46%	1419	44%	52%	1418			
JUN	43%	38%	3875	54%	47%	1659	45%	52%	1452			
TL YTD	38%	38%	16732	47%	47%	17386	52%	52%	19824			
REV YTD	\$439,396			\$508,194.00			\$549,278.00			\$396,015.00		

	Moorage 2018/19			Moorage 2019-20		
	% Occ.	YTD %	Nights	% Occ.	YTD %	Nights
JULY	37%	37%	1374	44%	44%	1608
AUG	69%	53%	2537	65%	55%	2413
SEPT	91%	66%	3262	79%	63%	2836
OCT	50%	62%	1823	43%	58%	1575
NOV	26%	55%	929	28%	52%	994
DEC	25%	50%	901	27%	48%	992
JAN	25%	46%	933	26%	45%	961
FEB	25%	44%	840			
MAR	26%	42%	940			
APR	24%	40%	871			
MAY	28%	39%	1017			
JUN	33%	38%	1170			
TL YTD	38%	38%	16597			
REV YTD	\$102,381.00			\$68,941.00		

Port of Siuslaw
Profit & Loss Prev Year Comparison
July 2019 through January 2020

	Jul '19 - Jan 20	Jul '18 - Jan 19	\$ Change	% Change
Income				
4100 · Available Beginning Cash	1,175,878.82	779,733.89	396,144.93	50.8%
4140 · Campground Revenue	399,037.84	366,239.86	32,797.98	9.0%
4150 · Leases	116,823.94	120,294.83	-3,470.89	-2.9%
4160 · Moorage	65,887.65	70,917.21	-5,029.56	-7.1%
4170 · Storage	8,116.02	17,749.77	-9,633.75	-54.3%
4190 · Marine Fuel	24,061.94	29,884.90	-5,822.96	-19.5%
4200 · Other Facility Income	21,529.30	24,127.52	-2,598.22	-10.8%
4500 · Levied Taxes	311,859.18	304,882.99	6,976.19	2.3%
4515 · State Forest Sales	32,377.04	34,477.34	-2,100.30	-6.1%
4540 · Interest Income	11,828.68	434.41	11,394.27	2,622.9%
4550 · Maintenance Assistance Program	19,000.00	19,000.00	0.00	0.0%
4600 · Miscellaneous Income	3,304.37	6,829.58	-3,525.21	-51.6%
4700 · Incoming Transfer	60,000.00	55,000.00	5,000.00	9.1%
4840 · Grants	0.00	87,965.21	-87,965.21	-100.0%
Total Income	2,249,704.78	1,917,537.51	332,167.27	17.3%
Gross Profit	2,249,704.78	1,917,537.51	332,167.27	17.3%
Expense				
5000 · Personal Services	216,882.26	202,377.89	14,504.37	7.2%
5300 · Material and Services	250,748.70	280,968.47	-30,219.77	-10.8%
6000 · Capital Outlay	396,988.35	147,361.42	249,626.93	169.4%
7000 · Debt Service	81,511.24	83,282.64	-1,771.40	-2.1%
7700 · Transfer to other funds	60,000.00	55,000.00	5,000.00	9.1%
Total Expense	1,006,130.55	768,990.42	237,140.13	30.8%
Net Income	1,243,574.23	1,148,547.09	95,027.14	8.3%

GRANTOR'S NAME & ADDRESS:

Port of Siuslaw
100 Harbor St
Florence OR 97439

GRANTEE'S NAME & ADDRESS:

Willard and Roberta Dalbeck
83381 S Cove Way
Florence OR 97439

AFTER RECORDING RETURN TO:

Fewel, Brewer & Coulombe
456 SW Monroe #101
Corvallis OR 97333

TAX STATEMENTS TO:

Willard and Roberta Dalbeck
83382 S Cove Way
Florence OR 97439

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that PORT OF SIUSLAW, a publicly chartered special district of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto WILLARD DALBECK and ROBERTA DALBECK, husband and wife, as tenants by the entirety, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Lane, State of Oregon, described as follows, to-wit:

Fractional Lot 1, EXCEPT the North 2 feet, 9 inches, Block 4, MAPLETON, as platted and recorded in Volume 2, Page 57, Lane County Oregon Plat Records, in Lane County, Oregon.

To Have and to Hold the same unto the said grantee, and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this ____ day of February, 2020; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

PORT OF SIUSLAW

APPROVED AS TO FORM:



By: _____
David Huntington, Port Manager

James K. Brewer, OSB# 940544
Attorney, Port of Siuslaw

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on February ____, 2020, by David Huntington as Port Manager of Port of Siuslaw.

Notary Public for Oregon
My Commission Expires: _____

From: James Lawonn

Sent: Tuesday, January 14, 2020 9:38 AM

To: Craig Brandt (cbrandt1951@gmail.com)

Subject: Siuslaw River cormorant hazing information

Hi Craig,

It was great talking with you last Friday. Like I mentioned, setting up a double-crested cormorant hazing program in the Siuslaw River estuary is challenging for several reasons. Perhaps the most important relate to the mixed colony of double-crested cormorants and great egrets located on private property near Cushman. Hazing downstream of this colony would be unlikely to reduce predation on salmonids because cormorants would be continually attracted to the mid-estuary location of the colony site. Similarly, hazing near the colony would be undesirable because it could disturb the only current great egret breeding colony anywhere on the Oregon Coast, and could cause the cormorant colony to move upstream, which could lead to higher impacts on salmonids. Additionally, several bald eagle nests are present within the estuary, and predation by eagles appears to be one of the major factors currently limiting the double-crested cormorant colony. These nests could potentially be disturbed by hazing, especially if pyrotechnics were used.

As a result of these and other challenges, limits on the location and methods of potential cormorant hazing would be required if your group decides to pursue a hazing program on the Siuslaw River estuary. Hazing operations would be limited to the portion of the estuary upstream of the railroad bridge at Cushman. The period for hazing would be March 26–May 31, although most predation probably occurs during mid-April–early May, and hazers could focus their efforts during this “peak” time if desired. Pyrotechnics would not be allowed in order to prevent disturbance to sensitive wildlife and waterfront property owners, and hazers would be required to follow all navigation rules (e.g. no wake zones). Hazers would need to obtain a permit from ODFW prior to initiating any hazing activities. Hazers would be compensated at a rate of \$18.34/hr in order to defray costs, up to a total of 180 person hours. Costs for fuel and other expenses would be compensated up to \$1,200.

In sum, circumstances within the Siuslaw River estuary require special consideration for any potential cormorant hazing program. It is also important to note that the effect of cormorant hazing on salmonid survival is unclear, and there is no guarantee that hazing will increase return rates for adult salmonids, which is the ultimate goal of this type of management. Nevertheless, cormorant hazing in the Siuslaw River estuary during 2020 is an option, and I would be happy to work with you to obtain the necessary permit and contract for reimbursement should you wish to proceed.

Best regards,

James

M. James Lawonn
Oregon Dept. of Fish and Wildlife
Avian Predation Coordinator