

MINUTES
PORT OF SIUSLAW COMMISSION
WORK SESSION
Thursday, 29 April 2010

Port Manager Mark Freeman, called the Special Meeting of the Port of Siuslaw Board of Commissioners to order at 12:00pm in the conference room of the Port of Siuslaw office at 1499 Bay Street, Florence, Lane County, Oregon.

ATTENDANCE: Commission: Commissioner John Buchanan (Buchanan), Commissioner John Scott (Scott), Commissioner Sally Owens (Owens), Commissioner Bud Saulsgiver (Saulsgiver), Commissioner Joshua Greene (Greene). Staff: Port Manager Mark Freeman (Freeman), Recording Secretary Dina McClure (McClure).

PURPOSE: The purpose of this work session was to review the 2010/11 fiscal year financial statements and discuss upcoming projects.

Freeman distributed a copy of the financial statements to the Commissioners.

Before this fiscal year ends, Freeman hopes to purchase a used, fuel efficient vehicle for Port staff to use for conference and training travel, thus saving high costs of mileage reimbursement to staff using their own vehicles.

Freeman is considering a 12% increase in rates for Commercial Moorage as of Jan 1, 2011. Greene expressed concern and wished there were ways other than raising rates to generate income.

Freeman wants to move Port office operation to the campground and is looking at options to purchase or lease a doublewide modular office building. The old campground office needs to be replaced and having both operations under one roof makes sense. The Port office building could be rented providing a revenue source. Buchanan asked what Port office property would be worth in case Port decided to sell and Freeman said this is valuable property and a high estimate would be close to \$1M.

Freeman stated the Wharf replacement request is \$2.2M and our match of \$400K will be loaned to us from the State. Both ends of the wharf are in bad shape due to untreated wood used in the 60's. Construction would take place winter of 2012.

The budget forecasts \$91K revenue from Mo's and their lease is up 2013. ICM only generates \$19K revenue and their lease is up 2011.

Scott asked what Port still owes on transient dock? Freeman said the State has not given final figures yet but thinks it is close to \$16-17K annual debt service and Port's cost could be \$300K.

Freeman said the restroom replacement will now cost \$125K, saving \$25K by contracting with CXT. The units are prefabricated and can be installed in 3 days. Greene emphasized the importance of security in the new restrooms and might cost \$7-10K more to install a system. Freeman has looked into it and a key card access is the way to go.

Freeman is considering changes to the group tent site to increase revenue. The installation of Yurts is a possibility. Greene referred to past discussions regarding a road or trail planned to go from the campsites to Quince St. Freeman hopes to also rebuild and extend the 50 year old bulkhead to add more RV sites w/utilities and a trail.

Scott brought up the debt service and lingering loans from the Boardwalk and Freeman hopes the sale of the 40 acres in the Pacific View Business Park will shed the debt burden including paying off the \$75K for dredging.

Scott encouraged Freeman to apply for Urban Renewal beautification grant money. There are still funds available for projects.

Freeman is also looking at the cost of installing turnstiles or pay stations in the Nopal Street parking lot and charging for parking 4 months out of the year to bring in revenue.

Meeting adjourned 1:10pm.

President