

Port of Brookings Harbor Board of Commissioners
Special Meeting Minutes
Tuesday, February 27, 2017, 5:00 p.m.
Port Office: 16340 Lower Harbor Rd, Brookings OR, 97415

1. **CALL TO ORDER AND ROLL CALL**

Chairman Davis called the meeting to order at 5:00 p.m.

Commissioners present: Chairman Roy Davis, Treasure Tim Patterson, Roger Thompson & Sharon Hartung. Vice Chairman Sue Gold was tardy.

Staff present: Port Manager Gary Dehlinger and Administration Assistant Danielle Shepard

2. **APPROVAL OF AGENDA**

Chairman Davis wanted to change the agenda items as follows: Action Item - H: Purchase and Sale agreement, Action Item I: Budget Calendar 2017-18, Action Item J: Resolution 470.

Comm. Thompson made the motion to approve the Agenda as amended. Seconded by Vice Chair Gold. Voting Yes: Unanimous.

3. **ACTION ITEMS**

a. **Resolution 464 – Appropriate Funds for Purchase of New Port Truck:**

Comm. Thompson made the motion to approve Resolution 464 as written. Seconded by Vice Chair Gold. Voting Yes: Unanimous.

b. **Resolution 466 – Adopting Public Records Policy:**

Vice Chair Gold made the motion to approve Resolution 466 written. Seconded by Comm. Hartung. Voting Yes: Unanimous.

c. **Resolution 467 – Adopting Volunteer Application:**

Comm. Thompson asked to remove Social Security Number from the volunteer form, agreed by the Board.

Vice Chair Gold made the motion to approve Resolution 467 as amended. Seconded by Comm. Thompson. Voting Yes: Unanimous.

d. **Resolution 468 – Adopting New Lease Rates:**

Comm. Thompson made the motion to approve Resolution 468 as written. Seconded by Vice Chair Gold. Voting Yes: Unanimous.

e. **Resolution 469 – Adopting Best Management Practices:**

Vice Chair Gold made the motion to approve Resolution 469 as written. Seconded by Comm. Hartung. Voting Yes: Unanimous.

f. BC Fisheries Cold Storage Lease:

Comm. Thompson asked why the lease states 30 years. Mr. Dehlinger informed him that Mr. Manning requested that to match his current lease. Vice Chair Gold asked how much will we save by just leasing this. Mr. Dehlinger and Chairman Davis did some numbers and the Port would save \$180,000 a year in electric alone by selling both businesses but keeping the land.

Vice Chair Gold made the motion to approve the BC Fisheries Cold Storage Lease as written. Seconded by Comm. Hartung. Voting Yes: Hartung, Davis, Gold, Patterson, Voting No: Thompson. Vote: 4-1. Motion Passed

g. BC Fisheries Ice House Lease:

Comm. Thompson asked where did we advertise for the lease of the ice house. Mr. Dehlinger stated: our website, the Curry Pilot, talked with all Commercial Businesses, and a local fisherman but we only received BC's proposal. Comm. Thompson had some concern regarding the sale price of the ice house. The public had some concern about him selling to the commercial fleet.

Comm. Patterson made the motion to approve the BC Fisheries Ice House Lease with the following changes: 2-year lease with a renewal, then a 3-year lease with renewal, and then 5-year lease renewals from there until 30 years. Seconded by Comm. Thompson. Voting Yes: Thompson, Patterson, Voting No: Hartung, Davis, Gold. Vote: 2-3. Motion does not carry.

Comm. Thompson asked about the insurance clause in the lease. Mr. Dehlinger stated that everything is still the same.

Chairman Gold made a motion to approve BC Fisheries Ice House Lease as written. Second by Comm. Hartung. Voting Yes: Hartung, Davis, Gold, Voting No: Thompson, Patterson. Vote: 3-2. Motion Passed.

h. Purchase and Sale Agreement: Chairman Davis informed the Board that this needs to be in two separate votes, per our lawyer Mr. Coffee, which has reviewed these agreements.

Chairman Gold made a motion to approve the assets purchase and sale agreement of the ice house facility as written. Second by Comm. Hartung. Voting Yes: Hartung, Davis, Gold, Voting No: Thompson, Patterson. Vote: 3-2. Motion Passed.

Comm. Patterson asked about the IFA situation. Mr. Dehlinger informed him that we still owe IFA we are only selling him the business.

Comm. Thompson made a motion to approve the assets purchase and sale agreement of the cold storage facility as written. Second by Chairman Gold. Voting Yes: Unanimous.

i. Budget Calendar 2017-18:

Comm. Thompson made the motion to approve the Budget Calendar 2017-18 as written. Seconded by Comm. Hartung. Voting Yes: Unanimous.

j. Resolution 470 Adopting Boat Yard Work Plan and Rules:

Comm. Thompson made the motion to approve Resolution 470 as written. Seconded by Vice Chair Gold. Voting Yes: Unanimous.

4. PUBLIC COMMENTS

Jan Barbas asked for the Board to consider putting the meeting packets on the website. The Board agreed and asked Mr. Dehlinger to start publishing the meeting packets on the website.

5. ADJOURNMENT

The meeting was unanimously adjourned at 5:47 p.m.