

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 were approved at the February 26, 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