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

The Regular Meeting of the Port of Brookings Harbor Board of Commissioners was held on November 15, 2016 in the Best Western Beachfront Inn meeting room, Harbor, Oregon. Chairman Roy Davis called the meeting to order at 7:00pm. Other Commissioners present were Vice Chairman Sue Gold, Roger Thompson, Treasure Tim Patterson and Sharon Hartung. Also present was Port Manager Gary Dehlinger along with Interim Director Don Mann.

1. **APPROVAL OF AGENDA**

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

1. **APPROVAL OF MINUTES**

a. Regular Meeting – Tuesday October 18, 2016

Vice Chair Gold made the motion to approve the minutes as written.  Seconded by Comm. Hartung.  Voting Yes: 4 – 1 with Comm. Thompson sustaining vote.

1. **FINANCIAL REPORT**

Interim Director Mann introduced David Ulbricht, he has been working with Gary and I regarding the Ports overall debt. This is to fill you in on the direction we are going and here if the commission has any questions. David Ulbricht from SDAO with their advisor group, I started out as an investment banker for 20 years, and I also brought NOAH to the Port of New Port. What I do first is really look at the nuts and bolts of everything (the information gathering faze) and trying to identify what would be good for restructure what may not be good for restructure. It’s like I’m building a tree of what we can do, what make sense, and looking at all the various options. I know we are still in this faze, and we have a meeting this week with the State to go over the existing debt that is there. Hopefully after Thanksgiving time we should have options and what we can restructure. Chairman Davis asked about the process for keeping the check registry and balances on loans that are or are not paid off and the money being paid to what loan vs all loans? Mr. Ulbricht stated that that is one of the questions they will be asking the state when we are there, we know that there have been a few loans paid off. The quarterly payments to the state we want to identify how that is being tracked, where are we at, and how is this allocated? Vice Chair Gold asked if he will be trying to get all interest rate consolidated to one small interest rate, since she knows that there are various interest rates. Mr. Ulbricht stated that that is something we are going to be looking at but we must look at what is remaining on the term, and what is the goal. You would look at it like your credit card for layman's terms. Interim Director Mann wanted to add in that the Port has paid off about 3 loans, the debt has come down but it is still there. Chairman Davis asked if the Port was ever told that these loans have been paid off. Mr. Ulbricht stated that his is unaware of any notice or documentation going out stating that we have paid off any loans. Would you like something? Chairman Davis stated yes. Treasure Patterson asked about the interest on the 6250, is there a way for certainty on if they will be charging interest or not? Mr. Ulbricht stated that this is something they planned on discussing at that time. Interim Director Don Mann wanted to let the commissioners know that the meeting is Thursday in Salem if any commissioners would like to join.

1. **MANAGER REPORT**

 Vice Chair Gold and Treasure Patterson liked the weekly updates that they have been getting and like the format of the report.

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

1. **OLD BUSINESS**

 No New Business to be discussed.

1. **NEW BUSINESS**
	1. **Travel Lift Rates (Action) –** Chairman Davis wanted to inform the public that the travel lift has been discussed during our public workshop, along with the events that will be discussed later. The public is welcome to attend the workshop, just look for it in the newspaper. Comm. Hartung stated that she had talked to some people who use the lift, and those people felt that the cost was a lot of money and they liked the comparison we gave but would have liked to see some comparisons on the field landing fees. Comm. Thompson says everything looks good. Vice Chair Gold said it looks good to me and Gary did a good analysis on comparing rates, people need to realize this is a new lift and we will be more reliable than what we had. Treasure Patterson asked Comm. Hartung if she came across anyone who thought we should have not of had a lift? Comm. Hartung I didn’t ask that question at this time, mainly just the cost to use it. Comm. Thompson asked Port Manager Dehlinger when the last increase was? Port Manager Dehlinger said there hasn’t been a rate increase since 2013 and that was by 5%. Treasure Patterson asked what was the logic behind the 11 dollars and the 9 dollars? It was stated that the logic is that most Ports do for larger boats. Larger boats take up more space, more blocks, more stands, more time, and we don’t charge extra for blocking.

Comm. Thompson made the motion to approve the Travel Lift Rates as written.  Seconded by Vice Chair Gold.  Voting Yes: Unanimous

1. **DISCUSSION ITEMS**
	1. **Events –** Chairman Davis stated that it looks like most of the public comments are events related, so the board will discuss what we need to than we will call on each one of you, and with the regarding to time, anyone who hasn’t filled out a comment card can comment also. Comm. Thomson asked about the boardwalk retail and what that includes. Port Manager Dehlinger stated that includes the boardwalk and the concrete in front of the boardwalk. Since our last workshop meeting I have reduced the rate per day, and included the Saturday Market & Car Show. I also added in on page 26, for events that are not charging vendors, selling product or merchandise, or other services will not be charged per the rate schedule. If they ask the port for help they charged how the commissioners want, right now its $100 a man hour. Vice Chair Gold wanted the public to know that we had spent quite a bit of time discussing this and many of the public was there and there were changes based on those discussions. Comm. Hartung added the only thing I see is that the boat shows were added in but they are coming here for profit. It was agreed to take out the boat show and they would pay a land fee. Port Manager Dehlinger wanted to add in on page 37, I did an analysis on other vendors, but we are comparing apples & oranges, but their packets are included. Comm. Thompson had an issue with how high the kite field cost was. It was decided to talk to the Kite Festival personal for their opinion on the matter. Chairman Davis stated that we will be taking this back to another workshop, we will not be making any actions on this, and will go into public comments now.
2. **PUBLIC COMMENTS**

 Mike Fredrick- Chetco Brew: wanted to read an email to the public that he had sent to the Commissioners regarding the events criteria, and how the events have a benefit on the community. Suggests a sliding scale for non-profits, and charge only what it cost the Port. The board liked his idea to come up with a policy the determines who is awarded the events, and an evaluation processes at the end of an event.

 Mona Chandler – Casa Director: I have been doing my event at the Port for the last 4 years, it’s the one and only event that I do which generates about $40,000. Some of the requirements hinder me to continue having my event at your facility. I have a hard time with not being able to play music after 10:00 p.m., we usually shut down around midnight. I am also worried about the access to electricity, it states that there is 20 amps but if I need anything more I have to install it myself. I also need access to wireless. Casa might have to look at a different route depending on this. I also saw you’re not willing to deal with the garbage and that’s going to be an issue.

 Patty Da’Cunha: I am just a citizen not a business owner. I have been living here for 10 years now and what first brought my husband and me here was the azalea festival. I am just worried that with how high some of these fees our, with how the economic situation is in our county that many of the organizations will not be able to meet those types of charges. These events help our community in a trickle-down event.

 Tammy Tanner: I agree with everything Patty said. I have been a profession event planner and these fees are insane, the Bay Area doesn’t even charge this high. I know you need to make money but if it was done right the Port could be making money in this. But you have to invest in the right person. Now I own a business in town and if I tried to come and promote this I couldn’t afford it, especially if you’re not suppling any services.

 Angi Christian: I am requesting that the commission look hard at the consequences of the fee schedule. This structure will run every nonprofit and profit out of this city and they will go to gold beach or crescent city. Once the events are gone than we won’t have very much tourism. It’s a whole trickle-down event. Non-profits put so much heart and soul into these events to build a bank account to give it all back to the community. I just want you to know the impact that this will have on our community. The commission suggested to Angi to take the current rate sheet in the packet and right down the rates she thinks it should be charged, than come to the next workshop. She asked to put together a committee, which can happen as long as it isn’t a Port Committee.

 Bruce Ellis – Insider: I am giving out proposal. I have put the Pirate Festival on for 6 years now bringing in about 15,000 people, generating about 3-4 million dollars to the community. We want Port events and bring in new events. We pay 500 a day plus deposit for the day. We want to kick it up a notch and make it 600 a day, we think that is fair. The Port would be making $9000 plus electric. We take care of everything, insurance, garbage, clean up, everything.

 Kite Festival Organization: this is our 25th year it cost us 25-30,000 a year to put it on, and that’s about what we make. Last year was a banner year for us, and it is a free event. We get our money from grants, donations, and the kite flyers. We don’t pay the kite flyers, but we do pay their expenses for getting here and being here. The reason we have vendors is because the money goes to us to pay for the Port clean up and getting the kite flyers here. Some kite flyers get paid thousands but don’t charge us because they love Brookings and they love the Kite Festival.

 Al Cornell: There are two extremes here. The kite festival who are group of people who are concerned with it. Port puts on an event here they are using the money they got from other services like moorage holders, transient dock, business holders. They are using it for these events and who takes advantage of it? I’m a moorage holder, I don’t take advantage of it, I am paying for my things and they are using my money to pay to promote events for the rest of you people.

 Doug Lewis: I think what we are missing is that these events are very important to the community, the issue is that the whole community isn’t contributing to this. The Port is sparing a financial burden than they can handle, with their .12 cents per 1000 dollars. The Port is staging the events and losing money doing it, but all the hotels, restaurants, businesses, everything is benefiting but the Port is getting what? .12 cents per 1000. We need to go to county and say hey you need to cut lose, because the port can’t afford it. Once the State takes over, good luck working with the State. These things are good but we need to get the Port its self cannot do it and neither should any moorage holders be paying for it.

1. **COMMISSIONERS REPORT**

• *Chairman Roy Davis:* The Port really sorry shape financially, it’s run down. The Port hasn’t been taken care of in a long time like it was supposed to. Your Port is unsafe, equipment are red tagged. You are talking about these families coming to the community but the Port doesn’t have safe docks for them, and have exposed electric problems, and sewage floating every time it rains. The Port is going to have to pay for that, and there will be price raises and the board will be making that decision. We appreciate the public input but at some point, in time the Port authority must decide what is good for the Port financially and safety of the public when these events come to town. We want the events, we aren’t trying to run anyone out of town, we will get there threw workshops and time. Your port is in bad shape and if you don’t believe me come find me and I’ll walk with you. A lot of people want to talk about the past management and practices, it isn’t here anymore, but the problems the Port has acquired over a period of time this board and manager have inherited. We have to do something but not everyone is going to be happy. Thank you to everyone who stayed for the whole meeting. Please bear with the manger, you can beat up the board.

• *Vice Chairman Sue Gold****:*** Nothing to report at this time.

• *Treasure Tim Patterson:* My underline philosophy is it isn’t the money, I think the events will be done better by someone other than us. This is a year trial and I will be back fighting for a different approach. We might have to adjust the rates but I think like what Bruce’s program will be better than what we can do.

• *Comm. Roger Thompson:* We have done a lot of clean up the Port looks a lot better and glad to see that we are moving on to clean up and not be the local junk yard.

• *Comm. Sharon Hartung:* I have just spent a lot of time walking the docks and talking to people. Gary likes to give us a report and I like to see what he is talking about, and we have quite a few issues that need to be addressed. I hope we can get to the point where they can be fixed.

1. **ADJOURNMENT**

The meeting was unanimously adjourned at 8:35 p.m.