

RESCHEDULED MEETING
Port of Toledo Board of Commissioners
496 NE Hwy 20, Unit #1, Toledo, OR 97391
August 27, 2019 – Wednesday, 6:00 pm

1) **Call to Order:** The rescheduled meeting of the Port of Toledo Board of Commissioners was called to order at 6:00 pm by Commission President Chuck Gerttula.

2) **In Attendance:** Commissioners Chuck Gerttula, Rick Graff, Zack Dahl, and Mike Kriz; Penny Ryerson was excused; Port Staff: Manager Bud Shoemake and Assistant Port Manager Debbie Scacco.

3) **Introduction of Visitors/Visitor Comments:** Justin Johnson of the F/V Pegasus, Doug Alldridge of Yaquina Boat Equipment and Jim Buzby of Coastal Marine were in attendance.

Alldrige said he was interested to learn about the Port's plans for the shipyard and inquire if the Port Commission was aware of how the vendor fees affect customers and local vendors.

Johnson asked the Commission how they would like to receive proposals for changes at the shipyard, would it be more effective to form a Port Advisory Committee or have individuals attend the Commission meetings. He said he would like to use the F/V Pegasus as a project study regarding the effects of the Port's rate structure. He feels the Port of Toledo is not competitive with other yards.

Buzby expressed concern about having to add vendor fees to his rates. He asked about the status of the new building.

Commissioners responded with Commissioner Gerttula advising that the fee structure was set up through a public planning process with the help of a financial consultant. Commissioner Dahl was appreciative of the visitor's comments. He thanked Johnson for serving on the Port's Budget Committee and stated that the Port is building the shipyard with a narrow budget in order to grow business locally and support local vendors. Manager Shoemake advised that the Port is following a business plan that includes a financial plan put together by BST and Associates. BST is scheduled to start work on an updated financial analysis and review of shipyard rates. Commissioner Gerttula asked that any proposals be presented in writing to the Port Manager a week prior to the Commission meeting in order for consideration.

At 7:48pm Johnson, Alldridge, and Buzby left the meeting.

Commissioner Gerttula suggested scheduling a work session. Commissioner Dahl asked if BST could analyze the benefits to vessel owners of having work done locally. It was also discussed if BST could update the Economic Impact of the Shipyard to our region.

4) **Approval of Minutes:** It was moved and seconded (Kriz/Dahl) to approve the minutes of the Regular Commission Meeting of July 16. Motion passed 4/0.

5) **Financial Report:** Assistant Port Manager Scacco reported on the administrative staff's activities for the month. Scacco reported that she has been working with Signe Grimstad regarding the audit, and needs to schedule the GASB 75 actuarial review of post-employment benefits.

A staff recommendation regarding credit card processing fees will be provided at the next meeting.

Scacco reported on the Wooden Boat Show, thanking the committee, sponsors, and volunteers that worked at the show. She reported on show financials to date, but said additional expenses are still expected. By fiscal year, income is \$9,985 and expenses are \$15,204, but when looking at the show by the year, including sponsorships that come in before the end of the fiscal year, income is \$19,675 and expenses \$19,908.

Scacco has been working with Compliance Specialist Sasso on the DEQ & OSHA Technical Assistance, staff is working through recommendations made in the consultation reports.

Scacco reviewed the financial reports and answered questions posed by the Commissioners. It was moved and seconded (Kriz/Graff) to pay the bills and accept the financial report. Motion passed 4/0.

6) Manager's Report: Manager Shoemake commented that the Port of Newport set up a Fisherman's Advisory Committee. The Port could consider establishing a Committee including a Port Commissioner and a couple of experienced fishermen.

Manager Shoemake reviewed boats hauled out this past month and reported that both of the long-term projects in the shipyard, the F/V Pegasus and F/V Predator, were launched during the month. Additionally, 3 vessels were hauled out on the 660-ton lift and 21 on the 85-ton lift. There has been good publicity in the Fisherman's News, Daily Astorian, and the launch of the Pegasus will be the cover article in the September issue of Pacific Fishing magazine.

Shipyard Work Building: The pile driving has been completed. Port staff has been welding the pile rebar rings, pile caps, and rebar clusters. The Invitations to Bid for the concrete foundation and erection have been prepared and are being reviewed by the Port's attorney.

Vocational Training Lab: The shipyard fab crew has been building the welding booths and we are getting bids for the equipment. The electrical costs will be well below the amount budgeted.

Technical Assistance for Sewer Extension: This project was awarded to Walt Cook of Water Environment Resources for a not to exceed amount of \$70,000. His bid included design and engineering work through construction. The design of the project will be completed by 5/1/2020.

Family Boating/Community Boathouse: Family boating has continued to be a success. Their attendance this summer will surpass 1,500. Under Joe Novello's leadership we now have over 20 volunteers that help with this program.

Wooden Boat Show: Shoemake reported that the show was a success. The planning committee will meet on September 11 for a recap meeting and will discuss ideas for next year.

7) Discussion Items: There were no discussion items.

8) Decision Items: There were no decision items.

9) Commissioner Comments: Commissioner Kriz commented that the Wooden Boat Show was great. He complimented Taylor Young at the shipyard saying he is a great welder. He thanked Commissioner Dahl for his part in the discussion with tonight's visitors.

Commissioner Graff also thanked Commissioner Dahl. He also commented that everyone he has spoken to said the music at the boat show was fantastic.

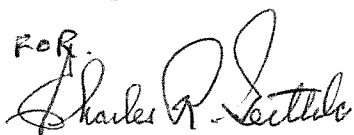
Commissioner Dahl said that it is important that the Port build a sustainable boatyard. He is proud of the work the Port is doing, and its impact to the Toledo community.

Commissioner Gerttula appreciated the discussion with the visitors, but wants to emphasize the public planning process that was gone through to open the boatyard.

10) Upcoming Meetings: Upcoming meetings are as noted on the agenda.

11) Executive Session ORS 192.660(2) (e & h): Port of Toledo Board of Commissioners entered into Executive Session to discuss property, and legal matters at 7:50 p.m. Session closed at 8:04 p.m. No decisions were made.

12) Adjournment: It was moved and seconded (Graff/Kriz) to adjourn the meeting at 8:04 p.m. Motion passed 4/0.

FOR


Zack Dahl, Commission Secretary/Treasurer