



PORT OF PORT ORFORD PORT COMMISSION
REDEVELOPMENT COMMITTEE MEETING

Minutes

FOR THE REDEVELOPMENT COMMITTEE MEETING HELD ON
TUESDAY January 07, 2025, 6-7 PM

Port Orford City Hall Council Chambers, 555 W. 20th St., Port Orford

Via Teleconference (Google Meet): meet.google.com/nbg-oaga-nyf

To join by phone, dial (US) [+1 909-929-1590](tel:+19099291590) and enter this PIN: 286 785 775#

1. Call to Order – (6:00 pm)

a. Introductions

In Person:

- Tom Calvanese, Redevelopment Chair
- Wilson Thompson, F/V Fantasy
- Sharon Morning, Port Orford citizen
- Faith Townsend, Port Communications Intern

Online:

- Ronald Batcher, Lead Architect, Agricultural Marketing Service, U.S. Department of Agriculture (USDA)
- Brian Kraynik, Dock Operations Supervisor
- Stephen Lawton, Redevelopment Committee Member
- Bud Shoemake, Redevelopment Committee Member
- Clark Kocurek, Port Commissioner, Commission Vice President
- Wes Cochran, US Economic Development Administration (USEDA)

b. Declaration of potential conflicts of interest

- The Port's ETIPP Project is being carried out in partnership with the City of Port Orford and Oregon State University – Tom Calvanese is Manager of the OSU Port Orford Field Station, representing OSU as partner on the ETIPP team.

2. Approval of Agenda - (6:05 pm)

- a. Potential wave energy project - part of ETIPP project - added to agenda without objection

3. Public Comment - (6:04 pm)

- a. *Sharon Morning (Port Orford citizen)* shared her concerns about how the city water and sewer plant will sustain the Port's redevelopment projects, if the development will pay for itself, whether local jobs will be created and if they will be skilled jobs, and how the committee will address the housing crisis given the plan to hire more people once the development is completed.

4. Reports - (6:11 pm)

- a) Tom Calvanese (Redevelopment Update Summary):

RFP for the crane foundation project has been posted to the Port's website, with RFPs for the supplemental seawater delivery system, FEMA project, and Port Economic Analysis in preparation for publication. Met with Xochitl Castañeda, Pacific Northwest and Alaska Gateway Director at MARAD. Working with them on strengthened proposal for seafood hub - due in April. Working with Northwest Fisheries Science Center on seafood market analysis and will attend Working Waterfront Conference in February. ETIPP Team site visit on December 11th to kick off energy planning was successful, initial planning stages under way, with details to follow. Wave Swell Energy interested in submitting a proposal for a test project at the Port. High-capacity seawater delivery system proposal to USEDA in development. (See January Working Waterfront Revitalization Program update for additional details).

5. Action or Discussion Items/New Business - (6:15 pm)

- a. Approval of the 2025 Redevelopment Committee Meeting Schedule
 - i. February and May meetings dates revised (see meeting schedule)
 - ii. Approved without objection
- b. Approval of 2025 Capital Improvement Plan Priorities
 - i. Recommendation: Adopt 2025 Capital Improvement Priorities as revised and include Capital Improvement Plan in the Port's economic analysis
- c. Review revised renderings for crane and product hoist placement from USDA
 - i. *Wilson Thompson (F/V Fantasy)* voiced concerns about crane placement and the need for room along dock for boats to offload and to navigate on the dock.
 - ii. Recommendation: Hold a workshop including fleet members and hoist operators to consider specific placement of the cranes and hoists. Provide paper copies of the crane and hoist placements to the fleet beforehand – include overlay of aerial images of vessels for reference.
- d. Review Port/USACE communications regarding the development of long-term shoaling/dredging solutions, identify next steps
 - i. Recommendation: Proceed with ongoing discussions with USACE regarding long-term solution to shoaling caused by breakwater and annual dredging pending long-term solution.
- e. Review wave energy project potential

- i. Redevelopment committee is interested in exploring the wave energy project as part of ETIPP Project.
- ii. Recommendation: Schedule presentation from Swell Wave Energy at next Regular Commission meeting, consider providing letter of support for US Department of Energy (USDOE) proposal (due by February 6th)

6. Executive Session – none

7. Future Agenda Items – none

8. Adjournment - (7:43 pm)



Port Orford Working Waterfront Revitalization Program Funding/Status Update – January 07, 2025

The Port of Port Orford is actively pursuing diverse funding sources to support its comprehensive Working Waterfront Revitalization Program. This ambitious initiative encompasses several interrelated projects aimed at modernizing infrastructure, expanding operational capabilities, and fostering economic growth in the region. Here is a brief overview of the program's key projects and their current funding status:

Economic Analysis Project – RFP ready for publication, funding proposal in development

- Commission approved RFP for Economic Analysis Project on July 16, 2024.
- Legal review of RFP by Port Attorney complete – ready for publication.
- Proposal Review Committee – in development – to be convened upon receipt of bids.
- [Port Planning and Marketing Fund](#) proposal in development, based on scope of work in RFP. Grants are capped at \$50,000.

Supplemental Seawater Delivery System (\$500K) – funded, preparing RFP for publication

- Interim solution to meet urgent seawater needs of current and new businesses and serve as supplemental seawater system once new system is in place.
- Funding Secured: \$500K (Business Oregon)
- Business Oregon contract complete.
- RFP - final preparations for publication

Crane Replacement Project (\$2.3M) – funded, underway

- Two new 50T cranes, strengthened foundations, 4 product hoists, handling equipment
- Funding Secured: \$1.6M (Connect Oregon), \$694K (Business Oregon)
- Cranes construction complete, to be shipped (see photos on website).
- Foundation work out to bid – RFP now available on Port website
- Status: Foundation work to be bid, crane construction to follow. Construction management in development.

Dock Road Slope Stabilization & Strengthening Planning (\$315K) - funded

- Engineering plan for slope stabilization and Dock Road strengthening
- Funding Secured: \$225K (FEMA), \$75K Port match (cash & in-kind)
- Status: Project initiated July 24, 2024, period of performance extended to June, 2026.
- OEM conducted kick off meeting on September 3, 2024. Additional collaborators identified, for engagement by project contractor once secured.
- RFP reviewed by Port attorney, preparing to publish.

Port Orford Seafood Hub (\$11.85M) – to be resubmitted in 2025 funding round

- Seafood processing facility and related transportation infrastructure
- Funding Request: \$11.25M (MARAD/PIDP), \$600K committed match (Connect Oregon)

- Status: Met with PNW/AK Gateway Director to review proposal to strengthen for resubmission in 2025 round – due April 30th, 2025

Seafood Hub Design - complete

- Design by USDA AMS Wholesale Markets and Facilities Design Team
- Documentary completed, supported by USDA and NOAA grants – aired in Dec, '24
- Status: Postproduction renderings available on Development page of Port website.

NOAA National Seafood Strategy Integration

- Coordinating with NOAA to align the Seafood Hub with the National Seafood Strategy
- [NOAA National Seafood Strategy Implementation Plan](#) includes Port Orford Working Waterfront Revitalization Initiative (including Seafood Hub) as a Pilot Initiative.
- Status: requesting support from NOAA Northwest Fisheries Science Center for analysis of seafood markets in support of Port's economic analysis project. Redevelopment Committee to convene interagency meetings with support from NOAA. Plans under way for attendance at National Working Waterfront Network Conference in February

Department of Energy ETIPP Opportunity – Energy Planning Project underway

- DOE's Energy Transitions Initiative Partnership Project for energy analysis, resilience, and carbon reduction strategies aligned with the Revitalization Program
- Status: Technical assistance project with support from City and OSU, and partner, [Spark Northwest](#) includes 6-12 months of technical assistance and \$50,000 in funding support for energy transition projects.

Site visit December 11th, with scheduled follow up. Detailed report to follow.

Wave energy developer interested in submitting proposal for Port Orford project. Will be seeking letter of support from Port. Proposal due January 27th.

High-Capacity Seawater Delivery System (~\$6M) – proposal in development

- New high-capacity, Port-owned seawater distribution system for all users
- Funding Request: \$4-5M (EDA), \$1M committed match (State of Oregon)
- Status: Proposal outlined for FY2025 EDA funding cycle submission.

Long term shoaling solution

- The Port has written correspondence with the USACE to collaborate on a long-term solution to the shoaling problem caused by the breakwater (see letters in packet).
- Included in the Port's updated 2025 Capital Projects Strategic Priorities
- Following the 2024 lack of dredging, resume discussions with USACE on this issue.
- Place on agenda for next regular Commission meeting – recommendation.

Upcoming Priorities:

- Advertise RFP for the Economic Analysis Project
- Advertise RFP for the Supplemental Seawater System Project
- Prepare RFP for FEMA Geotechnical Project Contract, in collaboration with FEMA
- Complete EDA proposal for Seawater System
- Complete Business Oregon proposal for Planning and Marketing Grant
- Revise, resubmit MARAD/PIDP proposal for Port Orford Seafood Hub
- Resume negotiations with USACE regarding long term solution to shoaling problem