



PORT OF PORT ORFORD PORT COMMISSION

REGULAR MEETING

MINUTES

FOR THE REGULAR MEETING TO BE HELD ON
TUESDAY JANUARY 24, 2023 @ 6:00 PM

Port Orford City Hall Council Chambers, 555 W. 20th St., Port Orford & Via Teleconference (ZOOM):
<https://us06web.zoom.us/j/82635242783?pwd=RHdSSU5mU0tTS0RMcG15bUcrSkRNUT09>
Meeting ID: 826 3524 2783 - Passcode: 923219 - Ph: +1 (253) 215 - 8782

1. **Call to Order** – The meeting was called to order at 6:16 p.m.

a. Roll Call –

Commissioner's present in-person:

Aaron Ashdown, President

Rick Fox, Vice-President

Leila Thompson, Secretary/Treasurer

Dave Rickel, Commissioner

Commissioner Webb was unable to attend.

Guests present in-person: Pat Cox, Port Manager; Tom Calvanese, Redevelopment Chair; Jenny Dukek, Clerk to the Commission, Brian Kraynik, Proposals Review Committee

b. Declaration of potential conflicts of interest - none

2. **Approval of Agenda** – Vice President **Fox** moved to approve the agenda and Secretary **Thompson** seconded the motion. There was no discussion. President Ashdown asked those in favor to say aye and those opposed to say no, Commissioners **Rickel, Fox, Thompson** and **Ashdown** responded "aye" and no commissioners responded "no." The motion passed unanimously.

3. **Public Comment** - None

4. **Oral Reports** (6:18 p.m.)

a. **Manager's Report** – Pat Cox, Port Manager, reported on the following topics: He was in communication with Business Oregon. Staff reviewed the storm preparation process before big storms hit and the barrier wall was installed. Leases were returned from Lessees. The Facility Use Permit Agreement was updated. He worked with the auditor on the current financial audit. We are still in the process of transitioning to Google. Water tests were previously high in copper but came back clear from the last test. Commissioner Thompson asked about the source of the copper and the Commission discussed possible sources.

b. **Financial Report** – Pat Cox, Port Manager reviewed financial reports (balance sheets, deposit reports, budget vs. actuals) from November and December 2022. The Commission discussed property taxes, cost of fuel, and the consulting line item.

- c. Redevelopment Report (6:38 p.m.) – Tom Calvanese, Redevelopment Committee Chair provided an update on the four redevelopment projects: Crane Project – The review committee is considering bids now. Sea Water System project – The proposal was submitted, and he is currently working on revisions. There is confirmation of state matching funds, and the proposal will go under technical review by the EDA. Commissioner Fox asked for clarification about the submission process and revisions needed. The FEMA planning grant was just awarded (\$315K) and minor revisions were requested. An award letter is forthcoming. Commissioner Thompson asked about the city’s awareness of the partnership with this project and the timeline. Mr. Calvanese believes there should be an award meeting before the next Commission meeting. Commissioner Thompson asked about press release opportunities to share information about current projects. The Seafood Hub – The draft design should be completed this month. The next step is to have the redevelopment committee review the draft, make a recommendation to the Commission, then share it with the public. Work is happening with funding infrastructure. Mr. Calvanese shared information related to available funding. The match is currently 80:20, but there may be an option to reduce it. Mr. Calvanese suggested that the Commission take a field trip to see other ports that have been developed. Mr. Calvanese also mentioned that the Army Corp of Engineers has an agreement with the Port to work on the shoaling problem. Manager Cox brought up the issue with potentially needing to replace the Port’s fuel system.

5. Consent Agenda/Routine Business (7:06 p.m.)

The Chair stated that he would entertain a motion to approve the consent agenda. Vice President Fox moved to approve the consent agenda, President Ashdown seconded the motion and asked for those in favor. Commissioner Rickel responded “aye”, Secretary Thompson abstained from voting, as she was absent at the December meeting. Vice President Fox and President Ashdown replied “aye.” The motion passed.

- a. Acceptance of Financial Report for November financials
- b. Acceptance of Financial Report for December financials
- c. Approval of Minutes from the Regular Meeting held on December 13, 2022

6. Unfinished Business

7. Action Items/New Business (7:08 p.m.) (Action May Occur)

- a. Crane Replacement Project Proposals Review Team Recommendation. No action was taken. There was no recommendation at this time. Vice-President Fox provided the following update: The review team met twice and reviewed three bids. All bidders were qualified. There are significant differences in bid prices. No bidder would sign off on foundation and recommended the Port get new engineering. A meeting with an engineer took place this morning and they were asked for a “ballpark” estimate. President Fox explained that a proposal cannot be recommended until we know the cost of the foundation engineering. Manager Cox shared that Connect Oregon is very understanding about changing timelines. President Fox shared that a fourth company asked to be allowed to submit a late proposal. The Commission agreed that the deadline passed, and late submissions will not be considered. Brian Kraynik from the review committee asked about others being on the committee. President Ashdown and Secretary Thompson indicated interest in observing the process. There was discussion of posting the next committee meeting so commissioners can attend. There was also discussion about having a special meeting before the next regular meeting to hear a recommendation and have the opportunity to ask questions specific to the proposals and selection process.

8. Commissioner Updates (7:38 p.m.)

Commissioner Thompson commended Manager Cox for communicating preparation for storms.

Vice President Fox shared that he has contacts with four potential new buyers for the Port and two are live buyers.

Commissioner Rickel shared that fishermen are waiting on test results for domoic acid and if tests come back “dirty” the fishermen will have no buyers for crab. If results come back “clean”, there may be a strike due to the

price offered for crab. The Commission discussed the hardship the Port Orford fleet is experiencing due to challenges with the crabbing season this year. Commissioner Rickel led the discussion regarding challenges with fish buyers.

President Ashdown provided an update about offshore wind and interest in call areas in Oregon. More information is available on the BOEM website. He also provided updates on other natural resource movements that may impact the Port Orford area.

9. Correspondence - None

10. Future Agenda Items (8:10 p.m.)

Tentative: Crane Project Recommendation

11. Adjournment and Confirmation of Next Meeting – The next meeting was confirmed to be scheduled for Tuesday, February 21, 2023 at 6:00 PM. The meeting adjourned at 8:13 p.m.

Submitted by

Name: Jennifer Dukek
Clerk to the Commission
Date: 02-21-2023

Approved by

Name: Aaron Ashdown
Commission President
Date: 02-21-2023

Name: Leila Thompson
Commission Secretary/Treasurer
Date: 02-21-2023

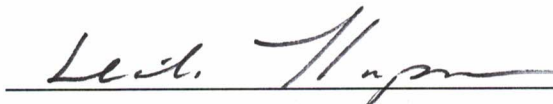
President's Signature:



Date:

2/21/23

Secretary's Signature:



Date:

2/21/23