

An audio recording was made of these proceedings. The recording and the full commission packet are available on the Ports website: www.portofbrookingsharbor.com

PORT OF BROOKINGS HARBOR
Regular Commission Meeting
Port Conference Room Suite 202
16350 Lower Harbor Road, OR 97415

Thursday, January 31, 2019 • 6:00 pm

Commissioners present: Position 1 Secretary Joe Speir, Position 2 Wesley Ferraccioli, Position 3 Chairman Roy Davis, Position 4 Vice Chairman Richard Heap, and Position 5 Treasurer Kenneth Range. Also, present were, Gary Dehlinger Port Manager, Travis Webster Harbormaster, Martha Rice Port Counsel, Danielle Shepard Marina Administrator, Boyd Allen Media with Curry Pilot, and members of the public.

1. Call to Order, Pledge of Allegiance, and Roll Call:

Davis called the meeting to order at 6:00 pm. Board and audience stated the pledge of allegiance. *Davis* announced guest speakers present were Noah Bruce and Youwanda Dreger.

2. Approval of Agenda:

There were no announced modifications, additions, or changes to the agenda. Nor were there any declaration of potential conflicts of interest.

***Heap* made a motion to approve the agenda as written. Second by *Range*. Motion passed 5-0.**

3. Public Comments:

Davis suggested that since the two public comments are submitters that the board strike the three-minute limit to allow them time to explain their proposals.

***Range* made a motion to strike the three-minute public comment limit and allow submitters unlimited time. Second by *Heap*. Motion passed 5-0.**

Noah Bruce referred to Robb Crocker via phone: Spoke about the potential of the green building, as something the whole community could get behind. Once completed we will recruit business owners who will take pride in occupying that space. The vision is a wellness and business center, and to attract entrepreneurs that will allow us to become partners. The entrepreneurs who stay longer will earn more equity. Once the building is stabilized, then will finance the building and sell it to a for profit cooperative, and anyone from the community can buy a share of the building. Offering \$100,000 for the building and land, but this is not a take it or leave it deal and is open to suggestions. *Range* suggested a proposal for a land lease only. Board had extensive dialogue and agreed they would like to see a proposal that includes a lease on the land.

Youwanda Dreger: Started with giving the board her background. She has spoken with members of the community who think the building is a disaster and failure, but she believes she can bring something that will excite and enhance the community. The first floor would be a community area, that is capable of being transitional with mobile walls, seating, stage, and rolling platforms that could be moved in for cooking competitions, the fixed walls could be used as a maritime museum and would also

accommodate retail. The second floor would be a restaurant with ocean view and would have catering capability, offices with a conference room and additional retail. Requested the board for 30 days to be able to come up with a proper proposal.

Davis made a motion to extend the 30-day extension for Mrs. Dreger to come up with a proper proposal. Second by Ferraccioli. Motion passed 5-0.

4. Action Items:

A. Green Building Proposals

Davis referred to the third proposal submitted by Todd Creger. Range has the same issue with this proposal, offers to purchase the land, and suggested that the board give Mr. Creger 30 days to revise his proposal. Heap asked council if someone wants to put in residences, if there can be a clause in the lease with the understanding that there will be sounds and smells that are not in a normal neighborhood, and they cannot contact the Port to stop operations. Mrs. Rice suggested that it could be part of their purchase agreement. Further discussion followed resulting in:


Heap moved to close the window for new proposals, have the Port Manger contact current submitters and inform them the board is not interested in a package that includes the sale of the land, would rather have a lease agreement and allow them 30 days to respond and to come back with their proposal if they would like. Second by Davis. Motion pass 5-0.

5. Next Regular Meeting Date – February 19, 2019, 6:00 pm

6. Adjournment:

Davis adjourned the meeting at 6:50 pm.


Signature


Date Signed