



# AGENDA

**Port of Bandon**  
 Regular Commission Meeting  
 June 23, 2022, 5:00pm  
 Bandon Public Library  
 Bandon, OR and via ZOOM  
[www.portofbandon.com/meetings](http://www.portofbandon.com/meetings)  
 for details

<b>A.</b>	<b>Consent Calendar</b>		
i.	May Minutes	Commissioners	A-C
ii.	May Financials	Commissioners	D-M
<b>B.</b>	<b>Presiding Officer and Commissioners Comments</b>		
<b>C.</b>	<b>Ordinances and Resolutions</b>		
<b>D.</b>	<b>Public Contracts and Purchasing</b>		
	JudithAnn Mogan Foundation Grant	Jeff/Commissioners	1
<b>E.</b>	<b>Public Hearings</b>		
<b>F.</b>	<b>Port Managers Report</b>		
i.	USACE Channel Survey / Yaquina Schedule	Jeff/Commissioners	2-3
ii.	Coquille Valley Enterprise Zone Ammendment	CCD/Commissioners	4-10
iii.	ADA Fishing Pier Opening	Jeff/Commissioners	11-12
iv.	Bandon Lighthouse	OPRD/Commissioners	13
v.	South Coast Offshore Wind Discussion	Jeff/Commissioners	14-18
<b>G.</b>	<b>Port Staff Reports</b>		
i.	Harbormaster	Shawn/Commissioners	Verbal
ii.	Farmers Market	Josh/Commissioners	Verbal
<b>J</b>	<b>Public Comment</b>		
<b>K</b>	<b>Adjournment</b>		
NOTES:			

Port of Bandon  
Regular Commission Meeting  
May 26, 2022 5:00pm  
Bandon Public Library & via ZOOM  
Bandon, OR

Commissioners Present: Wayne Butler, Reg Pullen, Rick Goche and Rod Taylor

Commissioners Absent: Donny Goddard

Staff: Jeff Griffin - Port Manager, Josh Adamson - Project Manager, Kathy Reed – Finance Director,  
Shawn Winchell - Harbormaster

Guests: John Towne, Lori Osborne, Barry Osborne, Jerry Ganta, Wade Lester and Dave Romanowski

Commissioner Pullen opened the meeting at 5:00pm

Commissioner Pullen asked for a motion to approve the consent calendar. **A motion was made by Commissioner Butler. Motion was seconded by Commissioner Taylor. Motion passes unanimously.**

Jeff requested that a lease renewal and expansion proposal from Farm and Sea be added to the agenda under Public Contracts and Purchasing.

Resolution 2022-02 Annual Budget adoption for FY 2022-2023 was presented. **A motion was made by Commissioner Goche to approve and adopt Resolution 2022-02. Motion seconded by Commissioner Butler. Motion passes unanimously.**

Resolution 2022-03 Authorizing Continuation of the Port of Bandon Reserve Fund was presented. **A motion was made by Commissioner Butler to approve and adopt Resolution 2022-02. Motion seconded by Commissioner Taylor. Motion passes unanimously.**

A contract with Sheri McGrath for a planning/consulting and feasibility study using funds from the Port Planning and Marketing Fund under Business Oregon for an aquaculture site on the Moore Mill property was executed by Port Manager

A contract with Billeter Marine was executed by Port Manager for replacement and enhancement of through rods in the crab dock.

A lease renewal for Farm and Sea with their Shed area and annex was presented with a request for expansion. The expansion would increase their footprint 2,004 sq. ft on the North side of the building. This lease would incorporate all individual agreements currently with the Port into one agreement for all spaces. **Commissioner Taylor made a motion to accept the lease renewal and expansion of Farm & Sea for a 5 year term with a Lessor option of another 5 year term. Commissioner Goche seconded. Motion passes unanimously.**

A

An update to the offshore wind project was discussed. BOEM will consider information received in response to this Call to determine whether to schedule a competitive lease sale or to issue a noncompetitive lease for any portion of the areas described in this Call (Call Areas). Commissioner Goche brought up electromagnetic field issues that have not been addressed. Jeff stated that other Ports and local cities in call areas may have drafted letters of opinion and could reference and frame a letter from the Port of Bandon on its position and present at next meeting.

The Coquille Indian Tribe has purchased Lampa Creek property from Coos County. The Tribe has been working with the Coquille S.T.E.P. program installing a net pen for smolts. There are currently 1,000 smolts from the Bandon Hatchery in the pens. The pens are being used for an acclimation testing area. The Tribe and Oregon Department of Fish and Wildlife are hoping to catch more wild brookstock this fall and incubate eggs at the hatchery then release at smolt size about 50,000 upriver unclipped. This year again it looks like there will be no recreational salmon season on the Coquille River.

David Pierce's family has reached out to the Port to install a memorial plaque on the boardwalk railing. David was with PND Engineering who designed the sport basin for the Port of Bandon.

David Romanowski from the Coquille River Detachment 1042 Department of Oregon Retired Marines requested the Ports involvement with the Kids Fish Free Program which replaces the Toys for Tots program in the area. The programs goal is to distribute 1,000 fishing poles in the Coos Curry County area. The detachment seeks donations from organizations to purchase fishing poles and distributes around Christmas time. Brochure advertisements of the program were provided. David is requesting \$500 from the Port of Bandon. Wild Rivers has funded in a grant \$5,000 towards the program which will cover 340 poles. **Commissioner Goche made a motion that the Port of Bandon donate \$1,000 to contribute to the Kids Fish Free Program. Commissioner Taylor seconded. Motion passes unanimously.**

#### Staff Report

Kyle will be coming back on light duty after clearance from medical. His absence has affected staff duties.

There have been supply issues for materials to complete the ADA fishing pier. The goal was to open pier during Memorial Day weekend but won't happen.

Boardwalk Art Show is up and going.

Parking is still an issue during Farmers Market weekends. The market is scaled down to help alleviate the constraints. The market is going well and being filled by more food and farm products.

At this time, Zoom had technical difficulties when asked about public comment.

Public Comment: Lori thanked commissioners for lease agreement and expansion. She stated she is also not in favor of the offshore wind project. 50% of the people who attended the rally against the project were from Newport. The Coquille School District has approached Lori to host 70 students who are learning about salmon. She has reached out to the Coquille Tribe who will put on a presentation. Lori

asked Jeff if the Port would be interested in showing the Dulse seaweed at the Coast Guard Building. Commissioner Taylor expressed interest in attending. Customers are excited about the Boardwalk Art Show. The Kids Fish Free program is awesome. Could the Port donate space inside the Bandon Fisheries Building with volunteers to donate fishing poles. The Farmers Market is going great. It looks amazing, very clean and organized with Josh having the information booth. Congratulated the Port.

Committee member Straus advised to heavily publicize the ADA ramp.

Commissioner Pullen adjourned the meeting at 6:10pm.

Respectfully submitted,

Joshua Adamson



## History

The Judith Ann Mogan Foundation was organized as a Private Foundation in 2020. While it is a new non-profit organization, its roots in the Southern Oregon Coast goes back a long way.

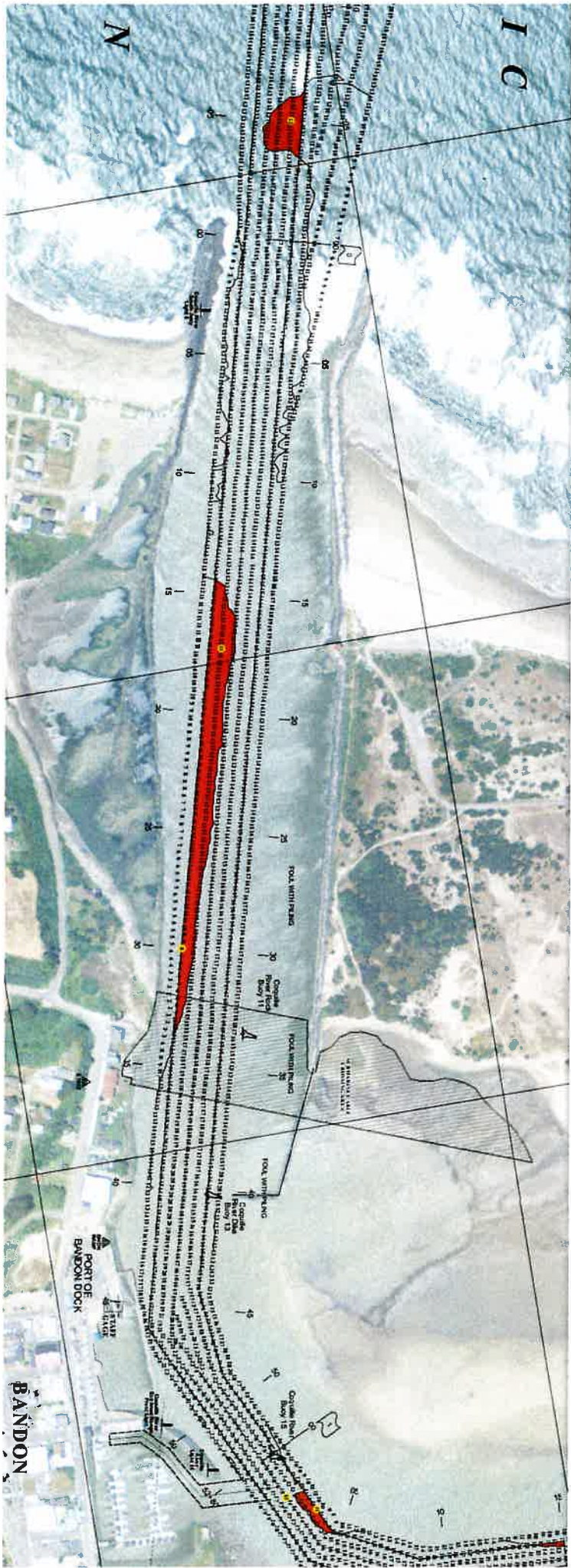
It all started as early as the 1930s when Al Peirce owned a business that supplied piling materials for the construction of the McCollough Bridge on Highway 101 as you enter North Bend, OR. A few decades later, what started as a piling business expanded into a fully integrated timber company and the business was renamed to Al Peirce Lumber Company. The Company owned thousands of acres of timberlands which supplied raw materials to its mills. The logs from the timberlands were transported by the company's own trucking business to the mills where they were then converted to lumber. At the height of Al Peirce Lumber Co.'s business, the company owned its own ship that carried lumber all the way to the company's distribution center in Long Beach, CA. Several mills that were owned by the company dotted the frontage of the bay along Highway 101. As a vertically integrated company, Al Peirce Lumber Company was a major employer in the community.

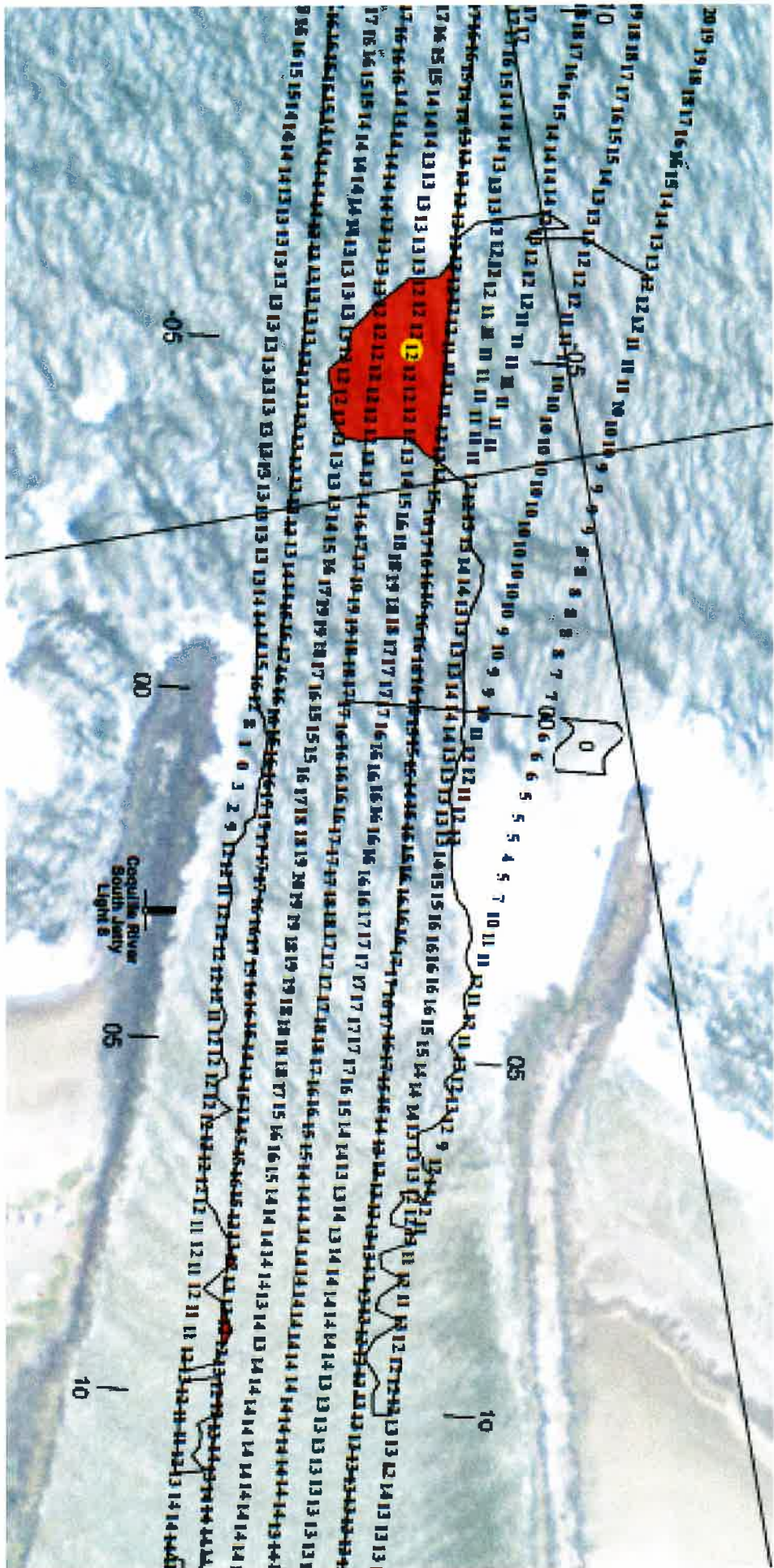
In the 1980s when the timber industry took a downturn, Al Peirce Lumber Co. was forced to divest of its lumber mills, trucking and shipping business. It retained its timberlands which was managed as Al Peirce Co, a business partnership between Hilda Peirce and Al and Hilda Peirce's daughter, Judith Ann Mogan. Although the new company was no longer a major business in the community at that time, Al Peirce Co. through its partners became very active contributors to the community. Hilda Peirce and Judith Ann Mogan were strong supporters of programs and activities related to youth development and education. The local Boys and Girls Club has been a consistent recipient of their generosity year after year. A scholarship foundation was also created in the name of Al & Hilda Peirce Charitable Fund which provides scholarship to two (2) Marshfield High School and two (2) North Bend High School graduates who pursue undergraduate studies related to forestry, education and business.

Hilda Peirce passed away in October 2001. Judith Ann Mogan and Mogan Investments, LLC became the new members of the Al Peirce Co. New executive management was hired, and the company was reorganized. An aggressive new strategy was undertaken, the goal being to make the new Al Peirce Co., LLC timberlands a larger, more sustainable asset. New forestry and accounting staff were hired. Several sizeable and strategic acquisitions were made, and, in general, a much more aggressive forest management protocol was accomplished.

The newly converted company expanded its timber holdings by purchasing timberlands in Coos and Curry. The LLC continued the tradition of helping the community through major contributions to build the Coos History Museum & Maritime Collection and the Science and Technology building at the Southern Oregon Coast Community College. It also continued its support of the Boys and Girls Club of Southwestern Oregon, local 4H and FFA, the SMART Reading Program, and other local initiatives.

In November 2020, Al Peirce Co., LLC in response to the changing conditions and regulations in the timber industry made the decision to sell its timberlands to Lone Rock Timber of Roseburg, OR. Significant portion of the sales proceeds, through the generosity of Judith Ann Mogan and company management's recommendation, was contributed to create a private foundation. The new foundation, called the Judith Ann Mogan Foundation, was organized and will perpetuate the legacy that was started by Al and Hilda Peirce which has significantly benefited the community.





**projectmanager@portofbandon.com**

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**From:** Jeff Griffin <portmanager@portofbandon.com>  
**Sent:** Thursday, June 16, 2022 11:06 AM  
**To:** projectmanager@portofbandon.com  
**Subject:** FW: Coquille Valley Enterprise Zone - Boundary Amendment Request, Response Needed  
**Attachments:** CVEZ 2022 additional properties Sheep Ranch Area.pdf; CVEZ 2022 additional properties Bradley Lake and New River Dunes.pdf; CVEZ 2022 additional properties Bandon Beach Hotel Area.pdf; Oberman site, CVEZ.jpg  
  
**Importance:** High

For agenda – print maps for packet, and probably first page of email below.

**From:** Brandi Medeiros <b.medeiros@ccdbusiness.com>  
**Sent:** Thursday, June 9, 2022 10:57 AM  
**To:** mcribbins@co.coos.or.us; portmanager@portofbandon.com; coquilleriverpt@mycomspan.com; citymanager@ci.bandon.or.us; Darin Nicholson <manager@ci.myrtlepoint.or.us>; Forrest Neuerburg <fneuerburg@cityofcoquille.org>  
**Cc:** shaun@sdcinc.org; Janet Tidrick <j.tidrick@ccdbusiness.com>; JANSEN Steve <sjansen@co.coos.or.us>; Mary J. Starks <mjstarks@co.coos.or.us>  
**Subject:** RE: Coquille Valley Enterprise Zone - Boundary Amendment Request, Response Needed  
**Importance:** High

Good afternoon,

I have not heard back from many of the Zone Sponsors in regards to the proposed boundary amendment for the Coquille Valley Enterprise Zone. Since my original email, there have been additional properties identified for Bandon Dunes that are marked for potential development in the zone. If all Sponsors are in agreement, there is a need to move this process forward. I have attached maps of the parcels that we would like to consider bringing into the Coquille Valley Enterprise Zone.

Could each of the Zone Sponsors please respond to this email and let me know if there is support from your Entity/Council/Board?

The Sponsors for this zone are:

- Coos County
- City of Coquille
- City of Bandon
- City of Myrtle Point
- Port of Bandon
- Port of Coquille River

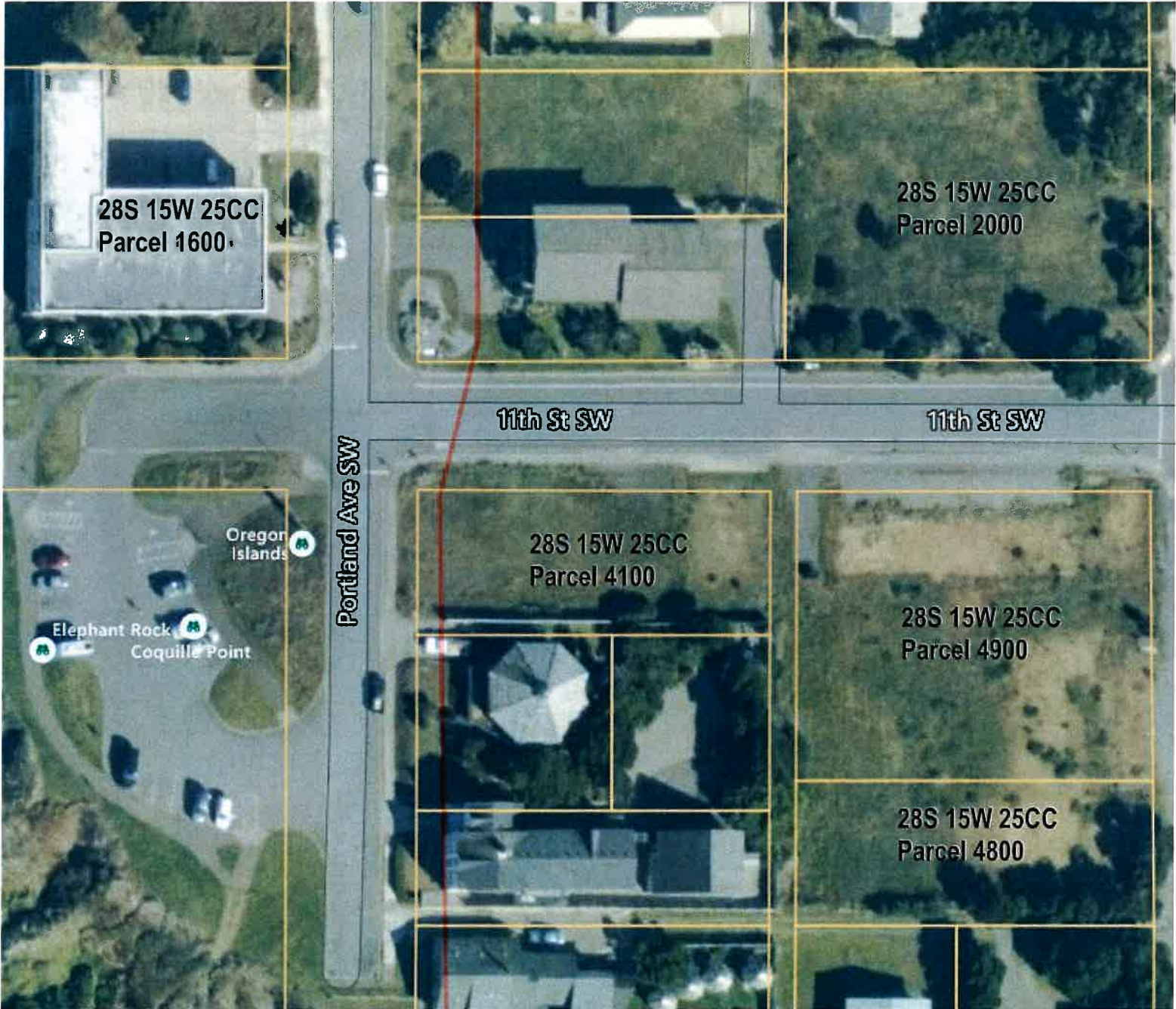
Would a virtual or in-person meeting be beneficial to help discuss/brainstorm on this? Would you like one of us to attend your Council or Board Meeting to answer any questions?

Thank you all for your time and consideration! Please reach out with any questions, comments, or concerns!

Brandi



# Bandon Beach Hotel Area

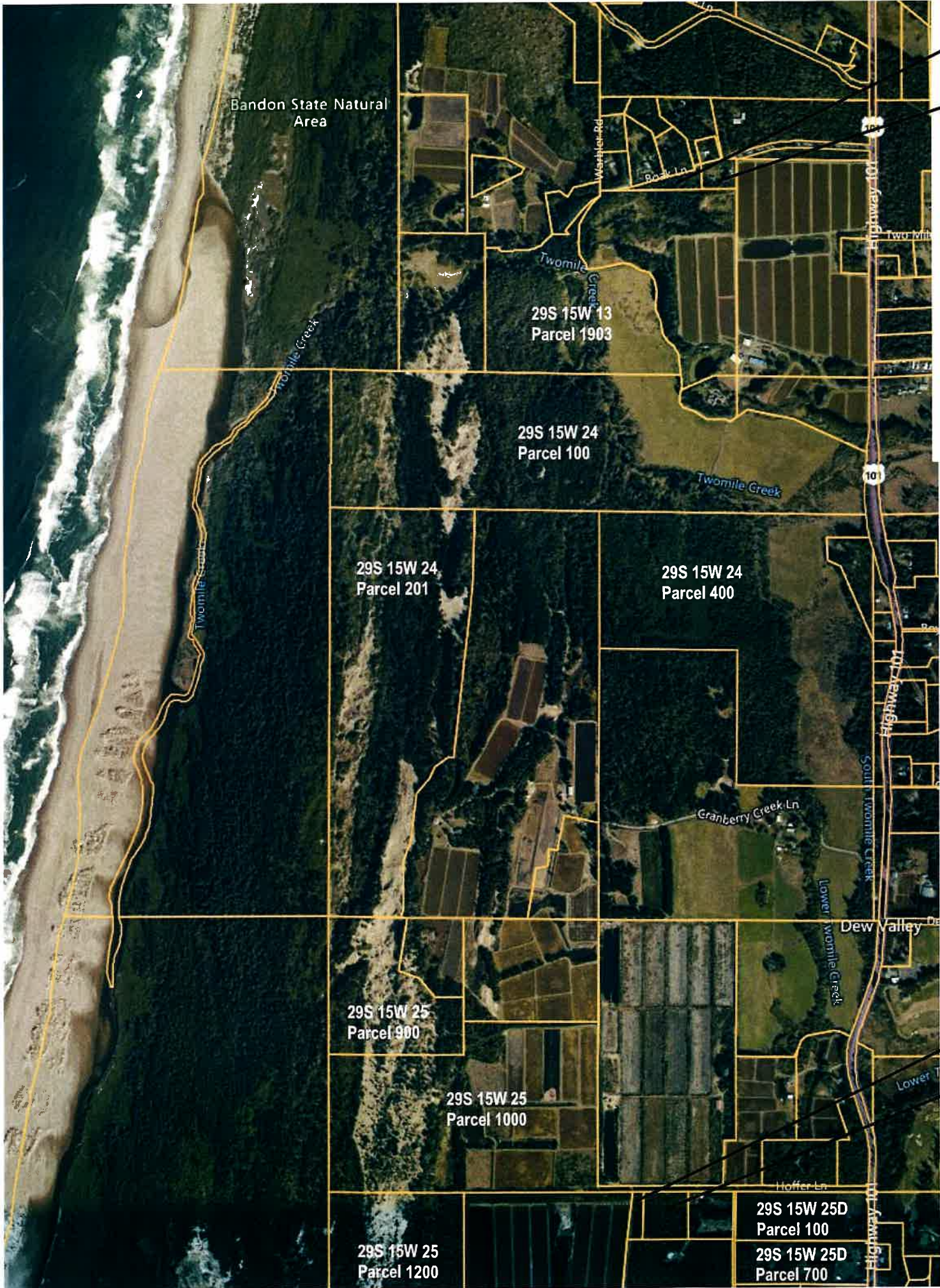


### Bandon Beach Hotel Area



Bradley Lake Property and New River Dunes Area





Bandon State Natural Area

29S 15W 13  
Parcel 1903

29S 15W 24  
Parcel 100

29S 15W 24  
Parcel 201

29S 15W 24  
Parcel 400

29S 15W 25  
Parcel 900

29S 15W 25  
Parcel 1000

29S 15W 25  
Parcel 1200

29S 15W 25D  
Parcel 100  
29S 15W 25D  
Parcel 700

29S 15  
Parcel

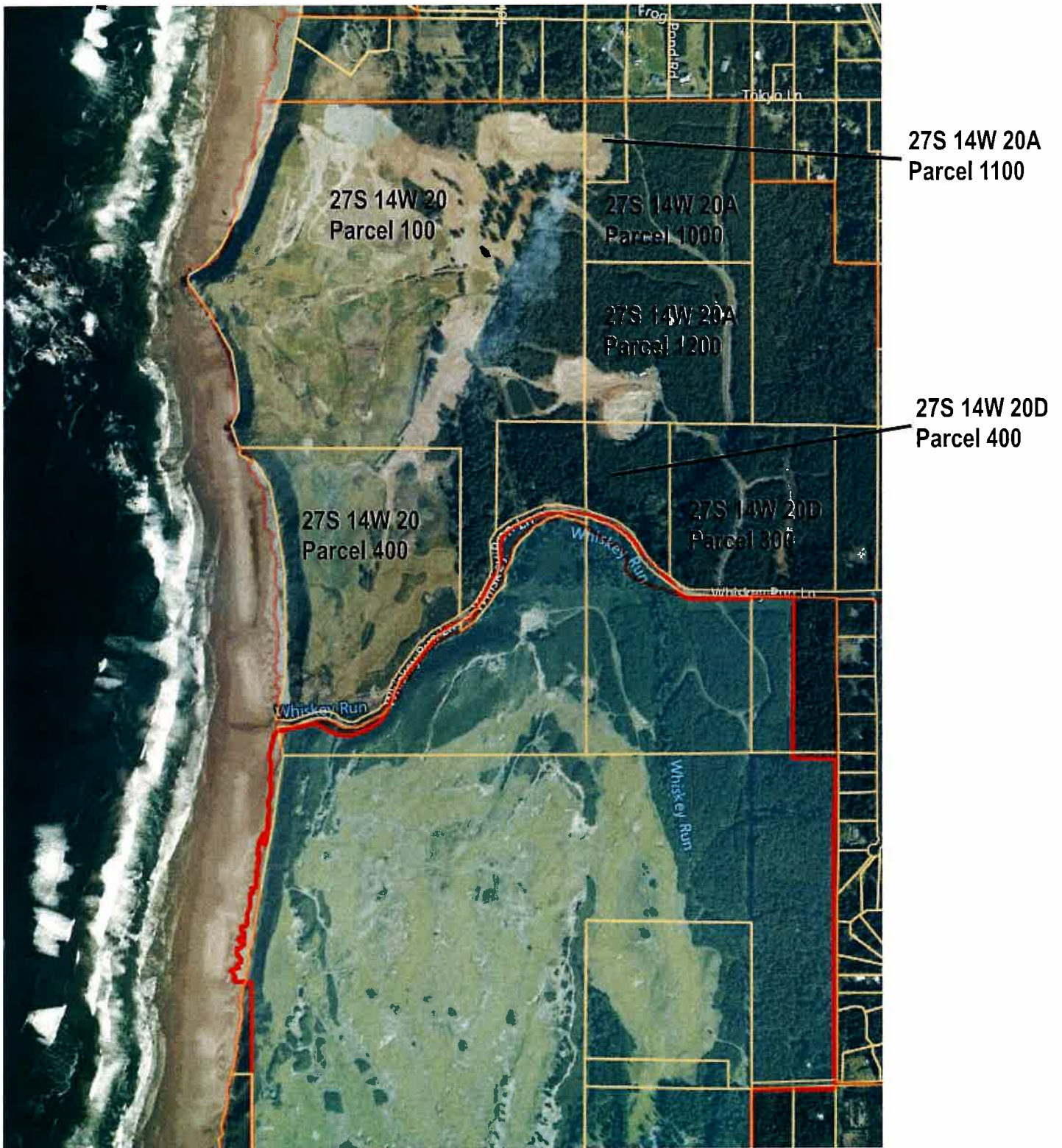
29S  
Parcel

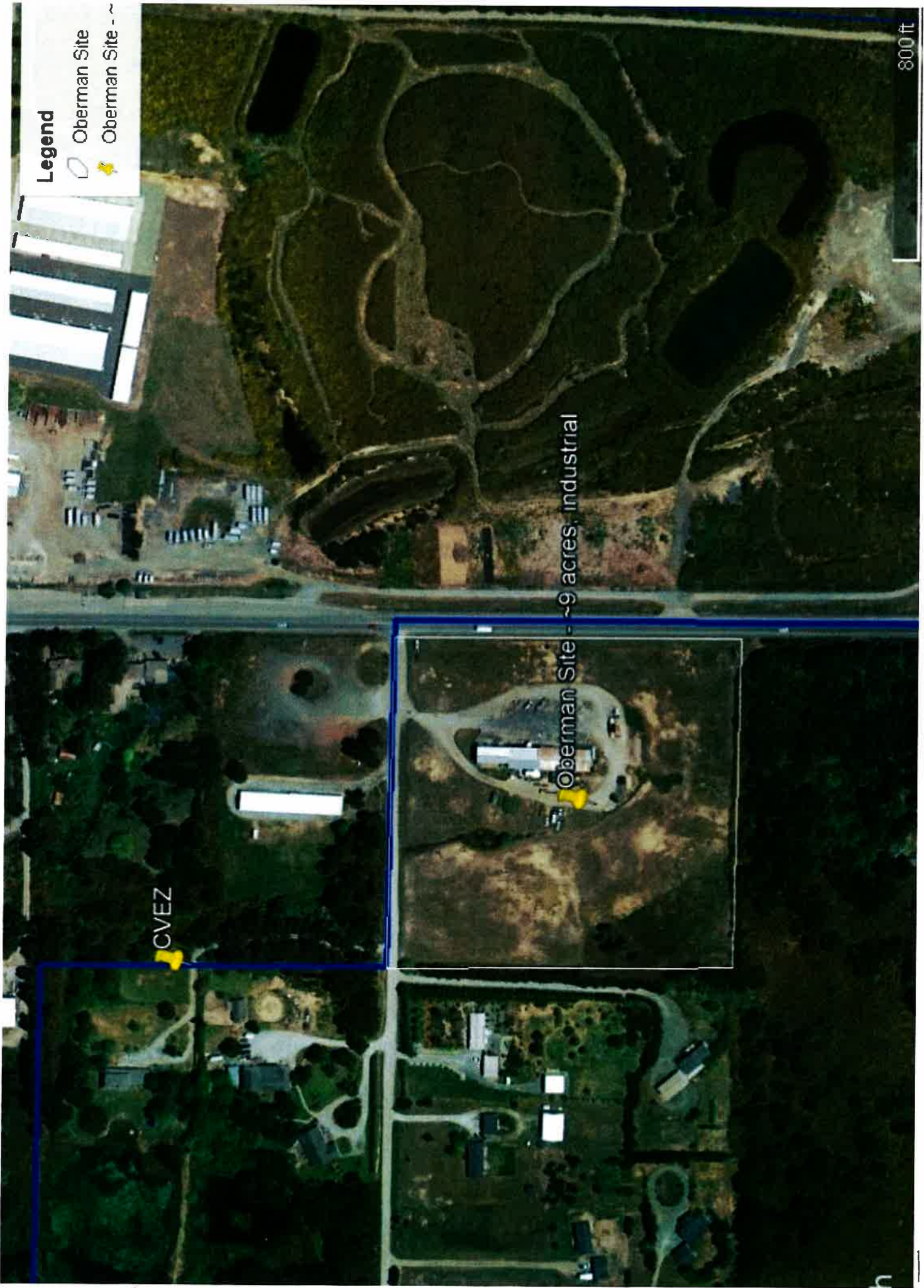
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# Sheep Ranch Area





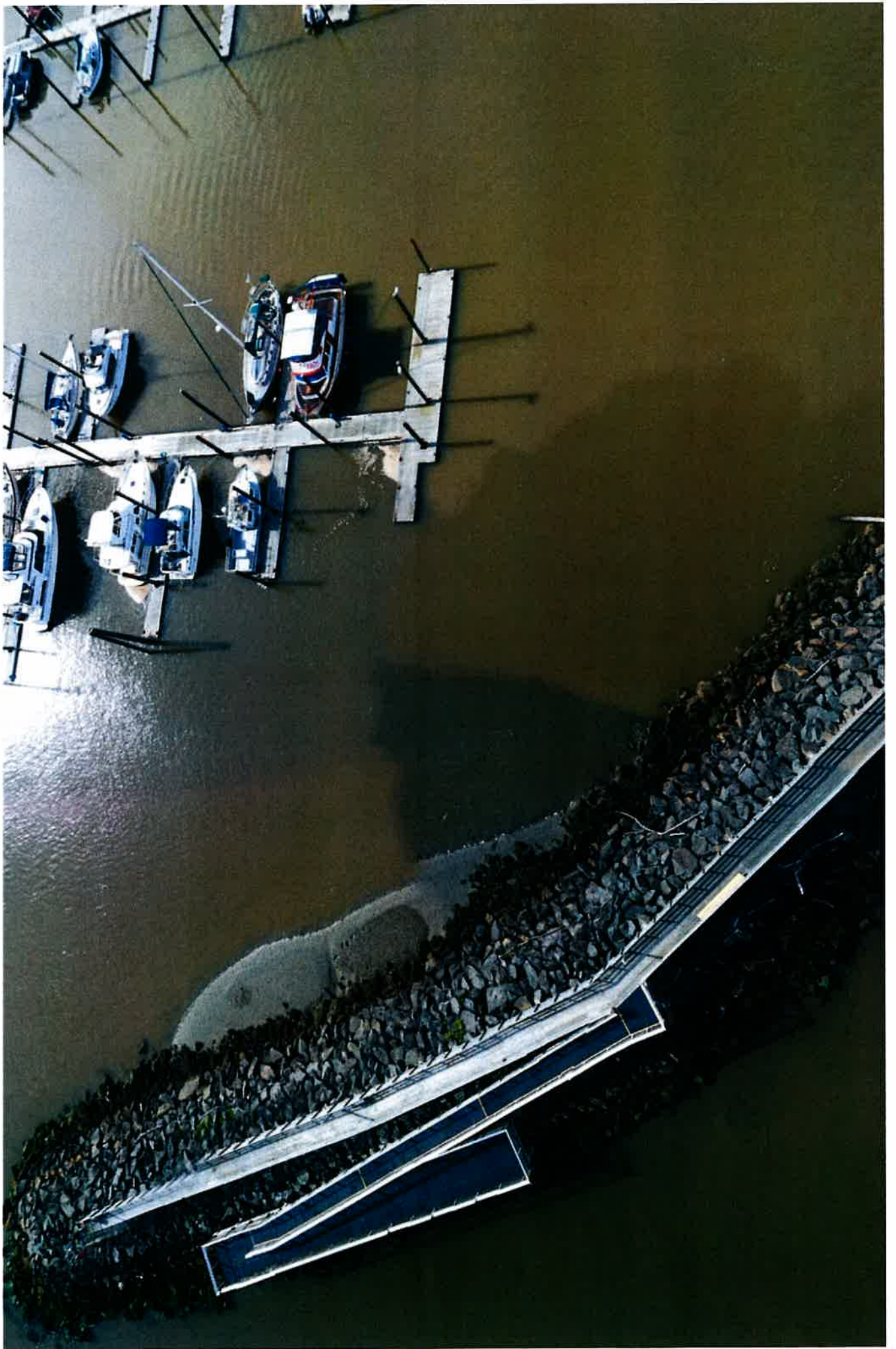
**Legend**

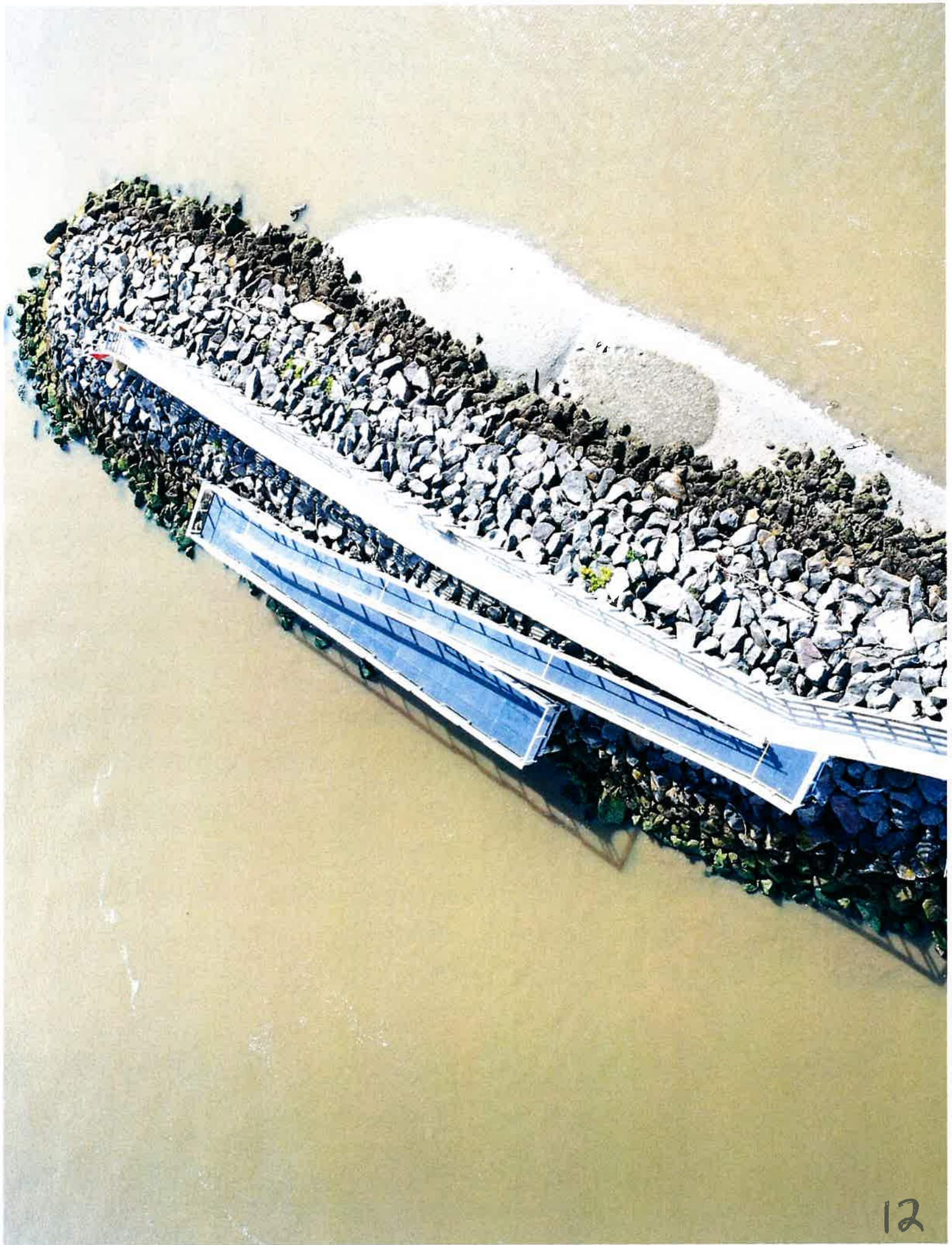
-  Oberman Site
-  Oberman Site - ~

800 ft

CVEZ

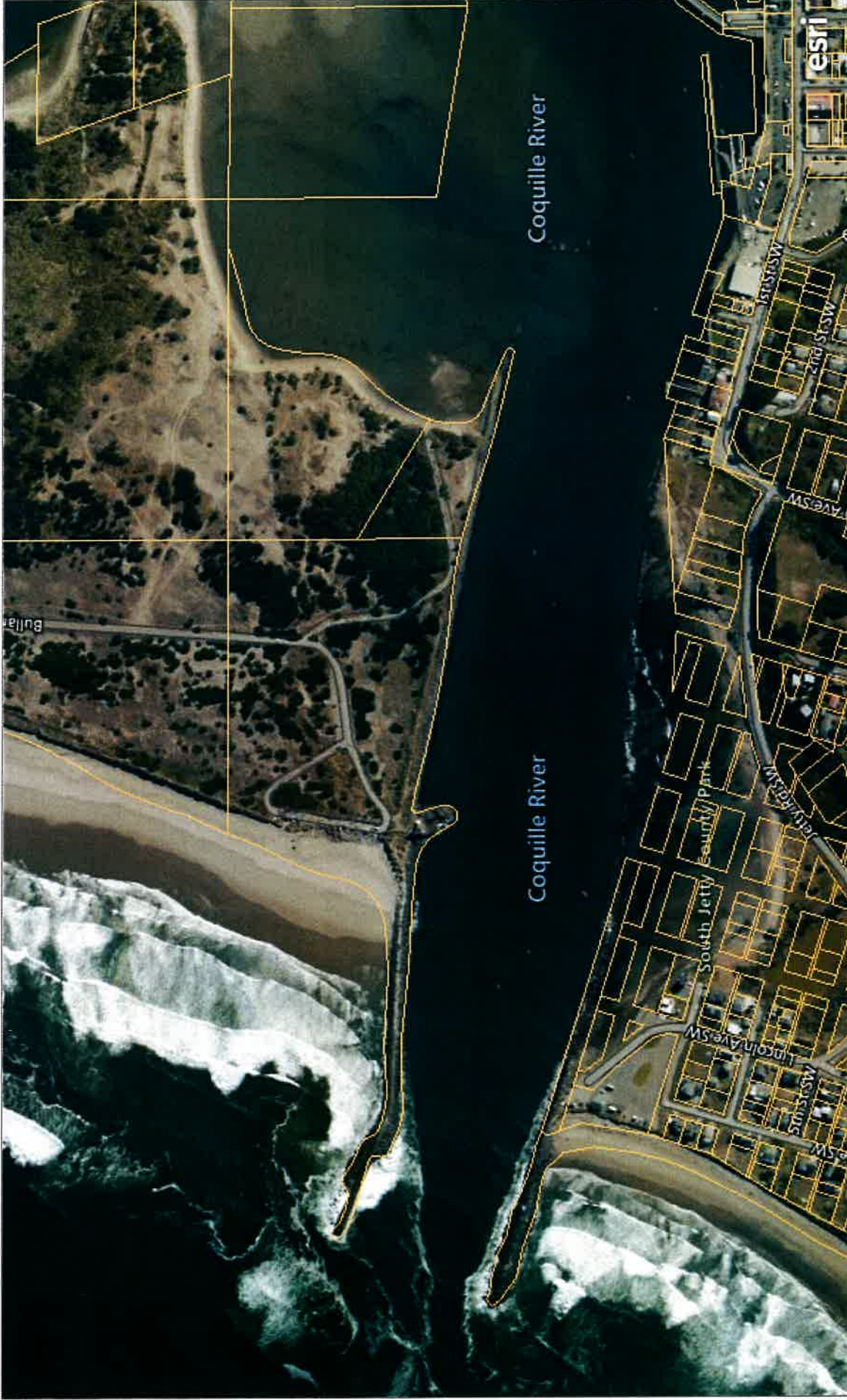
Oberman Site - ~9 acres, Industrial







**May 2022 Data Set (PARCEL ALIGNMENT WITH PHOTO MAY NOT BE EXACT**



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**PORT OF NEWPORT  
RESOLUTION 2022-05**

**A RESOLUTION AUTHORIZING THE PORT OF NEWPORT  
TO SEND THE BUREAU OF OCEAN ENERGY MANAGEMENT (BOEM)  
AND THE OREGON DEPARTMENT OF ENERGY (ODOE) A LETTER WITH  
RECOMMENDATIONS REGARDING OFFSHORE WIND ENERGY**

**WHEREAS** the Port of Newport Commission recognizes that offshore wind energy may be an important component to our state's transition to cleaner energy; and

**WHEREAS** the Port of Newport also values the commercial and recreational fishing fleets, as well as the science research vessels from NOAA and OSU, and recognizes their significant economic contributions to the national, state, regional and local economy as well as the Port of Newport; and

**WHEREAS** harvesters, processors, marine suppliers and more all benefit from Oregon's sustainable fisheries. Fishing-related jobs can make up as much as 18-20% of the earned income in Lincoln County annually and the seafood industry supports thousands of jobs in rural Oregon. A fishing dollar turns over many times in the community and an authentic working waterfront is also a tremendous draw for the tourism industry; and

**WHEREAS** the Port of Newport believes certain steps should be taken to ensure that existing ocean users and stakeholders are protected in the process with the following recommendations:

1. Throughout any development process require state and federal agencies to be transparent about the process of identifying and implementing offshore wind developments by embracing the "Oregon Way" public process that includes the Oregon fishing industry, environmentalists, coastal communities, and our state and federal political and congressional delegations, sit down with BOEM as equal partners, develop a rational process with authentic discussion, conduct the requisite EIS analysis, analyze the real costs and benefits, evaluate test sites, and develop a rational decision that minimize costs and maximize benefits to Oregon and the nation.
2. Move all Oregon call areas outside of 1,300 meters to avoid displacing current sustainable fishery activities – these fisheries have great importance to Lincoln County and Oregon's economies.
3. Enact a moratorium on developing large scale wind turbine farms until all the risks to marine mammals, sea birds, fisheries and the marine environment are clearly understood.
4. Meet all NEPA requirements and conduct a comprehensive programmatic EIS before leases are granted instead of at the end of the process. This includes cumulative impacts and transmission line impacts. Include an analysis of the transmission lines that will bring



# Oregon Coastal Caucus

Rep. David Gomberg, Chair  
Sen. Dick Anderson, Vice Chair  
Sen. Rachel Armitage  
Rep. David Brock Smith  
Sen. Dallas Heard  
Rep. Boomer Wright  
Rep. Suzanne Weber

May 27<sup>th</sup>, 2022

Mr. Douglas Boren  
Pacific Regional Director  
Bureau of Ocean Energy Management  
US Department of the Interior  
Pacific OCS Region  
760 Paseo Camarillo  
Camarillo, CA 93010

Dear Director Boren:

The Coastal Caucus is a bicameral bipartisan caucus of Oregon State Legislators that represent all Oregon Coast legislative districts. We look at issues facing the coast based on geography rather than partisanship. More importantly, our lens identifies how a particular issue affects our constituents as a whole, their communities, industries, and the economies of our coastal legislative districts.

Leading up to the Department of Interior's intent through BOEM to create areas for offshore wind development off the Oregon Coast, we were engaged with stakeholders. After the announcement of the current proposed call areas, we immediately began hearing from constituents within our coastal legislative districts with concerns.

To better receive input from our coastal constituents and garner needed broad engagement from our stakeholders, throughout May the Coastal Caucus partnered with the Coquille Indian Tribe and others where we initiated six listening sessions along the Oregon Coast from Brookings to Astoria. There was great attendance at each listening session from a broad group of community members including tribal, commercial and recreational fishing, fish/seafood processors, environmental organization representatives, business owners and community members at large. The overwhelming consensus across stakeholder groups were serious concerns and great apprehension of the existing call areas.

During the 2021 Oregon Legislative Session, the Oregon Legislature passed HB 3375. This legislation directed the Oregon Department of Energy to study the benefits and challenges of integrating up to three gigawatts of floating offshore wind energy into Oregon's electric grid. The legislation in part says, "Section 1 (g) Understanding the impacts, benefits, opportunities and barriers of floating offshore wind energy with respect to Oregon's fishing communities, ocean and shore-side recreational users, tribes, ports, coastal ecosystems, natural resources, manufacturing industry, maritime sector, disaster recovery planning, workforce development and electricity ratepayers can maximize the benefits to this state, while minimizing the conflicts between floating offshore wind energy, the ocean ecosystem and ocean users." Additionally, "Section 1 (2) (b) It is further the goal of this state that the planning described in this subsection be conducted in a manner that will maximize benefits to this state while minimizing conflicts between floating offshore wind energy, the ocean ecosystem and ocean users." Through the process of engagement with stakeholders along the



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coast, the overwhelming consensus was again serious concerns with the existing call areas regarding impacts to existing and future user groups, negative environment impacts, as well as barriers to the accessibility of our exceptionally sustainable fishing habitat.

The commercial seafood industry alone is an over \$700 million-dollar economic driver to our state and generates approximately 7,000 full-time jobs, most of which are in our districts along our coast. These numbers do not reflect the support industries to these fishermen, such as welders, ship builders, pipe fitters, engineers, hydraulic workers, industry store staff and more. Additionally, the economic multiplier of these fishing dollars is in upwards of 7 times in our coastal communities and around the state. This supports families through living wages across our coastal community's business sectors. Unfortunately, many of our coastal communities have seen generations of poverty and have struggled economically particularly in recent years, and they simply cannot afford another blow that will impact their economies through the loss of fishing grounds and associated jobs.

Along with the fishermen, seafood processing workers, related marine business owners and others who have a stake in fishing that overwhelmingly spoke with great apprehension, environmental groups and individuals echoed serious concerns of the existing call areas as well. These concerns were regarding the call area locations and the incredible ocean ecological resources off Oregon, which is the 4<sup>th</sup> best in the world. This is caused by two main factors: the California Current and Upwelling. There were serious concerns expressed again, by all stakeholder groups, that the existing call areas could have serious negative impacts on these two main factors that drive the abundance of Oregon's ocean ecosystem.

We recognize that data is critically important and we also have serious concerns regarding the BOEM process in these and other areas. Our coastal commercial and recreational ocean users are subject to some of the strictest science-based regulations in the world. They have strict no kill and other limits on bycatch and whale entanglement, to name a few. Through their industry process, fishermen must deal with several federal and state agencies, including NOAA and the PFMC. These two agencies lead the science-based regulations on our ocean users, yet they are subsidiary and only somewhat advisory to BOEM. This is a serious problem on multiple levels as BOEM consistently disregards concerns from NOAA and the PFMC in their process. BOEM also does not have to work through an EIS until after call and lease areas are identified, which is unlike the process for any other user. Even then, the process is not nearly extensive enough to detail the concerns laid out in the previous paragraph. We call on our Federal Elected Delegation to draft and pass legislation in Congress to regulate BOEM's process in relation to offshore wind so that NOAA and the PFMC have regulatory input in BOEM's siting authority, as they do with other ocean users. We ask that an EIS conform to that of other ocean users, and that BOEM adhere to their existing plain text policy statement governing their process which reads, "The right to navigation and fishing therein shall not be affected."

While wind energy fits in the state's goal of moving toward a more renewable future for Oregon, steps must be taken to ensure that existing ocean users and our coastal communities are prioritized.



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As legislators who represent the fishing/seafood industry in our districts, it is important to listen closely to the sport and commercial fishermen, processors, related marine user businesses, our environmental organizations and individuals to make sure that both wind and the seafood industry can thrive, and that our world renowned and uniquely abundant ocean ecosystem is not harmed.

The Oregon Legislative Coastal Caucus agrees with much of Governor Brown's letter of January 13<sup>th</sup>, 2022. After extensive stakeholder and community input, we believe for FOSW to move forward off Oregon, the following suggestions would help avoid economic and environmental conflicts so that both industries could work productively:

- Slow down the process to better understand the risks and uncertainties to the ecosystem, economics and coastal communities. Over six hundred citizens representing the seafood industry, ocean users, environmental groups, and other stakeholders participated in our recent listening sessions. Clearly there is broad interest, and a need to better hear these concerns.
- Locate turbines beyond 1300 meters in depth. In this regard we agree with Governor Brown. The best available data suggests that this would reduce the impact on the California Current and Upwelling. Technology continues to improve for FOSW, and placement at these depths would mitigate related issues by the time turbines are actually manufactured and placed off Oregon.
- Fully review all the concerns about marine habitat, marine bird and mammals and environmental impacts. Fully review the effect of longer transmission lines on energy costs. Fully review any effect on ocean navigation. Fully review commercial fishing outside 1300 meters.
- As Governor Brown also stated in her letter, prioritize the specific location of Call Areas or any Wind Energy Areas identified in the future to achieve the highest gain, but with the least amount of geographic ocean coverage.
- Prioritize the best use of the areas in terms of economic benefit to Oregon and the Oregon Coast. The seafood industry plays a huge part in our coastal communities and is an important economic driver for our entire state. Reduction in the ability of the commercial fishing fleets to access fishing grounds also reduces the public's access to a publicly held resource.

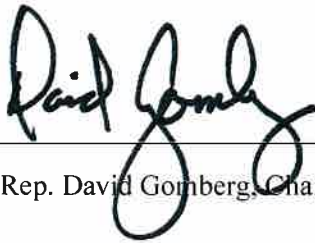
While we recognize the potential benefits of offshore wind development, we are deeply concerned about the impacts to our coastal economy, the marine environment and to the entire state of Oregon. Please consider to the greatest extent possible, the concerns coming from our fishing community and all of those who are stakeholders in one of the best-managed, most sustainable fisheries, and one of the most ecologically abundant and diverse ocean ecosystems in the entire world. We stand ready to weigh in and work constructively on this matter, however, it should not come at the cost of family wage jobs and the commercial seafood industry that is so critical to our Oregon Coastal constituents, their communities and the businesses that support them.



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Sincerely,



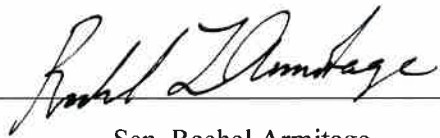
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Rep. David Gomberg, Chair



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Sen. Dick Anderson, Vice Chair



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Sen. Rachel Armitage



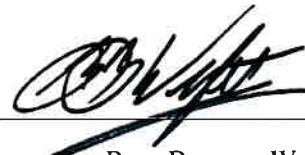
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Rep. David Brock Smith



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Rep. Suzanne Weber



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Rep. Boomer Wright



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Sen. Dallas Heard

CC:  
Oregon Department of Energy  
Oregon Department of Land Conservation and Development  
Oregon Governor Brown  
US Senator for Oregon Ron Wyden  
US Senator for Oregon Jeff Merkley  
US Representative Peter DeFazio  
US Representative Kurt Schrader  
US Representative Suzanne Bonamici  
US Representative Cliff Bentz  
US Representative Earl Blumenauer