

**PORT OF GOLD BEACH
BOARD OF COMMISSIONER'S
REGULAR MEETING
July 20, 2017**

PRESENT:

Milt Walker, President
Bill McNair, Vice President
Charles Riddle, Secretary
Mike Luzmoor, Commissioner

ABSENT: Bill Fowler, Commissioner

Andy Wright – Port Manager

The meeting was called to order at 6:00 p.m. by Commissioner Milt Walker, Board President. Roll called was completed and the Pledge of Allegiance was recited. Michael Luzmoor was introduced and was welcomed as the newest Commissioner.

PUBLIC COMMENT/PRESENTATION: Tim Scullen presented the Board with some history and a draft of a plank house. To assist with financing, Wright and Scullen will work together to draft a Memorandum of Understanding from the Port of Gold Beach.

FINANCIAL/BUDGET REORT: Kemp provided the Board with a year-to-year comparison of the budget. He reported that aviation fuel is down, sport and commercial moorage is approximately the same. Land and building are the same and Cannery leases revenues have increased. Insurance has increased, but the audit costs were less than last year's. Kemp also explained last month's expenses. Huntley Park revenues exceed last year's revenues and he noted some of the expenses.

NEW BUSINESS/OLD BUSINESS: Wright explained that Jeremiah Scannell is interested in leasing Suite C and provided the details of a draft lease. **MOTION: to direct the Manager to work with Stebbins in updating the Port's Cannery lease agreement.** Motion made by McNair, and seconded by Walker; motion passed by a vote of 4 for, 0 against.

APPROVAL OF MINUTES:

MOTION: Approval of the June 15, 2017, Regular Meeting minutes. Motion made by McNair, and seconded by Riddle; motion passed by a vote of 4 for, 0 against.

ACCOUNTS PAYABLE:

MOTION: To accept accounts payable for June 21, 2017. Motion made by McNair, and seconded by Walker; motion passed by a vote of 4 for, 0 against.

MOTION: To accept accounts payable for June 30, 2017. Motion made by Walker, and seconded by McNair; motion passed by a vote of 4 for, 0 against.

MOTION: To accept accounts payable for July 6, 2017. Motion made by Walker, and seconded by Riddle; motion passed by a vote of 4 for, 0 against.

ACCOUNTS RECEIVABLE: Wright explained that Roberts has not settled his past due account and informed the Board that Roberts' storage unit sustained water damage. The Board agreed not to pursue the past due account. Anderson is continuing to bring his account up to date, Druzdzel has not contacted the Port concerning his account, and Wright explained the NorWesters' current payment plan and past due account.

MANAGER'S REPORT: Wright reported that a new water heater has been installed in the Men's restroom at Huntley Park and due to constant complaints, the policy on the use of generators is going to be rewritten. Roofing the storage units has been completed and Napier

has ordered the supplies for the next project. The French drain project for the compound has been offered to 5 different contractors and the Neil building's demolition has been completed. Wright noted that there were no issues with the Airport's annual inspection and he explained the newest updates to the AWOS system. The marina sustained quite a bit of damage from the last wind storm. Wright also stated the rental car was reported stolen but returned with approximately \$2,200 worth of damage: that is not going to be covered by insurance and has been taken to Kerr's for repairs. Wright explained suggested changes to the rental policy. Coastal Home Health and Hospice has requested a release from their lease that has 7 months remaining. Wright will complete a walk through and report back to the Board.

COMMISSIONER'S COMMENTS: Riddle provided the Board with an annual overview of the General Fund and noted that last year was very close to breaking even. He explained that Huntley Park stands on its own and does not draw funds or man-hours from the Port. The park had a \$6,000 positive cash flow but Wright noted that the UV light system for water purification was not completed. As a whole, the Port was cash flow neutral in 2016/2017.

Bill McNair read an email addressed to Tom Satterwaite that offers to contribute Port funds to assist with lobbying the ODF&W for updated Salmon Regulations on harvest rules.

Milt Walker requested an Executive Session to discuss a real estate issue and it was scheduled for July 27, 2017 at 6:00 p.m. It was noted that Mike Luzmoor needs to have the ability to sign on the bank account.

PUBLIC COMMENT: None

ADJOURN:

MOTION: To adjourn the regular meeting of July 20, 2017 made by Walker and second by Riddle; motion was passed by a vote of 4 for, and 0 against at 8:09 p.m.