

MARINA ADVISORY COMMITTEE

Meeting Minutes

Thursday, Feb 10th, 2022

Location- Port Boardroom 8:00- 9:00 am

Present:

Port Commissioner: President Ben Sheppard

Port Staff Members: Waterfront Manager Daryl Stafford

Committee Members: Steve Tessmer, Steve Carlson, Josh Sceva, Ted Lohr

Guest: Jaime Mack- Gorge Jr. Sailing Program

1. **Staff Report- Waterfront Update:** Daryl Stafford provided the Committee with a summary of recent Commission directives and Port Waterfront activity:
 - i. **Marina Strategic Business Plan 2021-2026 Overview**
 - a) Establishing financial self-sustainability in all non-bridge arenas of Port operations is a primary concern. The center of Port efforts for the next 5 years will be the bridge replacement effort.
 - b) Revenue from bridge tolls that was previously used to subsidize the Marina Basin is likely to go away.
 - c) Port's strategy relating to funding is to have the Marina support itself by user fees and to find efficiencies to reduce costs. The intent is to maintain if not improve current levels of service before considering operational cuts.
 - ii. **Bridge Replacement Project Update**
 - a) Timeline- 2026 start, 2030 completion, creation of the Bi-State Working Group.
 - b) Likely there will be significant impacts to the Marina Basin during construction and there may be intermittent closures for access and use of the surrounding area for construction staging.
 - iii. **Marina Capital Improvement Projects**
 - a) Marina Guest Dock Boat Ramp Floats- project is out to bid for construction of the ramps. Scheduled implementation of the ramps would be late Fall as to not conflict with high usage times.
 - iv. **Long term considerations for future budget requests**
 - a) Opportunities after bridge completion- there may be possibilities Federal/ Grant funding for capital improvement projects when the construction project is completed.
 - b) Potential for additional access points and dock extensions along with the possibility of upland dry dock storage.
 - c) The Committee encouraged staff to be ready to start the permitting process for Marina developments once the Bridge construction is formalized so that we are ready to go when opportunity presents itself.

2. Topics for Discussion:

- a. **2022 Rate Increase-** Committee requested clearer communication from Port Staff regarding rate increases and reasoning behind them. Discussion with concerns regarding locals getting priced out of the Marina and what could be done to preserve opportunities for the community. Suggestions for additional sources of revenue above tenant moorage fees:
 - i. Paid parking at the Marina Boat Ramp. Committee suggested that the Port implement the Pay-to-Park kiosks around the Basin. Port Staff mentioned there are some restrictions with the OSMB and grants that may require free parking for X ? amount of spots. Staff said they would investigate this for more details.
 - ii. Increased fees for tenants and waitlist applicants who live out of county or area.
 - iii. Allotting only a certain percentage of slips to be offered to people who are not residents of the county or area.
- b. **Marina Assessments time out dates-**
 - i. The Committee presented documentation that the dates for the time out of the assessments may be incorrect. Port Staff agreed to research the archives and financials and report back to the Committee.
- c. **Marina Security**
 - i) Recent break-ins have prompted requests for cameras for gate and ramp. Staff has met with the company that is providing the cameras at the Airport and is waiting to hear back with a bid. Commissioner Sheppard said once we get the bids to bring it to the Commission immediately for a vote on the approval request.
 - ii) Request for night security that would provide dock walks. The Port currently has night security however they do not include dock walks. The Port is interviewing new firms and hopes to find a company that would include the service.
 - iii) Marina high speed internet- the Committee recommends that Staff investigates getting high speed internet for the Marina Moorage so that individuals could set up their own security systems. Staff said they will reach out to local providers to check possibilities and pricing.
- d. **Boat House Leases and Replacement Requirements**
 - i. Current boat house leases were issued in 2014 and require that the Port give a 5-year notice for termination and issuing new leases. As part of a Port wide lease evaluations and updates, the Port will give notice in 2022 so that new leases will get drafted for approval in 2027 and would start in 2028. Steve Tessmer, Committee boat house representative, requested that the new leases that would offer the same 5-year notice and terms.
 - ii. Reasons for the lease updates- Tenant compliance for lease requirements, updated environmental requirements, updated flotation requirements, sanitation requirements, vetting from the Port Legal team for terms, and

Port wishing to have complete autonomy over the Marina Basin for the Bridge Replacement Project.

e. New Boat Houses Replacement and Design

- i. One of the existing boat houses was recently demolished and the owner is working on plans for a new one. The Committee is in favor of the replacement with requirements that would be good for 20 years down the road and inline with all Government and Local Agencies, and Environmental and Port requirements being satisfied.
- ii. Plans should be reviewed by Committee before being presented to the Commission.

f. Repairs/Maintenance

- i. Port Staff informed the Committee that Oregon Marine Construction, the company that removed the boat house for demolition, did a really good job and were great to work with and expressed interest in wanting to work with the Port on future dock repairs. It has been extremely difficult to find contractors who are willing to travel to HR because they have so much work available near home, so Port Staff was very pleased that they want to come back. There are repairs that need to happen that are beyond what Port Staff can perform so Staff will contact them when the project goes out to bid.
- ii. This Spring Port Facility crew will perform an evaluation of critical sections of dock that need maintenance to identify priorities for repairs.

3. Public Discussion/Input

- a. Jr. Sailing Update- Jaime Mack, co-owner of the non-profit kids Jr. Sailing program gave the Committee an update of the exciting things going on including efforts towards diversity and inclusion. They have been part of local school STEM (Science, Technology, Engineering and Math) programs and have been working on collaborations with Culture Seed and Girls at the Helm. Several grant opportunities have presented themselves that should help to grow the Program. The High School team has been working well with Jr. Sailing combining efforts and gear along with sharing South Basin Dock storage and utilization.