



PORT OF GOLD BEACH

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Regular Meeting Minutes 11/29/2018

Present: Bill Fowler
Charles Riddle
Hank Eckardt
Mike Luzmoor
Andy Wright – Port Manager
Jeff Kemp – Port Accountant

Absent: Bill McNair

The meeting was called to order, the pledge of allegiance was recited, and roll call was taken.

Public Comment:

- Jeremy and Kelsey Dumire arrived and introduced themselves. They are the new owners of what used to be the Coffee Dock and is now Dumire's Bliss Coffee and Ice Cream Shop.

Old business:

- Andy Wright updated the Commission on the new "Coffee Dock" lease terms. The new terms are identical to the old terms. Charles Riddle requested clarification about a clause in the lease that specified renewal is in part dependent on the landlord not needing the land for their own use. Bill Fowler made a motion to proceed with the Dumire's lease as written and, once the term is completed, return to that clause and create any necessary addendums. Mike Luzmoor seconded the motion and it was approved unanimously. Andy said he would get the lease agreement to the Dumires for signatures. The Dumires okay'd that and left the meeting.
- Andy Wright brought up that the Commission needed to continue the discussion on the escalation rates for the ground and commercial leases and come to an agreement. The finalization of the new ODF&W lease and the new Nor'Wester lease is waiting on that new escalation rate information. The Commission discussed rate escalation possibilities. A motion was made by Bill Fowler to reduce standard escalation rate from 3% down to 2%

and readdress in 5 years. The motion was seconded by Mike Luzmoor and was approved unanimously.

- Andy Wright confirmed that the Commission had reviewed the intergovernmental agreement with the Siletz tribe, which outlined the tribe assuming liability for both the structure itself and the footprint of the structure. The agreement also stated there is not to be any way for people to get inside of the structure. The port council recommended that we draw up the intergovernmental agreement, and then the port adopt a resolution to approve it. A motion was made by Bill Fowler to adopt the resolution to approve the intergovernmental agreement with the Siletz tribe allowing them to build a plank house on port property, and Hank Eckardt seconded it. The motion was approved unanimously.
- Andy Wright presented the updated lease renewal for ODF&W. The new lease will be the same as it has been, except for a change in their annual escalation rate, and it will be effective Jan 1, 2019. A motion to accept the new lease was made by Bill Fowler and seconded by Charles Riddle. The motion was approved unanimously.
- Andy Wright also updated the Commission on the Nor'Wester's lease assignment. Colleen will temporarily assign her current lease to the new owner. Once the new owner has made all payments to Colleen, a new lease will be drawn up directly with him. The port is memorializing the terms of this potential new lease now. The sale of the Nor'Wester is scheduled to close December 1st, 2018.

New business:

- There was no new business.

Meeting Minutes:

The minutes of the October 2018 meeting were reviewed. Bill Fowler raised a question about the potential buyers for the Pola and the requirements of its sale. Andy Wright updated the Commission on the status. Bill Fowler also raised a question about the status of the ODF&W building repairs. Andy said the Port had accepted a bid from Tony Jackacky to repair the metal siding on the ODF&W building. Hank Eckardt made a motion to approve the minutes. Charles Riddle seconded the motion. The minutes were approved unanimously.

Accounts Payable:

Accounts payable for October 8 and 22, 2018 were reviewed. Charles Riddle made a motion to approve the payables. Bill Fowler seconded the motion. The payables were approved unanimously.

Aged receivables were reviewed.

Andy Wright gave his monthly manager's report:

- There have been serious security problems at the port and in town recently. The port now has multiple hi-definition security cameras up and recording 24/7. The gate lock has been changed, and new keys have been issued to storage tenants. The compound fence enclosure will be raised to 10 feet and have razor wire added to the top.
- The port is still working on selling Pola.
- The port is still working with USCG on their request for dock space. One of the things USCG would like is a fuel tank installed, as well as a security gate.
- The Corps of Engineers got their work plan budget filled. The port will get another \$900,000 in funding.
- The port is planning to build a new wash down station. Andy Wright showed the Commission pictures from the Charleston port's wash down station. The Commissioners liked the design, and they discussed security and after-hours closure ideas.
- Someone has been pulling the speed bumps up. It looks like they have been backing their car up and then spinning their tires on them to pull them up. The port plans to seal them in asphalt soon.
- Trees blew down at Huntley Park during the Thanksgiving storm.
- The Commission discussed the homeless issues that are currently happening at the Brookings/Harbor port. Nothing has changed in Gold Beach with enforcement policies. We will continue to tell campers to move along if they're on port property.
- The school district has been interested in moving their office to Suite A in the Cannery Building. Andy Wright asked the Commission if they were okay leasing a space to a non-profit. The space has been vacant for a year. Andy wanted to make sure Commission was on board before he moved ahead with any discussions with the school district.
- The owner of the Port Hole Café wanted to reiterate he has a first right of refusal for the Coffee Dock space lease that expires in February. He also would like to renew that right. The Commission discussed and clarified that if Coffee Dock business is vacated, the owner of the Port Hole Café will have first right of refusal. If business is sold as planned, the owner understands he won't have that right.
- There will be an election this spring. Bill Fowler, Hank Eckart, and Charles Riddle's positions are up for reelection. They need to be registered by the middle of March if they want to run again.

Jeff Kemp gave his monthly financial report. Nothing out of the ordinary.

The meeting was adjourned at 19:50.