

# PORT OF BROOKINGS HARBOR

## Commissioner Workshop Meeting

16350 Lower Harbor Rd Suite 202

Thursday, July 09, 2020 • 3:00pm

Meeting / Teleconference

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**Meeting Teleconference Call-In Number: 1 (301) 715-8592**

**Meeting ID: 896 8972 3844**

**Participant ID: # (to mute/unmute: \* 6)**

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### **TENTATIVE AGENDA**

#### **1. CALL MEETING TO ORDER**

- Roll Call

#### **2. PUBLIC COMMENTS ON STRATEGIC BUSINESS PLAN (5-YEAR MID-POINT UPDATE)** (Limited to a maximum of three minutes per person. Please email your comments to [danielle@portofbrookingsharbor.com](mailto:danielle@portofbrookingsharbor.com) prior to the meeting, no later than 1:30pm day of meeting. **\*\*\*Please wait to be called on before speaking\*\*\***)

#### **3. WORKSHOP ITEMS**

- A. Strategic Business Plan 5-year Mid-Point Update

#### **4. NEXT REGULAR MEETING DATE – Tuesday, July 21, 2020 at 6:00pm**

#### **5. ADJOURNMENT**

A request for an interpreter for the hearing impaired, for those who want to participate but do not have access to a telephone, or for other accommodations for persons with disabilities should be made at least 48 hours in advance of the meeting to Port of Brookings Harbor Office at 541-469-2218.

*This Institution is an Equal Opportunity Provider*

# WORKSHOP ITEM – A

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**DATE:** July 9, 2020  
**RE:** 2020 Strategic Business Plan 5-Year Mid-Point Update  
**TO:** Honorable Board President and Harbor District Board Members  
**ISSUED BY:** Gary Dehlinger, Port Manager

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## OVERVIEW

- This 5-year mid-point update was completed by Port staff with the intent to provide continued service to the commercial fishing industry and to improve undeveloped Port property.
- Major change to the 2015 Strategic Business Plan will remove the plan to relocate the Boatyard.
- Updated 2020 Strategic Business Plan will develop the industrial area to support and expand future economic needs of the Port and region.
- Port held the first workshop to discuss the updates to the 2015 Strategic Business Plan Thursday May 21.
- Today's workshop is the second and final meeting to publicly discuss and review the proposed plan.
- Requests for public comment notice started Friday June 5 in the Curry Coastal Pilot newspaper. The Pilot circulates the newspaper once a week.
- Requests for public comment notice was placed on the Port main website on Thursday May 28 and remained on the main website until July 1.
- During the Regular Commissioner Meeting on July 21, 2020 the Board of Commissioners will discuss to approve the updated Strategic Business Plan.

## DOCUMENTS

- Curry Coastal Pilot Public Notices for Public Comments, 4 pages
- Port Website for Public Comments, 3 pages
- 2015 SBP Deleted and Update Sections, 11 pages
- 2020 SBP 5-Year Mid-Point Update Presentation, 16 pages

us at 1-844-252-0740  
(Cal-SCAN)

### 713 Stereo, TV & Video

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\$39.99/month. Select All-  
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(Cal-SCAN)

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8pm Central) (Cal-SCAN)

### 732 Fuel & Firewood

Seasoned cord firewood, \$250  
call for details. 541-254-3685  
correct #

### 750 Misc For Sale

Antique upright piano for sale  
- \$1,000 o.b.o. Email brooking-  
slaw@yahoo.com for photo

### 790 Misc Wanted

Need some cash! Sell us  
your unwanted gold, jewelry,  
watches & diamonds. Call  
GOLD GEEK 1-844-905-1684  
or visit www.GelGoldGeek.  
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BBB A Plus Rated. Request  
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no risk, no strings attached  
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SCAN)

Paying Cash For large Col-  
lections model trains, model  
kits, military memorabilia,  
vintage toys, and other col-

### 902 Homes for Sale

RETIRED COUPLE \$\$\$\$ for  
business  
purpose Real Estate loans.  
Credit unimportant. V.I.P. Trust  
Deed Company www.viploan.  
com  
Call 1-818-248-0000 Broker-  
principal DRE 01041073. No  
consumer loans.  
(Cal-SCAN)

### 999 Public Notices

The Yurok Indian Housing Au-  
thority is soliciting bids for the  
construction of a single family  
residence located in Requa  
CA. If interested in the full bid  
documents, please contact Will  
Bommelyn at wbommelyn@  
yurokhousing.com or Merdi  
Lewis at mlewis@yurokhous-  
ing.com. All bid documents  
are due by June 19th at  
2:00p.m. The non-mandatory  
pre-bid walk through is June  
9th, 2020, please email to  
schedule. This project cannot  
exceed limits set by Us Hous-  
ing and Urban Development's  
total development costs.

PUBLISH: 6/5 & 6/12/20  
Del Norte Triplicate T286713

Request for Public Comment  
on Port of Brookings Harbor  
Draft Strategic Business Plan  
2020 Update.

Interested persons may submit  
written comments to the Port  
of Brookings Harbor. POBH  
Draft strategic Business Plan  
2020 Update is available at  
www.portofbrookingsharbor.  
com. Such comments should  
be sent to the POBH Office,  
16330 Lower Harbor Road,  
Oregon 97415. Comments also  
may be submitted by email to  
info@portofbrookingsharbor.  
com. All comments should refer-  
ence the POBH Draft Strate-  
gic Business Plan 2020 Update  
in the subject or reference line,  
and should be received by the  
POBH no later than 5 p.m.  
(PST) on June 30, 2020.  
Publish (June 5) 12, 19, 26,  
2020  
P286611

#### Legal Notice

The regular meeting of the  
Harbor Water P.U.D. Board  
of Directors is scheduled for  
Thursday June 11, 2020 at  
6:30 p.m. in the Administrative  
Building 98069 W. Benham  
Lane-Harbor, Oregon.  
Publish June 5, 2020  
P.286273

This statement was filed with  
the County Clerk of Del Norte  
County on: 5/11/2020

Alissia D. Northrup  
County Clerk-Recorder  
Damon Fletcher, Deputy  
File No. 20200054  
Publish: 6/5, 8/12, 6/19, &  
6/26/20  
Del Norte Triplicate T286328

#### NOTICE OF PUBLIC HEAR- ING

Notice is hereby given that the  
Board of Commissioners of the  
Del Norte Solid  
Waste Management Authority  
will hold a public hearing at its  
regular meeting to  
consider and adopt the budget  
for the Del Norte Solid Waste  
Management Authority for  
fiscal year 2020/2021, at the  
following time:

TIME OF HEARING: 4:00 P.M.

DATE OF HEARING: Tues-  
day, June 16, 2020

HOW TO ATTEND: To partici-  
pate, refer to instructions on  
our website

the agenda for the 14  
April 2020 meeting, and may  
be reviewed by clicking on  
"Agendas & Minutes" at  
www.recycledelnorte.ca.gov. A  
printed copy of the proposed  
budget may also be  
inspected at the Del Norte  
Solid Waste Management Au-  
thority office at 1700 State  
Street, Crescent City, CA  
95531 between the hours of  
8:30 A.M. to 12 Noon and 1  
P.M.

to 5 P.M. each Monday through  
Friday except legal holidays.  
The Governing Board may vote  
on the passage of the budget  
after closing the  
public hearing or at any time  
thereafter.

Dated: 25 May 2020  
Tedd Ward, Director  
Del Norte Solid Waste Man-  
agement Authority

PUBLISH: Two days: Friday  
June 5, 2020 and Tuesday  
June 12, 2020  
Del Norte Triplicate T286557

STATEMENT OF ABANDON-  
MENT OF USE OF FICTI-  
TIOUS BUSINESS NAME

This business is conduct  
limited liability compan

I declare that all informat  
this statement is true and  
rect. A registrant who dec  
as true any material matt  
pursuant to this section th  
registrant knows to be fal  
guilty of a misdemeanor j  
ishable by a fine not to ex  
one thousand dollars (\$1

Signed: White Rock Inve  
tors, LLC  
Duane Brazil, member

This statement was filed v  
County Clerk of Del Norte  
Country on: 5/12/2020

Alissia D. Northrup  
County Clerk-Recorder  
Claire Landay, Deputy  
File No. 20200056  
Publish: 6/5, 6/12, 6/19, &  
6/26/20  
Del Norte Triplicate T28

FICTITIOUS  
BUSINESS NAME  
STATEMENT

Curly Redwood Lodge

The following person/s is/

### ADVERTISEMENT FOR BIDS CURRY COUNTY ROAD DEPARTMENT CEDAR CREEK CULVERT REPLACEMENT

Sealed bids for the construction of the Cedar Creek Culvert Replacement for the t  
(Owner) will be received by Richard Christensen, Roadmaster at 28425 Hunter Cr  
97444 until 2:00 p.m. PDT June 24, 2020 at which time the sealed bids will be c  
Bids received after this time will not be accepted. All interested parties are invited to

The project must be substantially complete 90 days after issuance of Notice to Proce  
for the Basic Bid is between \$320,000 and \$400,000. The project consists of  
construction:

1. Basic Bid
  - a. Remove existing 60" CMP culvert for Cedar Creek locate  
existing culvert with new 19' wide by 9' 6" high bottom  
concrete footings and gabion wall outlet protection.
  - b. Remove existing paved road as required for the new cul-  
paved roadway, curbs, bio swale, catch basins, storm d  
protection.

Bids will be received for a single prime Contract. Bids shall be on a unit price basis a  
Bid will be considered unless fully completed in the manner provided in the  
accompanied by a Bid Security executed in favor of the Owner in the amount of  
amount of the Bid. Per ORS 279C.385 (2), Bid Security is to be forfeited as fixed and  
Bidder neglect or refuse to enter into a Contract and provide suitable insurance  
required documents for the faithful performance of the work in the event the Bidder is

The Issuing Office for the Bidding Documents is: The Dyer Partnership, 1330 Teal  
97420, (541) 269-0732. Prospective Bidders may examine the Bidding Documents  
www.questcdn.com or at the Curry County Road Department 28425 Hunter Cree  
97444.

Complete digital project Bidding Documents are available at www.questcdn.com.  
plan documents for \$30.00 by inputting QuestCDN Project No. 7113069 on the  
Please contact QuestCDN.com at (952) 233-1632 or info@questcdn.com for a  
registration, downloading, and working with this digital project information. An  
documents is also available for a separate bid price of \$100.00.



transact business under the fictitious business name or names listed on: 12/1/1992

I declare that all information in this statement is true and correct. A registrant who declares as true any material matter pursuant to this section that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

Signed: Debra Stover

This statement was filed with the County Clerk of Del Norte County on: 5/11/2020

Alissia D. Northrup  
County Clerk-Recorder  
Damon Fletcher, Deputy  
File No. 20200054  
Publish: 6/5, 6/12, 6/19, & 6/26/20  
Del Norte Triplicate T286328

**FICTITIOUS BUSINESS NAME STATEMENT**  
Curly Redwood Lodge

The following person/s is/are doing business as:  
Curly Redwood Lodge  
701 US Highway 101 South  
Crescent City, CA 95531

This Business is conducted by: a corporation  
The registrant commenced to transact business under the fictitious business name or names listed on: 06/01/2020

I declare that all information in this statement is true and correct. A registrant who declares as true any material matter pursuant to this section that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

Signed: Shiv Krupa Hospitality, Inc.  
Jay Panchal, President

This statement was filed with the County Clerk of Del Norte County on: 6/1/2020

Alissia D. Northrup  
County Clerk-Recorder  
B. McCune-Sokoloski, Deputy  
File No. 20200059  
Publish: 6/5, 6/12, 6/19, & 6/26/20  
Del Norte Triplicate T286952

The Yurok Indian Housing Authority is soliciting bids for the construction of a single family residence located in Requa CA. If interested in the full bid documents, please contact Will Bommelyn at wbommelyn@yurokhousing.com or Merdi Lewis at mlewis@yurokhous-

The following person/s is/are doing business as:  
Sami's Little Sprouts  
1343 Jaccard St  
Crescent City, CA 95531

This Business is conducted by: an individual  
The registrant commenced to transact business under the fictitious business name or names listed on: 10/21/2019

I declare that all information in this statement is true and correct. A registrant who declares as true any material matter pursuant to this section that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

Signed: Samantha Puperi

This statement was filed with the County Clerk of Del Norte County on: 5/1/2020

Alissia D. Northrup  
County Clerk-Recorder  
Claire Landay, Deputy  
File No. 20200049  
Publish: 6/5, 6/12, 6/19, & 6/26/20  
Del Norte Triplicate T286766

Request for Public Comment on Port of Brookings Harbor Draft Strategic Business Plan 2020 Update.

Interested persons may submit written comments to the Port of Brookings Harbor. POBH Draft strategic Business Plan 2020 Update is available at www.portofbrookingsharbor.com. Such comments should be sent to the POBH Office, 16330 Lower Harbor Road, Oregon 97415. Comments also may be submitted by email to info@portofbrookingsharbor.com. All comments should reference the POBH Draft Strategic Business Plan 2020 Update in the subject or reference line, and should be received by the POBH no later than 5 p.m. (PST) on June 30, 2020. Publish June 5, 12, 19, 26, 2020  
P286611

**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**  
White Rock Resort Rental Pool

The following person(s) has/have abandoned the use of the following fictitious business name(s):  
White Rock Resort Rental Pool  
16800 HWY 101 N.  
Smith River, CA 95567

Fictitious business name above was filed on 09/11/2017.

tors, LLC  
Duane Brazil, member

Country on: 5/12/2020  
Alissia D. Northrup

Publish: 6/5,  
6/26/20

FORM LB-1		NOTICE OF BUDGET HEARING	
A public meeting of the Board of Directors will be held on June 22, 2020, at 4 pm. The purpose of the meeting is to begin the process of preparing the budget for the fiscal year beginning July 1, 2020 as approved by the Gold Beach Wedderburn Budget Committee. A summary of the budget may be inspected or obtained at 29555 Ellensburg Ave., between the hours of 1 p.m. and 5 p.m. The budget was prepared on a basis of accounting that is the same as the preceding year.			
Contact: Naomi Craig		Telephone: 541-247-9	
FINANCIAL SUMMARY - RESOURCES			
TOTAL OF ALL FUNDS		Actual Amount 2018-2019	
Beginning Fund Balance/Net Working Capital			\$889.3
Interfund Transfers / Internal Service Reimbursements			14.3
All Other Resources Except Property Taxes			24.5
Property Taxes Estimated to be Received			174.2
<b>Total Resources</b>			<b>\$1,102.3</b>
FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT			
Materials and Services			93.9
Interfund Transfers			14.3
Special Payments			28.6
Unappropriated Ending Balance and Reserved for Future Expenditure			781.2
<b>Total Requirements</b>			<b>\$928.1</b>
FINANCIAL SUMMARY - REQUIREMENTS BY ORGANIZATION			
Name of Organizational Unit or Program			
FTE for that unit or program			
Non-Departmental / Non-Program			928.1
<b>Total Requirements</b>			<b>\$928.1</b>
STATEMENT OF CHANGES IN ACTIVITIES and SOURCES			
PROPERTY TAX LEVIES			
Permanent Rate Levy (rate limit 1.2609 per \$1,000)		Rate or Amount Imposed	1.2609

FORM LB-1		NOTICE OF BUDGET HEARING	
A public meeting of the Board of Directors will be held on June 18, 2020 at 9:50 am. The purpose of the meeting is to begin the process of preparing the budget for the fiscal year beginning July 1, 2020 as approved by the Wedderburn Sanitary District Budget Committee. A summary of the budget may be inspected or obtained at 29950 Ellensburg Ave. between the hours of 1 p.m. and 5 p.m. The budget was prepared on a basis of accounting that is the same as the preceding year.			
Contact: Naomi Craig		Telephone: 541-247-948	
FINANCIAL SUMMARY - RESOURCES			
TOTAL OF ALL FUNDS		Actual Amount 2018-2019	
Beginning Fund Balance/Net Working Capital			\$249,801
Fees, Licenses, Permits, Fines, Assessments & Other Service Charges			230,674
All Other Resources Except Property Taxes			8,033
Property Taxes Estimated to be Received			58,022
<b>Total Resources</b>			<b>\$546,544</b>
6700			
FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT C			
Personnel Services			\$120,811
Materials and Services			65,238
Capital Outlay			107,340
Interfund Transfers			6,640
Contingencies			0
Unappropriated Ending Balance and Reserved for Future Expenditure			246,508
<b>Total Requirements</b>			<b>\$546,544</b>
FINANCIAL SUMMARY - REQUIREMENTS BY ORGANIZATION			
Name of Organizational Unit or Program			
FTE for that unit or program			
FTE			2
Non-Departmental / Non-Program			546,544
<b>Total Requirements</b>			<b>\$546,544</b>
<b>Total FTE</b>			<b>2</b>
STATEMENT OF CHANGES IN ACTIVITIES and SOURCES			
PROPERTY TAX LEVIES			
Permanent Rate Levy (rate limit .6701 per \$1,000)		Rate or Amount Imposed	.6701
STATEMENT OF INDEBTEDNESS			
LONG TERM DEBT		Estimated Debt Outstanding	
		on July 1,	
Other Borrowings			\$1,395,420
<b>Total</b>			<b>\$1,395,420</b>

**Del Norte Triplicate T288112**

**Notice of Public Meeting** The Harbor Sanitary District Board of Directors will hold a Special Meeting June 24, 2020 at 6:00 pm at the Harbor Sanitary District Building 16408 Lower Harbor Rd. Brookings OR. Subjects to be considered: 1. Resolution 20-4R Adopting Revised Public Contracting Rules and Prescribing Rules of Procedure for Public Contracting. 2. Resolution 20-5R Purchasing Guidelines for District Manager and District Staff. 3. Resolution 20-6R Adopting Wage Increases for Regular Employees. 4. Resolution 20-7R Adopting Revised Personnel Policies. 5. Resolution 20-08R Adopting Revised Policies for the Continuation Benefits Upon Retirement. 6. Resolution 20-09R Approving the Budget Proposed for the 2020-2021 Fiscal Year. 7. Resolution 20-10R Adopting Revised System Development Charge Rates. 8. Vacation Cash Out Request. 9. appointment of Board Position #1 Anthony Burkett, Board Chairman Publish June 19, 2020 P288077

**NOTICE OF LIEN SALE** Humboldt Moving & Storage 1528 Northcrest Drive Crescent City, CA 95531

Notice of Lien Sale on the following listed Units:

Household & Misc. Items Unit No. A-13 Deborah Mitek 1101 Cessna Crescent City, CA 95531

Household & Misc. Items Unit No. 29 Mellissa Dufaney 5734 W Schultz Rd, #A La Porte, IN 46350

Household & Misc. Items Unit No. C-13 Katherine Dyer General Delivery Cave Junction, OR

**LIEN SALE WILL BE HELD:** Date: Saturday, June 20, 2020 Time: 9:00 AM Location: 1528 Northcrest Dr. Crescent City, CA 95531 Publish: 6/12 & 6/19/20 Del Norte Triplicate T287585

**FICTITIOUS BUSINESS NAME STATEMENT** River's Edge Vacation Rental

The following person/s is/are doing business as: River's Edge Vacation Rental 4033 North Bank Road

ishable by a fine not to exceed one thousand dollars (\$1,000)

Signed: Erin Smith William P Smith

This statement was filed with the County Clerk of Del Norte County on: 6/5/2020

Alissia D. Northrup County Clerk-Recorder Damon Fletcher, Deputy File No. 20200060 Publish: 6/12, 6/19, 6/26, & 7/3/20 Del Norte Triplicate T287490

**Request for Public Comment** on Port of Brookings Harbor Draft Strategic Business Plan 2020 Update.

Interested persons may submit written comments to the Port of Brookings Harbor. POBH Draft strategic Business Plan 2020 Update is available at www.portofbrookingsharbor.com. Such comments should be sent to the POBH Office, 16330 Lower Harbor Road, Oregon 97415. Comments also may be submitted by email to info@portofbrookingsharbor.com. All comments should reference the POBH Draft Strategic Business Plan 2020 Update in the subject or reference line, and should be received by the POBH no later than 5 p.m. (PST) on June 30, 2020. Publish June 5, 12, 19, 26, 2020 P286611

**FICTITIOUS BUSINESS NAME STATEMENT** Sami's Little Sprouts

The following person/s is/are doing business as: Sami's Little Sprouts 1343 Jaccard St Crescent City, CA 95531

This Business is conducted by: an individual

The registrant commenced to transact business under the fictitious business name or names listed on: 10/21/2019

I declare that all information in this statement is true and correct. A registrant who declares as true any material matter pursuant to this section that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

Signed: Samantha Puperi

This statement was filed with the County Clerk of Del Norte County on: 5/11/2020

Alissia D. Northrup County Clerk-Recorder Claire Landay, Deputy

a corporation

The registrant commenced to transact business under the fictitious business name or names listed on: 06/01/2020

I declare that all information in this statement is true and correct. A registrant who declares as true any material matter pursuant to this section that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

Signed: Shiv Krupa Hospital-ity, Inc. Jay Panchal, President

This statement was filed with the County Clerk of Del Norte County on: 6/1/2020

Alissia D. Northrup County Clerk-Recorder B. McCune-Sokoloski, Deputy File No. 20200059 Publish: 6/5, 6/12, 6/19, & 6/26/20 Del Norte Triplicate T286952

**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME** White Rock Resort Rental Pool

The following person(s) has/have abandoned the use of the following fictitious business name(s): White Rock Resort Rental Pool 16800 HWY 101 N. Smith River, CA 95567

Fictitious business name above was filed on 09/11/2017. Original file # 20170096

This business is conducted by: limited liability company

I declare that all information in this statement is true and correct. A registrant who declares as true any material matter pursuant to this section that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

Signed: White Rock Investors, LLC Duane Brazil, member

This statement was filed with County Clerk of Del Norte County on: 5/12/2020 Alissia D. Northrup County Clerk-Recorder Claire Landay, Deputy File No. 20200056 Publish: 6/5, 6/12, 6/19, & 6/26/20 Del Norte Triplicate T285381

**FICTITIOUS BUSINESS NAME STATEMENT**

this statement is true and correct. A registrant who declares as true any material matter pursuant to this section that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

Signed: Debra Stover

This statement was filed with the County Clerk of Del Norte County on: 5/11/2020

Alissia D. Northrup County Clerk-Recorder Damon Fletcher, Deputy File No. 20200054 Publish: 6/5, 6/12, 6/19, & 6/26/20 Del Norte Triplicate T286328

What happens when you don't advertise?



Nothing.

**We Link BUYERS & SELLERS** In the Classifieds

together w is initiated: may be sok That a deta 2020, and r published c That inform plan for red request, by Suite 150, C I certify unc Barbara M. Executed at Published in

**NOTICE O** Alma Rosa

**CVPB-2020** To all heirs, persons wh of Alma Ro:

**A Petition I** Court of Ca

The petition personal rep

The petition probate. The kept by the c

The petition dent Admin representati talking certai will be requi notice or cot tion authori to the pettic authority.

**A hearing o:** 7/10/2020 Address of tl

If you object ing and state the hearing. If you are a file your claim appointed by date of first in section 58 of mailing or California Pr Other Califo a creditor. Yr California la You may exa in the estate, DE 154) of tl petition or ac Special Notic

Attorney for Gino V. deSo Law Office of 384 G Street, Crescent City Telephone: (7 Publish: 6/19 Del Norte Tri

**PUB**

In accordance with ORS 255.075, Notice is hereby giv held in Curry County, Oregon, the following district

**HARBO**

Director - Subdivision #1 - Precinct 2 & Director - Subdivision #2 - Precinct 23 Director - Subdivision #3 - Precinct 22 Director - Subdivision #4 - Precinct 24 Director - Subdivision #5 - Precinct 19

Candidates wishing to file for the Harbor Water Peopl of candiate with the Curry County Clerk/Elections



self-sevice storage facility lien pursuant to ORS 87.887 and are to be sold to foreclosure liens of \$2,020.00. The contents will be known when the lock is removed on the day of the sale. The goods will be sold as a unit to the highest bidder during the sale. Viewing at 9:45 am on the date of sale. The right to reject any/all bids is reserved. Oceanview Storage, LLC-PO Box 2156 Harbor, OR. 97415. Publish June 19 & 26, 2020 P288143

**FICTITIOUS BUSINESS NAME STATEMENT**  
Stallant Health Crescent City

The following person/s is/are doing business as:  
Stallant Health Crescent City  
785 E Washington Blvd Ste 8  
Crescent City, CA 95531

This Business is conducted by: a corporation  
The registrant commenced to transact business under the fictitious business name or names listed on: 7/6/20

I declare that all information in this statement is true and correct. A registrant who declares as true any material matter pursuant to this section that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).  
Signed: Stallant Medical Group, Inc.  
Sterling Cornwell, Practice Manager

This statement was filed with the County Clerk of Del Norte County on: 6/8/2020  
Alissia D. Northrup  
County Clerk-Recorder  
Damon Fletcher, Deputy  
File No. 20200061  
Publish: 6/19, 6/26, 7/3, & 7/10/20  
Del Norte Triplicate T288282

**FICTITIOUS BUSINESS NAME STATEMENT**  
River's Edge Vacation Rental

The following person/s is/are doing business as:  
River's Edge Vacation Rental  
4933 North Bank Road  
Crescent City, CA 95531

This Business is conducted by: married couple  
The registrant commenced to transact business under the fictitious business name or names listed on: 04/26/2017

I declare that all information in this statement is true and cor-

County Clerk-Recorder  
Claire Landay, Deputy  
File No. 20200056  
Publish: 6/5, 6/12, 6/19, & 6/26/20  
Del Norte Triplicate T285381

**FICTITIOUS BUSINESS NAME STATEMENT**  
Del Norte Office Supply

The following person/s is/are doing business as:  
Del Norte Office Supply  
240 I Street  
Crescent City, CA 95531

This Business is conducted by: an individual  
The registrant commenced to transact business under the fictitious business name or names listed on: 12/1/1992

I declare that all information in this statement is true and correct. A registrant who declares as true any material matter pursuant to this section that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

Signed: Debra Stover

This statement was filed with the County Clerk of Del Norte County on: 5/11/2020

Alissia D. Northrup  
County Clerk-Recorder  
Damon Fletcher, Deputy  
File No. 20200054  
Publish: 6/5, 6/12, 6/19, & 6/26/20  
Del Norte Triplicate T286328

**Request for Public Comment on Port of Brookings Harbor Draft Strategic Business Plan 2020 Update.**  
Interested persons may submit written comments to the Port of Brookings Harbor. POBH Draft strategic Business Plan 2020 Update is available at [www.portofbrookingsharbor.com](http://www.portofbrookingsharbor.com). Such comments should be sent to the POBH Office, 16330 Lower Harbor Road, Oregon 97415. Comments also may be submitted by email to [info@portofbrookingsharbor.com](mailto:info@portofbrookingsharbor.com). All comments should reference the POBH Draft Strategic Business Plan 2020 Update in the subject or reference line, and should be received by the POBH no later than 5 p.m. (PST) on June 30, 2020. Publish June 5, 12, 19, 26, 2020 P286611

**FICTITIOUS BUSINESS NAME STATEMENT**  
Sami's Little Sprouts

The registrant hereby certifies that the information provided in this statement is true and correct to the best of their knowledge and belief. The registrant understands that providing false information in this statement is a crime under Oregon law. See <https://www.oregon.gov/oc/crime/faq/faq.html> for details.  
**Things we want you to know:** New consumer or small business OS lines or Post-Pre with a 2GB Unlimited Basic, Unlimited or Unlimited Plus, port-in, and eligible device made in required. Purchase of a qualifying device via OS APN 50 down, 30 min. Data installation, Cost art (PIC) and credit approval required. Tax also at sale. A Regulatory Cost Recovery Fee applies. This is not a tax or gov't required charge. Additional fees, taxes, terms, conditions and coverage areas may apply and vary by plan, service and phone. Limitations and exclusions apply. 5G available in parts of the U.S. only. © 2020 U.S. Cellular. All rights reserved. Coverage may vary and be subject to change due to weather, terrain, customer equipment, or network limitations. See <https://www.uscellular.com/coverage> for details. **Qualifying Devices:** Samsung Galaxy S20 (4G, 5G), 5G, S20 Ultra (5G, 5G/5G), 5G/5G (4G) will be eligible for 30 month, 0.00¢/line and comes with a monthly bill credit of up to a 30 mo. PIC. Bill credit applied within 3 bill cycles and ends when balance is paid. Line must remain in good standing with required pre-activation for entire 30 mo. PIC. Taxpayer may lose bill credit if per a plan is changed, inactivated or cancelled. Service customer will be responsible for the entire PIC balance. Devices eligible for trade-in are Apple iPhone 8 or newer, Samsung Note 8 or newer, Samsung Galaxy S9 or newer, Google Pixel 3 or newer, LG G8 or LG V30. Trade-in device must power on and cannot be jail broken, traded in device must be in fully functional working condition without any liquid damage or broken components, including, but not limited to, a cracked display or housing. **Kansas Customers:** In areas in which U.S. Cellular receives support from the Federal Universal Service Fund, all reasonable requests for service must be met. Unsubsidized equipment, including services available may be directed to the Kansas Consumer Commission Office of Public Affairs and Consumer Protection at 1-800-882-0027. Limited time offer. While supplies last. Trademarks and trade names are the property of their respective owners. Offers and all participating locations may vary and cannot be combined. See [www.uscellular.com](http://www.uscellular.com) for details. © 2020 U.S. Cellular

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## QUICK LINKS

PUBLIC NOTICES

AGENDA'S & MEETINGS

AUDITS

PORT SERVICES

FORMS

MAKE A PAYMENT



Port of Brookings Harbor is nestled into a banana belt located at the mouth of the Chetco River and is considered a fisherman's paradise with the safest bar on the Southern Oregon coast and also

## Meeting Notice:

Port of Brookings Harbor Board of Commissioners has scheduled the following special meeting:

**Thursday, May 28, 2020  
2:00 PM**

The meeting will take place by teleconference and webinar and open to the public at the Port Meeting Room 16350 Lower Harbor Rd Suite 2020 Brookings OR 97415.

offers a fuel dock, ice house, retail stores, and restaurants.

## COVID-19 Quick Links and Announcements

OREGON HEALTH AUTHORITY WEBSITE

Request for Public Comment on Port of Brookings Harbor Draft Strategic Business Plan 2020 Update

Interested persons may submit written comments to the Port of Brookings Harbor. POBH Draft Strategic Business Plan 2020 Update is available at [www.portofbrookingsharbor.com](http://www.portofbrookingsharbor.com). Such comments should be sent to the POBH Office, 16330 Lower Harbor Road, Oregon 97415. Comments also may be submitted by email to [info@portofbrookingsharbor.com](mailto:info@portofbrookingsharbor.com). All comments should reference the POBH Draft Strategic Business Plan 2020 Update in the subject or reference line, and should be received by the POBH no later than 5 p.m. (PST) on June 30, 2020.

Port of Brookings Harbor Board of Commissioners has scheduled the following Regular meeting:

**Tuesday, June 16, 2020  
6:00 PM**

The meeting will take place by teleconference and webinar and open to the public at the Port Meeting Room 16350 Lower Harbor Rd Suite 2020 Brookings OR 97415.



## CONTACT US

<b>Email:</b>	info@portofbrookingsharbor.com	<b>Address:</b>	16330 Lower Harbor Rd P.O. Box 848 Brookings OR 97415
	(541) 469-2218		
<b>Phone:</b>	(541) 359-3999	<b>Office Hours:</b>	Monday - Friday 10:00 am - 12:00 pm 1:00 pm - 3:00 pm
<b>Fax:</b>			

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# STRATEGIC BUSINESS PLAN

## Port of Brookings Harbor Strategic Business Plan

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- Appendix E. Dredge Operational Analysis Summary
- Appendix F. Dredge Financial Analysis
- Appendix G. Financial Plan



## 6.1 Capital Facilities Plan **UPDATED**

The Port has identified short-, mid-, and long-term capital improvement projects to facilitate the continued success of its operations and facilities. Table 14 lists potential projects, their timeframes, and planning level cost estimates for them.

**Table 14 – Capital Improvement Plan**

	Capital Improvements	2014 Cost Estimate <sup>1</sup>	Timeline	Priority	Priority Project Category	
1	Fish Market and Cleaning Station	Upgrade existing buildings to accommodate fish market and cleaning station.	\$200,000	Yrs 1-5	High	Facility Upgrades
2	Marina Parking Upgrades	Reconfigure boat launch circulation, grind and overlay parking lot, add curbing and striping, add concrete sidewalks, install stormwater improvements.	\$750,000	In Progress	High	Recreation Improvements /Public Amenities
3	Lease Upgrades	Make commercial building upgrades.	tbd (Port to est. SF of new and renovation)	Yrs 1-10	Medium	Facility Upgrades
4	Recreational Marina Improvements	Repair existing floats and make improvements to accommodate larger vessels.	tbd	Yrs 1-5	High	Recreation Improvements/Public Amenities
5	Boardwalk Expansion	Expand existing boardwalk; improve pedestrian amenities and provide public viewing areas.	tbd	Yrs 6-10	Medium	Recreation Improvements/Public Amenities
6	Receiving Dock Upgrades and Fish Processing Facility	Demolish two existing timber docks and concrete bulkhead; construct full-length concrete dock; construct 8,000-SF fish processing facility; install concrete pavement; install storm drainage facilities.	\$17,000,000	Yrs 1-5	High	Commercial/ Marine Improvements
7	Commercial Center Upgrade/ Renovation	Commercial building and site repairs.	\$1,500,000	Yrs 1-5	Medium	Facility Upgrades
8	Boatyard Relocation and Upgrade	Acquire new 100-ton straddle hoist (\$600,000), reconstruct sheet pile bulkhead along north and west edge of barge slip, construct new haul-out pier for straddle hoist, re-grade and pave work areas and access roads, construct paved transfer road, install fencing, install storm drainage facilities. Dredge for barge slip is not included. See Figure 5.	\$14,000,000	Yrs 1-5 Yrs 5-10	High to Medium	Commercial/ Marine Improvements
9	Commercial Marina Expansion	Expand commercial marina and add larger vessel slips.	tbd	Yrs 10-20	Medium	Commercial/ Marine Improvements

		Capital Improvements	2014 Cost Estimate <sup>1</sup>	Timeline	Priority	Priority/Project Category
10	Long-term Development Potential	Assess condo/ mixed use development potential with drainage improvements including the addition of a canal/bioswale.	tbd	Yrs 10-20	Low	Public-Private Partnership Opportunity
11	Development Potential	Examine opportunity site for potential development - hotel/condo.	tbd	Yrs 10-20	Low	Public-Private Partnership Opportunity
12	Ongoing Dredging	Coordinate with southern Oregon ports to meet ongoing dredging needs.	\$7.20 per cubic yard of dredge material (shared cost between ports and state)	Ongoing	High	Maintenance
<b>Total</b>			<b>\$33 million<sup>2</sup></b>			

<sup>1</sup> Cost estimates are based on similar projects in other locations and are not based on detailed engineering plans or analysis. Final engineering and construction costs may vary.

<sup>2</sup>Total cost does not include \$7.20 per cubic yard of dredge material – dredge cost to be shared between Port and State.

### 6.1.1 Project Opportunities **UPDATED**

Table 15 is an overview of the Port's capital improvement and opportunity projects, and includes brief project descriptions, existing zoning designation, and potential conflicts with land use and development regulations. Project locations are shown on the concept plan (Figure 4).

**Table 15 – Project Opportunities**

Project and Description	Existing Zoning Designation	Potential Conflicts with Land Use and/or Development Regulations
Fish Market and Cleaning Station – upgrade and renovate existing buildings to accommodate fish market and cleaning station. <sup>1</sup>	C-1	Permitted use; no conflicts anticipated.
Marina Parking Upgrades – parking lot and stormwater improvements; project engineering is complete and construction will begin soon; project is funded through Oregon Marine Board grant.	C-1	Permitted use; no conflicts anticipated.
Lease Upgrades – upgrade and renovate existing commercial facilities; improvements will be tenant driven.	C-1	Retail and service establishments are permitted uses; no conflicts anticipated.
Recreational Marina Improvements – repair existing floats and make marina improvements to accommodate larger vessels. <sup>1</sup>	C-1	Marina facilities not addressed as permitted or conditional uses in C-1 zone. Conversations needed with County staff (see note below); state and federal permits needed for in-water work.

<b>Project and Description</b>	<b>Existing Zoning Designation</b>	<b>Potential Conflicts with Land Use and/or Development Regulations</b>
Boardwalk Expansion - expand existing boardwalk and improve pedestrian amenities, including added viewing areas. <sup>1</sup>	C-1	Conditional use; no zoning conflicts anticipated; any in-water structures or supports may require state and federal permits.
Receiving Dock Upgrades - repair existing receiving dock, including infill dock construction.	C-1	No zoning conflicts anticipated; state and federal permits may be required for in-water work.
Fish Processing Facility - construct estimated 8,000-SF fish processing facility <sup>1</sup>	C-1	Zone change may be required; conversations with County staff needed to determine if fish processing facility would be considered "light commercial" in character.
Commercial Center Upgrade/Renovation - make commercial building and site repairs, including parking, to accommodate a convention/event center.	C-1 and I	Zone change may be required; permitted uses in C-1 zone, not listed as permitted or conditional in I zone; conversations with County staff needed.
Boatyard Relocation and Upgrade <sup>1</sup> - relocate and upgrade existing boatyard for better use of Port property (see section 6.1.2).	C-1 and I	Allowed use in both zones; no zoning conflicts anticipated (see permit matrix included in section 6.1.2),
Commercial Marina Expansion <sup>1</sup> - expand existing commercial marina to accommodate larger vessels and facilitate future development opportunities.	I	Marina facilities not addressed as permitted or conditional uses in the I zone; conversations with County staff needed (see note below); state and federal permits needed for in-water work.
Long-Term Development Potential - Condo/mixed use development potential with stormwater enhancements including addition of bioswale or canal.	I	Zone change required.
Development Potential - Development sites for potential public/private partnership opportunities, including hotel/condo development.	C-1 and I	Zone change required in I zone.
Ongoing Dredging <sup>1</sup> - ongoing dredging in coordination with southern Oregon ports.	C-1 and I	See note below; state and federal permits will be required (see section 5.5 above).

<sup>1</sup>The Marine Activity (MA) zoning designation in Curry County would be a more appropriate zoning designation for the marina and support facilities. Permitted uses in the MA zone include, but are not limited to, boat launch and moorage facilities, marine fuel storage and sales, fish processing facilities, public waterfront access facilities, boat service, repair and storage, and dredging. A zone change request should be considered in conjunction with capital improvement projects that require other permits/approvals.



- ① Fish Market + Cleansing Station
- ② Marina Parking Upgrades
- ③ Lease Upgrades
- ④ Float Repairs + Accommodations for Larger vessels
- ⑤ Boardwalk Expansion
- ⑥ Receiving Dock Upgrades / Fish Processing Facility
- ⑦ Commercial Center Upgrade / Renovation
- ⑧ Boatyard Relocation Upgrade
- ⑨ Commercial Marina Enlargement
- ⑩ Long-Term Development Potential
- ⑪ Public - Private Partnership Opportunity
- ⑫ RV Park Development/Improvements
- ⑬ Ongoing Dredging
- Facility Upgrades
- Recreation Improvements / Public Amenities
- Commercial / Marine Improvements
- Public - Private Partnership Opportunities
- Port Gateway
- Pedestrian Travel Routes & Amenity Upgrades
- Stormwater Enhancements
- Port Entryways
- Potential Boat Lift Location
- Viewpoint Opportunities



Port of Brookings Harbor Project Opportunities *UNAPPROVED*  
 Curry County, Oregon | Concept Plan - Figure 4 | June 2015



### 6.1.2 Boatyard Relocation Plan

DELETED

The existing Port of Brookings Harbor boatyard is located on the southern end of the Port property, adjacent to the Commercial Basin. The boatyard comprises an uncovered boat work area, a storage area for Port equipment, a refuse/recycling storage area, a 60-ton straddle hoist with in-water timber haul-out piers, and a port shop. The total area is approximately 3.5 acres. Over the past 2 years of operation, the facility lifted approximately 60 boats per year with the straddle hoist. Approximately two-thirds of the lifts are for commercial boats. The minimum, maximum, and average lifted boat lengths are approximately 24 feet, 53 feet, and 38.5 feet, respectively.

The Port would like to consolidate boatyard- and fisheries-related activities near the center of the Port property, surrounding the existing barge slip and near both the ice house and cold storage facilities. This consolidation will necessitate the relocation of the boatyard, opening the existing boatyard area to other uses.

Figure 5 shows a potential boatyard relocation plan along with a reconfiguration of the Port's industrial/commercial fishing receiving area. The action plan follows.

- Construct new receiving dock between the existing two receiving docks. Relocate Pacific Choice Seafood to new dock.
- Reconstruct existing Pacific Choice Seafood dock and relocate BC Fisheries to this new dock, and then reconstruct the existing BC Fisheries dock.
- Relocate Hallmark Fisheries to the new dock. At this point, three fisheries leases will be located in a common area near the cold storage and ice house.
- Reconstruct the north and east embankments of the barge slip with sheet pile structures and construct new concrete haul-out piers for a new 100-ton straddle hoist.
- Construct a new washdown pad near the haul-out pier.
- Regrade and prepare the remainder of the upland site for boatyard work areas and boat/gear storage areas. Reconfigure storm drainage system and outfalls.
- Construct a new combined shop building with marine supply retail.

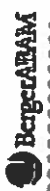
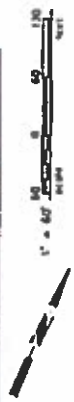
The relocation of the boatyard is a long-term project that would likely start with permitting and funding steps. Table 16 lists the key permits required to relocate the boatyard.

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**Table 16 – Boatyard Build-Out and Relocation Permit Matrix**

	<b>Permit/Authorization</b>	<b>Agency</b>	<b>Required Materials</b>
<b>Federal</b>	Rivers & Harbors Action Section 10 & Clean Water Act (CWA) Section 404	USACE	Joint Permit Application (JPA), mitigation plan, alternatives analysis (if needed)
	Biological Opinion under Section 7 of Endangered Species Act and Magnuson-Stevens Fishery Conservation and Management Act	National Marine Fisheries Service (NMFS) & US Fish and Wildlife Service (USFWS)	Biological Assessment (BA)
	National Environmental Policy Act (NEPA)	USACE & NMFS	TBD (USACE determines NEPA process and needs)
	Section 106 of the National Historic Preservation Act	USACE / Oregon State Historic Preservation Office (SHPO)	Cultural resources report
<b>State</b>	Coastal Zone Management Federal Consistency Decision (coastal concurrence)	Department of Land Conservation and Development (DLCD)	Consistency certification and data and information described in 15 CFR §930.58(a)
	CWA Section 401 Water Quality Certification	Department of Environmental Quality (DEQ)	JPA
	Removal-Fill Permit	Department of State Lands (DSL)	JPA, mitigation plan, alternatives analysis
	National Pollutant Discharge Elimination System (NPDES) General Stormwater Discharge Permit No. 1200-Z	DEQ	Application form, stormwater pollution control plan (SWPCP) and checklist, land use compatibility statement (LUCS)
	NPDES Construction Stormwater General Permit No. 1200-C	DEQ	Application form, LUCS, stormwater erosion and sediment control plan narrative, stormwater erosion and sediment control plan drawings, and public notice narrative
<b>Local</b>	Conditional Use Permit (CUP)	Curry County	Application form and fees, deed for subject parcels, vicinity map, detailed plot plans, project narrative, service provider letters, and stormwater and erosion control plan
	Zone Change Application, if required by County	Curry County	Same materials as CUP.
	Commercial Building Permit	Curry County	Application form and building plans





Port of Brookings Harbor  
Curry County, Oregon | Boatyard Relocation Plan | June 2015

DELETED



Strategy 1.1.7: Continue to promote the Port to West Coast markets in Oregon, California, and where appropriate beyond to increase visitation, capture industrial users, and optimize facility use.

**7.0 IMPLEMENTATION AND ACTION PLAN** *UPDATED*

The Port's strategic business plan is designed to be a working document and will require ongoing review and updates to complete the planned capital, marketing, and maintenance projects successfully. Table 17 sets out an action plan for the Port's identified short-, mid-, and long-term projects. This action plan will be updated annually.

**Table 17 – Action Plan**

Project	Timeline	Priority	Potential Funding Sources <sup>1</sup>	Action Plan
1 Fish Market and Cleaning Station: upgrade existing buildings to accommodate fish market and cleaning station.	Yrs 1-5	High	Port plus tenant improvements	Identify potential tenants and funding sources, including potential private investment.
2 Marina Parking Upgrades: parking lot and stormwater improvements	Yr 1 In Progress	High	Oregon Marine Board grant	Identify all required permits and timeline for obtaining permits.
3 Lease Upgrades: upgrades and tenant improvements to commercial buildings.	Yrs 1-10	High	Port plus tenant improvements	Work with existing tenants and identify potential future tenants; pursue potential partnerships with tenants for upgrades.
4 Recreational Marina Improvements: float repair and improvements to accommodate larger vessels.	Yrs 1-5	High	Oregon Marine Board grant	Identify required permits; obtain cost estimates for engineering drawings; identify potential grant opportunities for planning and construction.
5 Boardwalk Expansion: expand existing boardwalk to provide improved pedestrian amenities and public viewing areas.	Yrs 6-10	Medium	Oregon Marine Board	Develop concept plans for desired improvements and obtain cost estimates for planning and engineering; identify potential grant opportunities for planning and construction.
6 Receiving Dock Upgrades and Fish Processing Facility: demolition of existing docks and new dock construction; 8,000 SF fish processing facility construction; storm drainage and pavement improvements.	Yrs 1-5	High	US Department of Agriculture Rural Economic Development Loan and Grant Programs and private funding	Identify required in-water permits; identify potential partnership opportunities for fish processing facility; obtain cost estimates for engineering and identify funding sources; evaluate tariff on volume of seafood product landings as a potential revenue source and funding mechanism for improvements and maintenance.

Project	Timeline	Priority	Potential Funding Sources <sup>1</sup>	Action Plan
7 Commercial Center Upgrade/ Renovation: building and site repairs.	Yrs 1-5	Medium	Private Investment; public/private partnership; U.S. Department of Housing and Urban Development (HUD)	Identify private partnership opportunities and potential grant opportunities; obtain current cost estimates for necessary Green Building Improvements.
8 Boatyard Relocation and Upgrade: relocation and improvements including new 100-ton straddle hoist, new haul-out, re-grading and pavement, access roads, and storm drainage facilities.	Yrs 1-5 Yrs 5-10	Medium	tbd	Identify funding sources for engineering and construction; pursue grant sources.
9 Commercial Marina Expansion: expand commercial marina and add larger vessel slips.	Yrs 10-20	Medium	ConnectOregon grant	Develop concept plans and identify required permits and potential funding sources.
10 Long-term Development Potential: Assess condo/ mixed-use development potential with drainage improvements including the addition of a canal/bioswale.	Yrs 10-20	Low	Private Investment; public/private partnership.	Develop concept plans and potential private partnership opportunities.
11 Development Potential: Evaluate opportunity site for potential development - hotel/condo.	Yrs 10-20	Low	Private Investment; public/private partnership.	Perform cost-benefit analysis for development sites to determine most suitable site; pursue private partnership opportunities for long-term land lease or land sale.
12 Ongoing Dredging: Coordinate with southern Oregon ports to meet ongoing dredging needs.	Ongoing	High	USACE; Oregon State Infrastructure Finance Authority; other grants.	Continue to coordinate with South Coast ports and state to implement the "Dredge Equipment Operational Analysis and Business Plan."

<sup>1</sup> Additional potential grant sources include: the Department of Land Conservation and Development Technical Assistance Program, and Infrastructure Finance Authority Port Planning and Marketing Fund; the Economic Development Administration (EDA) Public Work and Economic Adjustment Program; EDA Planning and Technical Assistance Program; and the US Department of Transportation TIGER (Transportation Investment Generating Economic Recovery) grants. TIGER grants are highly competitive for road, rail, transit and port projects that achieve national objectives.

The Port of Brookings Harbor strategic business plan is presented for review and adoption by the Port Commission, with review and acceptance by the Oregon Business Development Department. Once adopted, the Port may request Oregon Ports Planning and Marketing funds for the projects discussed in the strategic business plan. The plan may be amended to accommodate changing conditions and new opportunities, and must be updated every 10 years, with a mid-point (5-year) review and annual updates for sub-plan components.





# Port of Brookings Harbor

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## Strategic Business Plan July 2020

### 5-Year Mid-Point Update



**PORT**  
of  
**BROOKINGS**  
**HARBOR**



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16330 Lower Harbor Road  
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Brookings, OR 97415

July 2020

**Strategic Business Plan 5-Year Mid-Point Update**

**Acknowledgements**

This strategic business plan was updated by the Port of Brookings Harbor. For more information about the Port of Brookings Harbor, please visit [www.portofbrookingsharbor.com](http://www.portofbrookingsharbor.com)

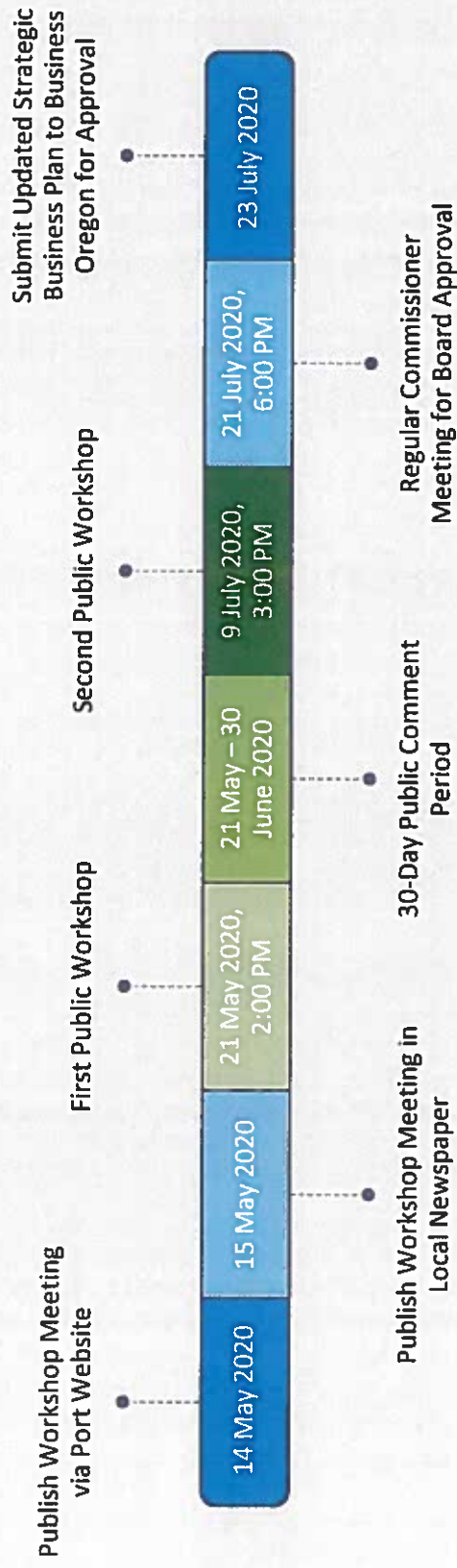
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Richard Heap, Vice President  
Joseph Speir, Treasurer  
Sharon Hartung, Secretary  
Kenneth Range, Commissioner

**Port of Brookings Harbor Staff**

Gary Dehlinger, Port Manager  
Travis Webster, Harbormaster  
Kim Boom, Financial Officer  
Danielle Shepard, Administration Assistant  
Brent Ferguson, Leadman  
Jennifer Buchnoff, RV Park Manager  
April Sachanowski, Office/RV Park Assistant  
Sean Armstrong, Maintenance  
Shawn Hall, Maintenance  
Marian Sikora Jr., Maintenance

# Schedule / Timeline



**Summary of Changes - Items Deleted**

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**Page i, 6.1.2 Boatyard Relocation Plan**

**Page ii, Table 16 – Boatyard Build-Out and Relocation Permit Matrix**

**Section 6.1.2 Boatyard Relocation Plan**

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**Section 6.1.2 Table 16 – Boatyard Build-Out and Relocation Permit Matrix**

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**Section 6.1.2 Boatyard Relocation Plan Map**

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**Summary of Changes – Items Updated**

**Section 6.1 Table 14 – Capital Improvement Plan  
Page 22 & 23**

**Section 6.1.1 Table 15 – Project Opportunities  
Page 23 & 24**

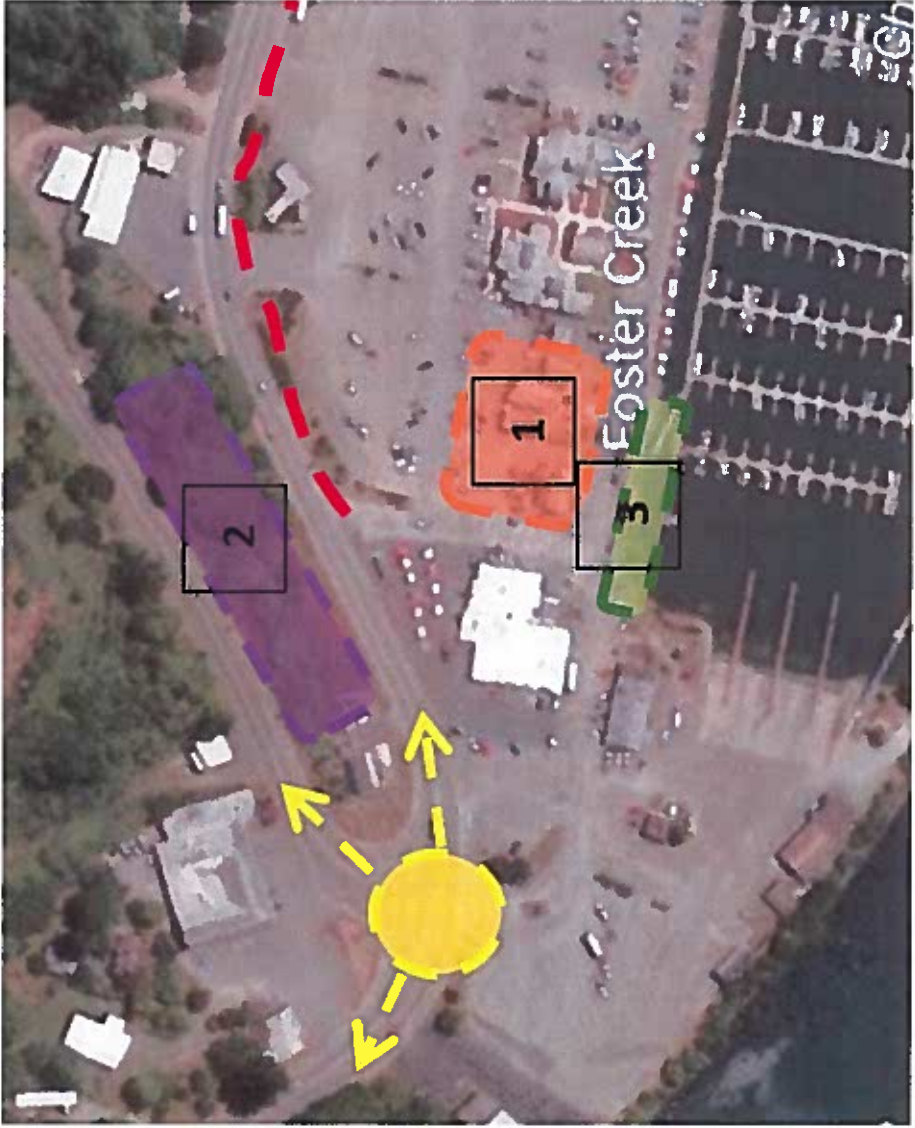
**Section 6.1.1 Project Opportunities Map  
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**Section 7.0 Table – 17 Action Plan  
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- 1 Third Retail / Professional Building
- 2 Professional / Sheriff / Port Offices
- 3 Boardwalk Expansion
- 4 Public Parking / Boat Rinse / Playground
- 5 Self-Storage Buildings
- 6 Receiving Dock Upgrades / Relocate Ice House
- 7 Port Wastewater Treatment Plant
- 8 Boat Shop Relocation
- 9 Boat Yard Upgrade
- 10 Public - Private Partnership
- 11 RV Park Development/Improvements





**1** Keeping the original plan to expand the retail space with a third retail building, but this building could be designed to include a convention center with restaurants and retail space.

**2** The land across Lower Harbor Road could be developed into professional offices, County Sheriff Substation and Port Office.

**3** Keeping the original plan for increasing public amenities. Repairing the existing boardwalk could be completed at the same time while extending the boardwalk to cover the entire Basin.

A round-about intersection could help with access into the boat launch parking lot and could provide a safer intersection. A new Port sign could be placed in the center of the round-about. This also would as fall in line with the original plan for a Port Entryway.



4 Public Parking / Boat Rinse / Community Park

5 Self-Storage Buildings with a wide variety of uses. Boat/trailer, crab pots, RV's, etc. Area should also include crab pot cleaning and net repair area

6 Receiving Dock Upgrades / Relocate Ice House — repair damaged receiving docks. Pave surfaces for employee parking, equipment gear staging and product transportation

7 Port Wastewater Treatment Plant

Roads / Utility Easements Building internal roads would be essential for future development of Port property. The roads would allow for easements to contain the utility (water, power, sewer, gas, communication, etc.) infrastructure needed for the development and access to the new and existing facilities. The roads and utility infrastructure should be completed prior to any site developments in this area

Facility Upgrades would include paving for additional parking





**8** The Boat Shop from area No. 4 could be relocated in the existing boat yard. This would keep all boat work in one area of the Port and access would be ideal for customers

**9** Demolish existing warehouse and develop a new warehouse building that would encompass existing tenants and expand to house the Port travel lift and equipment. Housing of Port equipment would extend the life span tremendously. Paving roads, work areas and parking areas with proper stormwater drainage and treatment may be required under Clean Water Act. Rebuilding the travel lift ramp would also be needed





**10** This area is in prime location for development that could include RV Park expansion or hotel / resort

**11** Existing RV Park - New restroom/shower and laundry building, nine new pull-thru sites and electrical upgrades are in the works for construction. Other improvements for additional restrooms, paving and seawall should be planned

# Table – 14 Capital Improvement Plan

	Capital Improvements	2019 Cost Estimates	Timeline	2020 Priority	Fund Source	Priority Project Category
1	Fuel Dock Access Pad Replacement, Fuel Tank Site Restoration, Transient and Work Dock Repairs	\$600,000	2019-20	Extreme	State Lottery-FEMA	Commercial / Marina facility upgrade
2	Basin 2 Embankment Repair - Reconstruction	\$775,000	2020-21	Extreme	FEMA - PDM - Port / Business Oregon	2019 Storm related damage
3	Basins 1 and 2 Dredging	\$1,700,000	2020-21	Extreme	FEMA - PDM - Port / Business Oregon	2019 Storm related damage
4	RV Park Facility Improvements	\$700,000	2020-21	Extreme	Port	Recreation improvements / public amenities
5	Stormwater Drainage and Paving Zones 1 Commercial Storage Area	\$2,500,000	2025	High	NHMP - PDM / Port	Commercial facility upgrade
6	Receiving Docks	\$2,500,000	2025	High	NHMP - PDM / Port	Commercial facility upgrade

# Table – 14 Capital Improvement Plan

		Capital Improvements	2019 Cost Estimates	Timeline	2020 Priority	Fund Source	Priority Project Category
7	Stormwater Drainage and Paving Basin 2 East Parking Area	Stormwater improvements, gmd / overlay parking lot, curbs, striping	\$1,000,000	2025	Medium	NHMP - PDM / Port	Commercial facility upgrade / public amenities
8	Stormwater Drainage and Paving Basin 2 West Parking Lot and RV Park	Stormwater improvements, gmd / overlay parking lot, curbs, striping	\$1,000,000	2026	Medium	NHMP - PDM / Port	Commercial facility upgrade / public amenities
9	Green Building Area	Develop site for covered storage units for all types of equipment, gear, vessels, vehicles, etc	\$1,000,000	2026	Medium	Port	Commercial facility upgrade
10	RV Park Protection Wall	Install protection seawall	\$500,000	2026	Medium	NHMP - PDM / Port	Recreation improvements / public amenities
11	Boardwalk Expansion / Replacement	Repair / restore piling, secure slope, replace wood planks with concrete surface	\$292,500	2027	Medium	NHMP - PDM / Port	Marina facility upgrade / public amenities
12	Basin 2 Docks	Replace old docks from C thru H and N thru P, reconfigure spaces to accommodate larger vessel,	\$2,500,000	2030	Medium	Port - Grants	Commercial / Marina facility upgrade
13	Commercial Center Upgrade	Commercial building and site repairs or building third retail building	\$1,500,000	2030	Low	Port - Grants	Commercial facility upgrade / public amenities
14	Development Potential of Port Bare Ground	Examine opportunity site for potential development - hotel / condo / business center		2030	Low	Port - Grants	Public-private partnership opportunity

# Table 15 - Project Opportunities

Table 14 Reference Number	Project and Description	Existing Zoning Designation	Potential Conflicts with Land Use and/or Development Requirements
1	Fuel Dock Access Pad Replacement, Fuel Tank Site Restoration, Transient and Work Dock Repairs	C-1	Permitted use, County, State and Federal permits needed for repairs and In-Water Work.
6	Receiving Dock Upgrades - repair existing receiving docks and relocate Ice House	C-1	Permitted use, County, State and Federal permits needed for repairs and In-Water Work.
5 & 9	Green Building & Gear Storage - stormwater drainage, utility relocation, street and paving improvements, self-storage units development	C-1 and I	No zoning conflicts anticipated, SHPO permits may be required, County permits will be required
4	RV Park Facility Improvements - new restroom, laundry buildings, additional pull-thru sites and electrical upgrade	C-1	No zoning conflicts anticipated, County permits will be required
11	Boardwalk Expansion / Repair - repair damage boardwalk and expand entire length of Basin 1 towards Zola's on the Water	C-1	Permitted use, County, State and Federal permits needed for repairs and In-Water Work
13	Commercial / Retail / Event Center Expansion - build third building at existing retail facility, demolish and/or remove manufactured buildings	C-1	Retail and Service establishments are permitted uses, no conflicts anticipated, County permits will be required
14	Professional / Sheriff Substation / Port Offices - develop vacant land across Lower Harbor Road for business, County and Port offices	C-1	No zoning conflicts anticipated, County permits will be required
14	Port and/or Harbor Wastewater Treatment Plant	C-1	Zone change may be required, County, State and Federal permits needed for development and In-Water Work
	Ongoing Dredging - initial dredging to be coordinated with FEMA, maintenance dredging coordinated with Business Oregon	C-1 and I	Permitted use, County, State and Federal permits needed for In-Water Work



# Table 17 - Action Plan

Project	Timeline	Priority	Potential Funding Sources	Action Plan
1 Fuel Dock Access Pad Replacement and Restoration; Transient and Work Dock Repairs	1 - Year	Extreme	Business Oregon - Lottery Funds	Bid Package development, permitting requirements with County, State and Federal agencies
2 Basin 2 West, South and East Embankment Repair - Reconstruction	1 - Year	Extreme	FEMA - Port - Business Oregon	FEMA approval; Bid Package development, permitting requirements with County, State and Federal agencies
3 Basins 1 and 2 Dredging	1 - Year	Extreme	FEMA - Port - Business Oregon	FEMA Approval; Bid Package development, permitting requirements with County, State and Federal agencies
4 RV Park Facility Improvements	1 - Year	Extreme	Port	Bid Package development, permitting requirements with County, State and Federal agencies
5 Stormwater Drainage and Paving Commercial Storage Area (Infrastructure Upgrade)	1 - 5 Years	High	Port - Business Oregon	DEQ stormwater testing for 2-years; tests results will determine direction of Commercial Storage Area. Identify required permits, obtain cost estimates for project development
6 Receiving Docks	1 - 5 Years	High	Port - Private Investment - Business Oregon	Work with existing tenants and identify potential upgrades; obtaining permits from County, State and Federal agencies

# Table 17 - Action Plan

Project	Timeline	Priority	Potential Funding Sources	Action Plan
7 Stormwater Drainage and Paving Basin 2 East Parking Area	1 - 5 Years	Medium	Port	Identify funding sources for engineering and construction
8 Stormwater Drainage and Paving Basin 2 West Parking Lot	1 - 5 Years	Medium	Port	Identify funding sources for engineering and construction
9 Stormwater Drainage and Paving RV Park	1 - 5 Years	Medium	Port	Identify funding sources for engineering and construction
10 Green Building Area	5 - 10 Years	Medium	Port - Business Oregon - Grant	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
11 RV Park Protection Wall	5 - 10 Years	Medium	Port - Business Oregon - Grant	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
12 Basin 2	5 - 10 Years	Medium	Port - Business Oregon - Grant	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
13 Boardwalk Expansion / Replacement	5 - 10 Years	Medium	Port - Business Oregon - Grant	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies
14 Commercial Center Upgrade	5 - 10 Years	Low	Port - Business Oregon - Grant	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies

# Table 17 - Action Plan

Project	Timeline	Priority	Potential Funding Sources	Action Plan
15 Development Potential of Port Bare Ground	5 - 10 Years	Low	Port - Private Investment - Business Oregon - Federal Grants	Identify funding sources for engineering and construction; obtaining permits from County, State and Federal agencies