



AGENDA

Port of Bandon
 Regular Commission Meeting & Work Session
 January 23, 2024, 1:00pm
 Boardwalk Picnic Shelter
 Bandon, OR
www.portofbandon.com/meetings
 for details

			PAGES
A.	Call To Order	Commissioners	Verbal
B.	Roll Call by Secretary-Treasurer	Commissioners	Verbal
C.	Consent Calendar		
i.	November Financials	Commissioners	A-J
ii.	December Financials	Commissioners	K-U
iii.	December Minutes	Commissioners	V-W
iv.	January Special Meeting Minutes	Commissioners	X
D.	Presiding Officer and Commissioner Comments		
E.	Ordinances and Resolutions		
i.	Resolution 2025-01 Interfund Loan Transfer/Audit Report	Kathy/Commissioners	1 / Handout
F.	Public Contracts and Purchasing		
G.	Public Hearings		
H.	Port Managers Report		
i.	2025-2030 Draft Work Plan	Jeff/Commissioners	2-8
ii.	Fisheries Building Lot Improvements	Jeff/Commissioners	Verbal
iii.	Marina Update	Jeff/Commissioners	Verbal
I.	Port Staff Reports		
i.	Harbormaster	Shawn/Commissioners	Verbal
ii.	Leases, Moorage, Events	Josh/Commissioners	Verbal
J.	Public Comment		
K.	Other Misc Matters		
L.	Executive Session		
M.	Adjournment		

NOTES: Work Session walk around will commence after 2025-2030 Draft Work Plan

PORT OF BANDON
CHECK TRANSACTIONS



NOVEMBER 2024

DATE	CK #	NAME	AMOUNT
11/4/24	6016	Banner Bank	(\$3,802.66)
11/13/24	6025	Canon Solutions America	(\$145.81)
11/13/24	6026	US Relay	(\$99.00)
11/13/24	6027	Coast Electric Inc	(\$3,436.50)
11/13/24	6028	Les County Sanitary Service	(\$37.12)
11/13/24	6029	Hennick's	(\$1,450.33)
11/13/24	6030	Bandon Supply Inc.	(\$8,349.85)
11/13/24	6031	Special District Ins Services	(\$8,526.00)
11/13/24	6032	Streamline	(\$265.00)
11/13/24	6033	Tyree Oil	(\$301.83)
11/13/24	6034	City of Bandon	(\$3,176.10)
11/13/24	6035	Oregon Department of Forestry	(\$617.99)
11/13/24	6036	Oregon Corrections Enterprises	(\$136.00)
11/13/24	6037	Coastal Paper	(\$506.34)
11/13/24	6038	Industrial Resources of Bandon	(\$17.80)
11/13/24	6039	Stericycle Inc.	(\$78.38)
11/13/24	6040	Mike's Welding & Fabrication	(\$235.00)
11/13/24	6041	Bandon Ace Hardware	(\$319.63)
11/13/24	6042	Or Department of Fish & Wildlife	(\$502.00)
11/13/24	6043	PND Engineers Inc	(\$492.00)
11/13/24	6045	Business Oregon	(\$39,551.99)
11/13/24	6046	Coos County Taxes	(\$4,059.40)
11/13/24	6047	Banner Bank	(\$2,823.82)
11/26/24	6048	Shawn Winchell	(\$109.99)
11/26/24	6049	SDAO	(\$3,742.00)
11/26/24	6050	HGE Inc.	(\$660.00)
11/26/24	6051	Oregon Department of State Lands	(\$375.00)
11/26/24	6052	OoNee Corp	(\$1,500.00)
11/27/24	EFT	QuickBooks Payroll Service	(\$19,799.52)
11/27/24	EFT	US Treasury EFTPS	(\$6,560.88)
11/27/24	EFT	Oregon Department of Revenue	(\$2,011.87)
11/27/24	EFT	Oregon Growth Savings Plan	(\$6,850.00)
TOTAL NOVEMBER TRANSACTIONS			(\$120,539.81)

PORT OF BANDON
BALANCE SHEET

REVISED NOVEMBER 2024



CURRENT ASSETS	GENERAL FUND	CAPITAL FUND	RESERVE FUND	ALL FUNDS
Banner Bank Checking Account	\$23,853.59	\$0.00	\$0.00	\$23,853.59
Banner Bank Merchant Account	\$11,118.52	\$0.00	\$0.00	\$11,118.52
Banner Bank PEDF Account	\$0.00	\$0.00	\$8,250.07	\$8,250.07
LGIP Investment Account	\$747,652.39	(\$621,517.84)	\$1,409,375.84	\$1,535,510.39
Petty Cash	\$100.00	\$0.00	\$0.00	\$100.00
TOTAL CURRENT ASSETS	\$782,724.50	(\$621,517.84)	\$1,417,625.91	\$1,578,832.57
LONG TERM LIABILITY	GENERAL FUND	CAPITAL FUND	RESERVE FUND	ALL FUNDS
Business Oregon Port Loan	\$0.00	\$0.00	\$750,000.00	\$750,000.00
Principal Payment	\$0.00	\$0.00	(\$20,893.75)	(\$20,893.75)
TOTAL LONG TERM LIABILITY	\$0.00	\$0.00	\$729,106.25	\$729,106.25
EQUITY	GENERAL FUND	CAPITAL FUND	RESERVE FUND	ALL FUNDS
Fund Balance, Beg of Year	\$363,355.80	(\$614,877.00)	\$1,549,930.00	\$1,298,408.80
Port Loan Opening Balance Equity	\$0.00	\$0.00	(\$750,000.00)	(\$750,000.00)
Current Net Income	\$419,368.70	(\$6,640.84)	(\$111,410.34)	\$301,317.52
TOTAL EQUITY	\$782,724.50	(\$621,517.84)	\$688,519.66	\$849,726.32
TOTAL LIABILITY & EQUITY	\$782,724.50	(\$621,517.84)	\$1,417,625.91	\$1,578,832.57

Revised January 2025 per audit adjustment of beginning fund balances

B

11:30 AM

12/20/24

Port of Bandon
Reconciliation Summary
10120 · LGIP Local Gov Investment Pool, Period Ending 11/30/2024

	<u>Nov 30, 24</u>	
Beginning Balance	1,055,772.84	
Cleared Transactions		
Checks and Payments - 6 items	-1,404,859.89	
Deposits and Credits - 9 items	1,884,597.44	
	<u>479,737.55</u>	
Total Cleared Transactions		
Cleared Balance	<u>1,535,510.39</u>	<i>Sh</i>
Register Balance as of 11/30/2024	1,535,510.39	
Ending Balance	1,535,510.39	

C



Account Statement

For the Month Ending November 30, 2024

PORT OF BANDON - PORT OF BANDON

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Balance
Oregon LGIP					
Opening Balance					1,055,772.84
11/01/24	11/01/24	Coos County - PE 10/24 Tax Distribution	1.00	34,010.44	1,089,783.28
11/08/24	11/08/24	Coos County - ME 10/24 Tax Distribution	1.00	72,453.45 ✓	1,162,236.73
11/15/24	11/15/24	Coos County - ME 11/7 Tax Distribution	1.00	95,078.12	1,257,314.85
11/15/24	11/15/24	Redemption - ACH Redemption	1.00	(40,000.00) ✓	1,217,314.85
11/22/24	11/22/24	Coos County - PE 11/14 Tax Distribution	1.00	260,222.85 ✓	1,477,537.70
11/27/24	11/27/24	Coos County - PE 11/21 Tax Distribution	1.00	102,822.06	1,580,359.76
11/27/24	11/27/24	Redemption - ACH Redemption	1.00	(50,000.00) ✓	1,530,359.76
11/29/24	12/02/24	Accrual Income Div Reinvestment - Distributions	1.00	5,150.63	1,535,510.39

Closing Balance	Month of November	Fiscal YTD July-November	Closing Balance
Opening Balance	1,055,772.84	1,266,711.61	1,535,510.39
Purchases	569,737.55	608,798.93	1,260,159.09
Redemptions	(90,000.00)	(340,000.15)	4.99%
Closing Balance	1,535,510.39	1,535,510.39	
Dividends	5,150.63	24,145.70	

Closing Balance

1,535,510.39

[Signature]

2:03 PM

12/10/24

Port of Bandon
Reconciliation Summary
10110 · Banner Bank Merchant, Period Ending 11/30/2024

	<u>Nov 30, 24</u>
Beginning Balance	465.86
Cleared Transactions	
Checks and Payments - 1 item	-592.59
Deposits and Credits - 1 item	11,245.25
	<u>10,652.66</u>
Total Cleared Transactions	
	<u>11,118.52</u>
Cleared Balance	<u>11,118.52</u>
Register Balance as of 11/30/2024	11,118.52
Ending Balance	11,118.52

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Statement of Account

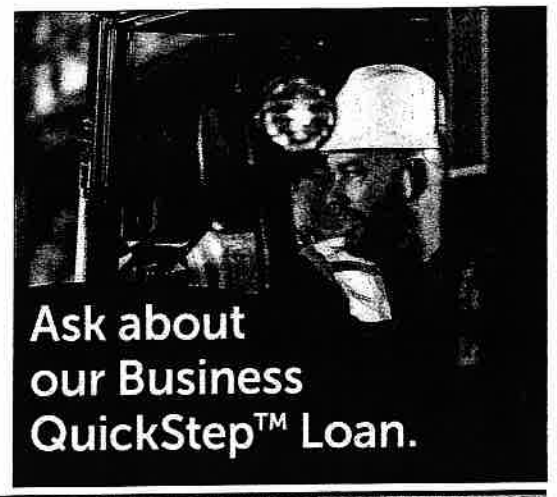
Statement Date 11/29/24

Page 1 of 2

Account Number XXXXXXXXXXXXXXX

(509) 527-3636 | (800) 272-9933 Toll-Free

Port of Bandon
 Merchant Services Account
 390 1st St SW
 Bandon OR 97411



SUMMARY OF ACCOUNTS

Basic Public Funds Checking	XXXXXXXXXXXX	\$11,118.52	Quick application. Fast decisions. Use our QuickStep Loan to finance everything from new equipment to buying property (up to \$2 million). Talk to us for details or learn more by visiting Bannerbank.com.
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CHECKING ACCOUNT

Basic Public Funds Checking

Account Title: Port of Bandon Merchant Services Account		Statement Dates	11/01/24 thru 12/01/24
Account Number	XXXXXXXXXXXX	Days in the statement period	31
Previous Balance	465.86	Average Ledger	9,515.04
2 Deposits/Credits	11,245.25	Average Collected	9,515.04
1 Debits	592.59		
Service Charge	.00		
Interest Paid	.00		
Current Balance	11,118.52		

F

2:30 PM

12/10/24

Port of Bandon
Reconciliation Summary
10130 · Banner Bank PEDF Account, Period Ending 11/30/2024

	<u>Nov 30, 24</u>
Beginning Balance	1,810.98
Cleared Transactions	
Deposits and Credits - 4 items	<u>6,439.09</u>
Total Cleared Transactions	<u>6,439.09</u>
Cleared Balance	<u><u>8,250.07</u></u>
Register Balance as of 11/30/2024	8,250.07
Ending Balance	8,250.07



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Statement of Account

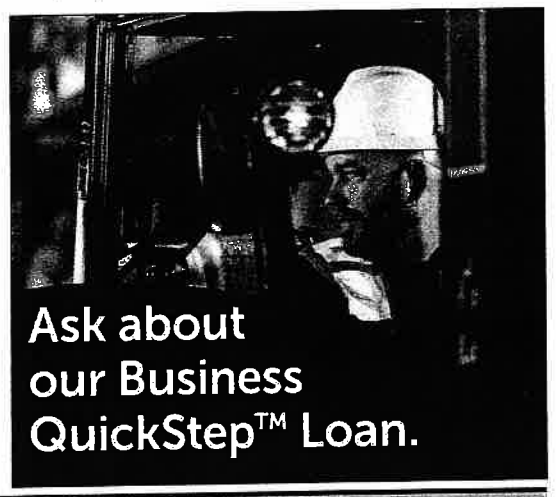
Statement Date 11/29/24

Page 1 of 2

Account Number XXXXXXXXXXXXX

(509) 527-3636 | (800) 272-9933 Toll-Free

Port of Bandon
 390 1st St SW
 Bandon OR 97411



SUMMARY OF ACCOUNTS

Basic Public Funds Checking XXXXXXXXXXXXX \$8,250.07

Handwritten mark

Quick application. Fast decisions. Use our QuickStep Loan to finance everything from new equipment to buying property (up to \$2 million). Talk to us for details or learn more by visiting Bannerbank.com.

CHECKING ACCOUNT

XXXXXXXXXXXX

Basic Public Funds Checking

Account Title: Port of Bandon
 Account Number XXXXXXXXXXXXX
 Previous Balance 1,810.98
 4 Deposits/Credits 6,439.09
 Debits .00
 Service Charge .00
 Interest Paid .00
 Current Balance 8,250.07

Statement Dates 11/01/24 thru 12/01/24
 Days in the statement period 31
 Average Ledger 4,956.09
 Average Collected 4,330.46

H

3:32 PM

12/10/24

Port of Bandon
Reconciliation Summary
10100 · Banner Bank Checking, Period Ending 11/30/2024

	Nov 30, 24
Beginning Balance	44,329.07
Cleared Transactions	
Checks and Payments - 48 items	-136,138.55
Deposits and Credits - 15 items	124,068.44
Total Cleared Transactions	-12,070.11
Cleared Balance	<u>32,258.96</u>
Uncleared Transactions	
Checks and Payments - 8 items	-8,405.37
Total Uncleared Transactions	-8,405.37
Register Balance as of 11/30/2024	<u>23,853.59</u>
New Transactions	
Deposits and Credits - 2 items	17,162.79
Total New Transactions	17,162.79
Ending Balance	<u>41,016.38</u>

Handwritten initials

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Statement of Account

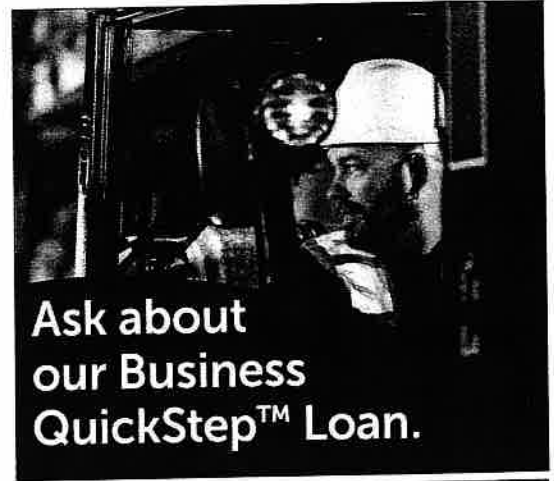
Statement Date 11/29/24

Page 1 of 2

Account Number XXXXXXXXXXXX [REDACTED]

(509) 527-3636 | (800) 272-9933 Toll-Free

Port of Bandon
 390 1st St SW
 Bandon OR 97411



SUMMARY OF ACCOUNTS

Complete Public Funds Checking	XXXXXXXXXXXX [REDACTED]	\$32,258.96	Quick application. Fast decisions. Use our QuickStep Loan to finance everything from new equipment to buying property (up to \$2 million). Talk to us for details or learn more by visiting Bannerbank.com.
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CHECKING ACCOUNT XXXXXXXXXXXX [REDACTED]

Complete Public Funds Checking

Account Title: Port of Bandon		Statement Dates	11/01/24 thru 12/01/24
Account Number	XXXXXXXXXXXX [REDACTED]	Days in the statement period	31
Previous Balance	44,329.07	Average Ledger	33,619.50
6 Deposits/Credits	119,517.04	Average Collected	32,277.41
8 Debits	40,196.42		
36 Checks	91,390.73		
Service Charge	.00		
Interest Paid	.00		
Current Balance	32,258.96		

J

PORT OF BANDON
CHECK TRANSACTIONS



DECEMBER 2024

DATE	CK #	NAME	AMOUNT
12/30/24	EFT	QuickBooks Payroll Service	(18,337.90)
12/30/24	EFT	US Treasury EFTPS	(6,359.98)
12/30/24	EFT	Oregon Department of Revenue	(2,043.20)
12/30/24	EFT	VOYA RETIREMENT	(6,850.00)
12/15/24	EFT	Employee Merit	(2,875.00)
12/13/24	6060	Bandon Supply Inc.	(208.62)
12/13/24	6061	Hennick's	(634.16)
12/13/24	6062	Bandon Ace Hardware	(142.97)
12/13/24	6063	US Relay	(99.00)
12/13/24	6064	Arcadia Environmental Inc.	(578.88)
12/13/24	6065	Special Districts Insurance Services	(35.00)
12/13/24	6066	Les County Sanitary Service	(37.12)
12/13/24	6067	HGE Inc.	(504.00)
12/13/24	6068	Tyree Oil	(183.86)
12/13/24	6069	South Coast Office Supplies	(93.63)
12/13/24	6070	Englund Marine Supply	(468.65)
12/13/24	6071	Daily Journal of Commerce	(118.58)
12/13/24	6072	Pacific Power	(17.61)
12/13/24	6073	Bandon Key Works	(434.00)
12/13/24	6074	Metal Designs NY Inc.	(2,784.78)
12/13/24	6075	Streamline	(265.00)
12/13/24	6076	Special District Ins Services	(8,526.00)
12/13/24	6077	Jeff Griffin	(165.96)
12/13/24	6078	City of Bandon	(3,431.06)
12/31/24	EFT	Payroll	(183.78)
12/31/24	EFT	Payroll	(350.77)
12/30/24	6081	PND Engineers Inc	(369.00)
12/30/24	6082	Canon Solutions America	(135.23)
12/30/24	6083	Oregon Corrections Enterprises	(111.00)
12/30/24	6084	South Coast Development Council	(1,000.00)
12/30/24	6085	Pacific Coast Congress of Harbormaster	(365.00)
12/30/24	6086	Secretary of State, OR Audits Division	(400.00)
Total			(58,789.16)

K

PORT OF BANDON
BALANCE SHEET

DECEMBER 2024



CURRENT ASSETS	GENERAL FUND	CAPITAL FUND	RESERVE FUND	ALL FUNDS
Banner Bank Checking Account	\$3,046.05	\$0.00	\$0.00	\$3,046.05
Banner Bank Merchant Account	\$3,605.97	\$0.00	\$0.00	\$3,605.97
Banner Bank PEDF Account	\$0.00	\$0.00	\$10,468.10	\$10,468.10
LGIP Investment Account	\$759,273.24	(\$622,187.80)	\$1,409,377.84	\$1,546,463.28
Petty Cash	\$100.00	\$0.00	\$0.00	\$100.00
TOTAL CURRENT ASSETS	\$766,025.26	(\$622,187.80)	\$1,419,845.94	\$1,563,683.40
LONG TERM LIABILITY	GENERAL FUND	CAPITAL FUND	RESERVE FUND	ALL FUNDS
Business Oregon Port Loan	\$0.00	\$0.00	\$750,000.00	\$750,000.00
Principal Payment	\$0.00	\$0.00	(\$20,893.75)	(\$20,893.75)
TOTAL LONG TERM LIABILITY	\$0.00	\$0.00	\$729,106.25	\$729,106.25
EQUITY	GENERAL FUND	CAPITAL FUND	RESERVE FUND	ALL FUNDS
Fund Balance, Beg of Year	\$363,355.80	(\$614,877.00)	\$1,549,930.00	\$1,298,408.80
Port Loan Opening Balance Equity	\$0.00	\$0.00	(\$750,000.00)	(\$750,000.00)
Current Net Income	\$402,669.46	(\$7,310.80)	(\$109,190.31)	\$286,168.35
TOTAL EQUITY	\$766,025.26	(\$622,187.80)	\$690,739.69	\$834,577.15
TOTAL LIABILITY & EQUITY	\$766,025.26	(\$622,187.80)	\$1,419,845.94	\$1,563,683.40

L

PORT OF BANDON

GENERAL FUND BUDGET

Fiscal Year 2024 - 2025



REVENUE ACCOUNT	BUDGET	DECEMBER	TOTAL YEAR	\$ REMAINING	% REMAINING
Bank Interest	25,000.00	6,318.65	30,464.20	(5,464.20)	-21.86%
Misc. Revenue	59,000.00	3,256.73	39,025.04	19,974.96	33.86%
Moorage	65,000.00	0.00	31,086.46	33,913.54	52.17%
Property Taxes, Current	583,610.00	4,424.61	578,643.88	4,966.12	0.85%
Property Taxes, Prior Years	25,000.00	209.63	10,643.59	14,356.41	57.43%
Rental Revenue	250,000.00	25,862.69	136,822.54	113,177.46	45.27%
TOTAL REVENUE	1,007,610.00	40,072.31	826,685.71	180,924.29	17.96%

PERSONNEL SERVICES	BUDGET	DECEMBER	TOTAL YEAR	\$ REMAINING	% REMAINING
TOTAL MONTH	582,013.00	45,862.95	268,920.87	313,092.13	53.79%

MATERIALS * SERVICES	BUDGET	DECEMBER	TOTAL YEAR	\$ REMAINING	% REMAINING
Office Supplies	15,000.00	493.86	14,922.33	77.67	0.52%
Printing & Advertising	5,000.00	0.00	763.44	4,236.56	84.73%
Building Maintenance	35,000.00	839.07	6,641.92	28,358.08	81.02%
Dock Maintenance	20,000.00	494.17	10,397.07	9,602.93	48.01%
General Operations	35,000.00	314.13	7,458.71	27,541.29	78.69%
Grounds Maintenance	20,000.00	2,982.48	6,978.95	13,021.05	65.11%
Utilities & Phone	40,000.00	1,507.03	8,934.73	31,065.27	77.66%
Commission Expenses	10,000.00	0.00	474.78	9,525.22	95.25%
Legal Fees	10,000.00	0.00	0.00	10,000.00	100.00%
Audit	15,000.00	0.00	6,000.00	9,000.00	60.00%
Insurance	70,000.00	35.00	1,239.24	68,760.76	98.23%
Dues & Fees	20,000.00	2,323.46	11,659.09	8,340.91	41.70%
Miscellaneous	27,500.00	375.31	29,702.80	(2,202.80)	-8.01%
Employee Expenses	15,000.00	492.36	3,643.20	11,356.80	75.71%
Marketing	6,000.00	99.00	6,801.04	(801.04)	-13.35%
Taxes	5,000.00	0.00	4,677.39	322.61	6.45%
Professional Fees	20,000.00	578.88	2,348.88	17,651.12	88.26%
Contract Grounds Services	50,000.00	0.00	0.00	50,000.00	100.00%
TOTAL MATERIALS & SERVICES	418,500.00	10,534.75	122,643.57	295,856.43	70.69%

CAPITAL OUTLAY	BUDGET	DECEMBER	TOTAL YEAR	\$ REMAINING	% REMAINING
Equipment	50,219.00	369.00	8,100.00	42,119.00	83.87%
Building Expenses	15,000.00	0.00	0.00	15,000.00	100.00%
Property Improvements	85,000.00	0.00	24,346.96	60,653.04	71.36%
TOTAL CAPITAL OUTLAY	150,219.00	369.00	32,446.96	117,772.04	78.40%

TRANSFERS	BUDGET	DECEMBER	TOTAL YEAR	\$ REMAINING	% REMAINING
Transfer to Reserve Fund	100,000.00	0.00	0.00	100,000.00	100.00%
Transfer to Capital Fund	212,000.00	0.00	0.00	212,000.00	100.00%
TOTAL TRANSFERS	312,000.00	0.00	0.00	312,000.00	100.00%

SUMMARY	BUDGET	DECEMBER	TOTAL YEAR	\$ REMAINING	% REMAINING
Total Revenue	1,150,732.00	40,072.31	826,685.71	324,046.29	28.16%
Total Expenses	1,150,732.00	56,766.70	424,011.40	726,720.60	63.15%
TOTAL NET REVENUE	0.00	(16,694.39)	402,674.31	(402,674.31)	-34.99%

M

12:50 PM

01/13/25

Port of Bandon
Reconciliation Summary
10130 · Banner Bank PEDF Account, Period Ending 12/31/2024

	<u>Dec 31, 24</u>	
Beginning Balance	8,250.07	
Cleared Transactions		
Deposits and Credits - 2 items	<u>2,218.03</u>	
Total Cleared Transactions	<u>2,218.03</u>	
Cleared Balance	<u><u>10,468.10</u></u>	<i>jr</i>
Register Balance as of 12/31/2024	10,468.10	
Ending Balance	10,468.10	

N



10 South First Avenue
 P.O. Box 907
 Walla Walla, WA 99362-0265
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Statement of Account

Statement Date 12/31/24

Page 1 of 2

Account Number XXXXXXXXXXXXXXX

(509) 527-3636 | (800) 272-9933 Toll-Free

Port of Bandon
 390 1st St SW
 Bandon OR 97411



SUMMARY OF ACCOUNTS

Basic Public Funds Checking	XXXXXXXXXXXX	\$10,468.10	Start the new year strong with financial tools and services that will give you time back - and make your money work harder. From checking to high-yield savings, fraud prevention to equipment loans, we can help you thrive in 2025.
		<i>n</i>	

CHECKING ACCOUNT

XXXXXXXXXXXX

Basic Public Funds Checking

Account Title: Port of Bandon		Statement Dates	12/02/24 thru 12/31/24
Account Number	XXXXXXXXXXXX	Days in the statement period	30
Previous Balance	8,250.07	Average Ledger	9,770.51
2 Deposits/Credits	2,218.03	Average Collected	9,568.71
Debits	.00		
Service Charge	.00		
Interest Paid	.00		
Current Balance	10,468.10		

0

10:40 AM

01/13/25

Port of Bandon
Reconciliation Summary
10100 - Banner Bank Checking, Period Ending 12/31/2024

	<u>Dec 31, 24</u>
Beginning Balance	32,258.96
Cleared Transactions	
Checks and Payments - 41 items	-230,977.64
Deposits and Credits - 13 items	212,364.55
Total Cleared Transactions	<u>-18,613.09</u>
Cleared Balance	<u>13,645.87</u> <i>JK</i>
Uncleared Transactions	
Checks and Payments - 15 items	<u>-10,599.82</u>
Total Uncleared Transactions	<u>-10,599.82</u>
Register Balance as of 12/31/2024	<u>3,046.05</u>
New Transactions	
Deposits and Credits - 1 item	<u>4,745.85</u>
Total New Transactions	<u>4,745.85</u>
Ending Balance	<u>7,791.90</u>

P



10 South First Avenue
 P.O. Box 907
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Statement of Account

Statement Date 12/31/24

Page 1 of 2

Account Number XXXXXXXXXXXX [REDACTED]

(509) 527-3636 | (800) 272-9933 Toll-Free

Port of Bandon
 390 1st St SW
 Bandon OR 97411



SUMMARY OF ACCOUNTS

Complete Public Funds Checking XXXXXXXXXXXX [REDACTED]

\$13,645.87

Start the new year strong with financial tools and services that will give you time back - and make your money work harder. From checking to high-yield savings, fraud prevention to equipment loans, we can help you thrive in 2025.

2

CHECKING ACCOUNT

XXXXXXXXXXXX [REDACTED]

Complete Public Funds Checking

Account Title: Port of Bandon
 Account Number XXXXXXXXXXXX [REDACTED]
 Previous Balance 32,258.96
 4 Deposits/Credits 38,134.20
 10 Debits 29,584.95
 26 Checks 27,162.34
 Service Charge .00
 Interest Paid .00
 Current Balance 13,645.87

Statement Dates 12/02/24 thru 12/31/24
 Days in the statement period 30
 Average Ledger 23,712.09
 Average Collected 23,093.55

Q

11:00 AM

01/13/25

Port of Bandon
Reconciliation Summary
10110 · Banner Bank Merchant, Period Ending 12/31/2024

	<u>Dec 31, 24</u>
Beginning Balance	11,118.52
Cleared Transactions	
Checks and Payments - 3 items	-33,789.32
Deposits and Credits - 4 items	<u>26,276.77</u>
Total Cleared Transactions	<u>-7,512.55</u>
Cleared Balance	<u>3,605.97</u> <i>82</i>
Register Balance as of 12/31/2024	3,605.97
New Transactions	
Deposits and Credits - 2 items	<u>12,356.87</u>
Total New Transactions	<u>12,356.87</u>
Ending Balance	<u><u>15,962.84</u></u>

R



10 South First Avenue
 P.O. Box 907
 Walla Walla, WA 99362-0265
 bannerbank.com

Statement of Account

Statement Date 12/31/24

Page 1 of 2

Account Number XXXXXXXXXXXX [REDACTED]

(509) 527-3636 | (800) 272-9933 Toll-Free

Port of Bandon
 Merchant Services Account
 390 1st St SW
 Bandon OR 97411



SUMMARY OF ACCOUNTS

Basic Public Funds Checking	XXXXXXXXXXXX [REDACTED]	\$3,605.97	Start the new year strong with financial tools and services that will give you time back - and make your money work harder. From checking to high-yield savings, fraud prevention to equipment loans, we can help you thrive in 2025.
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CHECKING ACCOUNT

XXXXXXXXXXXX [REDACTED]

Basic Public Funds Checking

Account Title: Port of Bandon Merchant Services Account		Statement Dates	12/02/24 thru 12/31/24
Account Number	XXXXXXXXXXXX [REDACTED]	Days in the statement period	30
Previous Balance	11,118.52	Average Ledger	19,693.38
3 Deposits/Credits	12,926.86	Average Collected	19,693.38
2 Debits	20,439.41		
Service Charge	.00		
Interest Paid	.00		
Current Balance	3,605.97		

S

1:02 PM

01/13/25

Port of Bandon Reconciliation Summary

10120 · LGIP Local Gov Investment Pool, Period Ending 12/31/2024

	<u>Dec 31, 24</u>
Beginning Balance	1,535,510.39
Cleared Transactions	
Checks and Payments - 8 items	-1,446,612.80
Deposits and Credits - 10 items	1,457,565.69
	<u>10,952.89</u>
Total Cleared Transactions	
Cleared Balance	<u>1,546,463.28</u> <i>82</i>
Register Balance as of 12/31/2024	1,546,463.28
New Transactions	
Deposits and Credits - 1 item	11,226.52
	<u>11,226.52</u>
Total New Transactions	
Ending Balance	<u>1,557,689.80</u>

T



Account Statement

For the Month Ending **December 31, 2024**

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Balance
Oregon LGIP					
Opening Balance					
12/02/24	12/02/24	LGIP Fees - ACH Redemption (2 @ \$0.05 - From 5627) - December 2024	1.00	(0.10)	1,535,510.29
12/13/24	12/13/24	Coos County - ME 11/24 Tax Distribution	1.00	4,634.24	1,540,144.53
12/31/24	01/02/25	Accrual Income Div Reinvestment - Distributions	1.00	6,318.75	1,546,463.28
Closing Balance					
					1,546,463.28

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Opening Balance	1,535,510.39	Closing Balance	1,546,463.28
Purchases	10,952.99	Average Monthly Balance	1,538,554.46
Redemptions	(0.10)	Monthly Distribution Yield	4.85%
	1,266,711.61		
	619,751.92		
	(340,000.25)		

Closing Balance	1,546,463.28	Fiscal YTD July-December	1,546,463.28
Dividends	6,318.75		30,464.45

Port of Bandon
Regular Commission Meeting
December 19, 2024, 5:30 pm
Bandon Public Library
Bandon, OR

Commissioners Present: Reg Pullen, Donny Goddard, Don Starbuck, and Rick Goche
Staff: Jeff Griffin - Port Manager, Josh Adamson – Port Specialist, Kathy Reed – Finance Director
Guests: John Towne

Commissioner Pullen opened the meeting at 5:30pm

Griffin informed Commissioners that the agenda had been amended, and a new Agenda page was handed out.

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

Commissioner Goddard made a motion to approve Resolution 2024-03 adopting updates to rules and procedures for Port of Bandon commission meetings. Commissioner Starbuck seconded. Motion passed unanimously. The Public Meeting Policy update is necessary for Best Practices with Special District Insurance Services to receive a percentage credit on annual insurance premiums for the Port.

Commissioner Goche made a motion to adopt Resolution 2024-04 in support of funding allocations into the 2025 U.S. Army Corps of Engineers (USACE) work plan for Coquille River Jetty repairs. Commissioner Starbuck seconded. Motion passed unanimously. The USACE received federal funding to complete a major maintenance and repair report on the deterioration and failing North Jetty trunk area.

The Port received only one sealed bid for concrete improvements on the High Dock Harbor Office. West Coast Contractors bid \$161,965.56. **Commissioner Goche made a motion to approve the bid from West Coast Contractors and sign the letter of intent to award. Commissioner Goddard seconded. Motion passes unanimously.**

Motion was made by Commissioner Goche to approve quote by Tri-County Plumbing for improvements on the High Dock Harbor office in the amount of \$89,835. Motion seconded by Commissioner Starbuck. Motion Passed unanimously.

Motion was made by Commissioner Goche to approve quote by Kyle Electric for improvements on the High Dock Harbor Office in the amount of \$79,850. Motion seconded by Commissioner Goddard. Motion passed unanimously.

Commissioner Starbuck made a motion to approve the updated employee handbook with revisions suggested to remove “customers and vendors” from the weapons on premises section. Motion seconded by Commissioner Goche. Motion passes unanimously.

PND Engineering has reviewed all corrective work done by Ballard Marine on the launch ramp. The report found all issues were addressed that had been identified by the Oregon State Marine Board.

Pacific Northwest Waterways Association's (PNWA) Mission to D.C. is coming up in March. Commissioners discussed the Ports effectiveness in participating each year. Individual trip costs \$2,500-\$3,000. Commissioner Goche informed that a port commissioner at Port Orford was interested in combining efforts in going jointly with the Port of Bandon. Commissioners generally endorsed the trip for attendance by the Port.

Griffin explained the need to start looking at the Strategic Plan update for the Port. No reviews or suggestions need to be made during this meeting, but we should start the update. Griffin asked if hiring a consultant or updating in house would be best. In-house was unanimously agreed with a planning session to be added to January Commission Meeting.

Knife River will begin improvements to the Fisheries Building parking lot beginning in January. Work should take one month to complete. A schedule was handed out.

Oregon Department of Fish and Wildlife have released the recreational bottom fish season. A handout was provided showing bag limits and dates of seasons based on species.

Bellingham marine in January will be placing pancake floats underneath the docks to raise the freeboard to spec height.

Staff Report:

Maintenance crew is turning over vacated office spaces previously leased by United States Coast Guard. Work on the pump out reinstallation is being done by West Coast Contractors and Reece Electric. Double glass doors at the Fisheries Building are getting repaired after wind damage. Bob Morrow, a moorage tenant has built a barge to store in a slip that will house his new racing scull.

Public Comment:

John Towne suggested adding public comment to the beginning of each meeting and before motions on each agenda item. John referenced the City of Bandon Planning Commission's meetings style.

Griffin stated the annual audit is still in progress. The Port has a draft audit currently. The cost was \$12,000-\$13,000 due to the addition of the federal audit this year.

Griffin asked for clothing sizes/options for end of the year offering to Commissioners. Options included Port hoodies/hats or Urchin Ranch merchandise.

Regular meeting was adjourned at 6:18pm

Respectfully submitted by
Joshua Adamson

Port of Bandon
Special Commission Meeting
January 10, 2025, 10:00 am
Via ZOOM
Bandon, OR

Commissioners Present: Reg Pullen, Donny Goddard, Don Starbuck, and Wayne Butler
Staff: Jeff Griffin - Port Manager, Josh Adamson – Port Specialist, Shawn Winchell - Harbormaster

Commissioner Pullen opened the meeting at 10:00am

Griffin explained that in the December Commission meeting, approval was given to proceed with the concrete improvement bid by West Coast Contractors, the electrical quote by Kyle Electric and the plumbing quote from Tri-County Plumbing for work on the High Dock Harbor Office. Griffin is requesting authorization to sign the contracts.

Commissioner Starbuck made a motion to authorize Jeff Griffin to sign the contracts with West Coast Contractors, Tri-County Plumbing and Kyle Electric for the improvements for the High Dock Harbor Office. Commissioner Butler seconded. Motion passed unanimously.

There might be a possible amendment to the contract relating to the trenching for plumbing.

Griffin also reported that the Bandon Fisheries Building Parking project will begin on Monday.

Regular meeting was adjourned at 10:18am

Respectfully submitted by
Joshua Adamson

X



PORT OF BANDON

390 FIRST ST SW ♦ BANDON, OREGON 97411 ♦ PHONE (541) 347-3206

Resolution No. 2025 – 01 RESOLUTION FOR INTERFUND LOAN TRANSFER

WHEREAS, the Port of Bandon Boat Launch project was authorized by the Commissioners of the Port of Bandon for construction during fiscal year 2023 – 2024. The majority of the project was funded by grants from the State of Oregon, and;

WHEREAS, during the Boat Launch construction project, funds expended for construction by the Port of Bandon were reimbursed to the Port from the State after being paid to the contractor, and;

WHEREAS, an Interfund Capital Loan was inadvertently created between funds when grant reimbursements totaling \$1,313,646.60 marked for the Capital Boat Launch Project were inaccurately comingled into the Reserve Fund during the fiscal year 2023 – 2024, and;

WHEREAS, per ORS 294.468, funds that are comingled between funds may be loaned from one fund to another. An Interfund Capital Loan exists when made for the purpose of financing the design, acquisition, construction, installation or improvement of real or personal property, and is not for the purpose of paying operating expenses. An Interfund Capital Loan is required to be repaid within ten years of the date of the loan, and;

WHEREAS, the Reserve Fund is currently holding \$1,313,646.60 of Interfund Loan funds to be repaid to the Capital Projects Fund, and;

WHEREAS, the Port of Bandon Commissioners provide that the interfund loan from the Capital Projects Fund to the Reserve Fund shall have borne the interest rate equal to 0% per annum, and;

WHEREAS, the funds totaling \$1,313,646.60 shall be transferred from the Reserve Fund to the Capital Fund during the fiscal year 2024 – 2025.

NOW THEREFORE BE IT RESOLVED THAT; this resolution retroactively authorizes the interfund loan transfer of \$1,313,646.60 from the Reserve Fund to the Capital Projects Fund for the purpose of capital improvements resulting during the construction of the Port of Bandon Boat Launch.

APPROVED AND ADOPTED by a majority vote of the Port of Bandon Board of Commissioners this 23rd day of January 2025.

APPROVED:

ATTESTED:

REG PULLEN, Commission President

Donny Goddard, Vice President

**PORT OF BANDON
BUSINESS PLAN
DRAFT NARRATIVE
JANUARY 2025**

INTRODUCTION

The Port of Bandon (Port) Strategic Business Plan provides a blueprint for projects and policies to move the Port forward over the next 20 years. The plan should be updated periodically. Presented here is a draft executive summary of findings, recent accomplishments, current projects, and future project needs and alternatives in preparation for a comprehensive strategic plan update and to guide budgeting and work load priorities for 2025.

MISSION

To promote, in cooperation with local businesses, local government, and other organizations, the economic development potential of the Port District.

2015 FINDINGS

The initial background study for this Plan found that continued maintenance of Port related infrastructure (channels, jetties, marinas, boardwalk, etc.) is essential to maintaining 54 existing businesses. These local businesses support 619 jobs (including 441 direct jobs and 177 indirect/induced jobs). They also provide the following economic benefits that would be at risk without maintenance of such facilities:

- \$16.7 million in annual total labor income;
- \$27.4 million in annual value added (gross regional product);
- \$50 million in annual economic output;
- \$4.1 million in annual state and local tax payments; and
- \$3.7 million in annual federal tax payments.

RECENT ACCOMPLISHMENTS

The Port has completed several major strategic projects that have been on the planning blocks for many years. These include the complete replacement of both the marina and launch ramp facilities, a new public fishing pier, and comprehensive dredging of both the marina and launch ramp basins to project depth.

• **Marina Replacement**

The completion of the new marina in 2025 at the Port of Bandon is the result of a long sought after project by the Port Commission, Bandon Old Town merchants, and the boating community. The new marina replaces the original and well-used facility built in the early 80's that had gone well past its design life. The project began in 2018, and involved evaluating the existing marina, assessing demand and function, exploring design options, selecting a preferred design, obtaining permits, and seeking and securing funding. With approval of all permits, and with the project ready to go, the Port started to seek out funding opportunities. These came in the form of the American Recovery Plan Act through the Oregon

Legislature, followed by additional funds through the Oregon Marine Board, the US Fish and Wildlife Service, the Port's Economic Development Loan Fund, Business Oregon's Port Infrastructure Development Fund and the Bandon Dunes Charitable Foundation. The new facility has a 35–50-year design life, and includes an ADA accessible kayak launch and 100' long lightly sloping gangway from the main boarding pier. It offers over 80 slips from 20' to 70' in length for daily to year around moorage, two 80' slips and one 120' side berth for additional transient boaters. Final cost of the project was approximately \$7.5 million.

- **Boat Launch Replacement**

At the encouragement of the Oregon Marine Board, and with their supply of engineered design drawings, the Port of Bandon wrote permits for, awarded and managed contracts for the full replacement of the Bandon boat launch boarding docks, piles, and concrete launch. Most of the project's funding came from the USFWS Recreational Sport Fishing account, thru ODFW. Funding was also received from the Oregon Marine Board and the Bandon Dunes Charitable Foundation. Final project cost was approximately \$1.9 million. Project was completed in 2024.

- **Comprehensive Dredging**

As heavy equipment was mobilized for the replacement of the marina and boat launch, and in between dock and pile removal and install, the Port planned to take on a major dredging event to depth in both basins. After sediment testing and with permits in hand, the Port added this work to the overall bid / contract process and the dredging work took place during the winter of 2023/2024. Full cost was just under \$1.2 million.

- **Pullen Pier**

The Port had envisioned a public fishing pier off the north marina jetty for decades. The location had been used by those brave enough to scramble down and fish off jetty rock along the river in years past, as salmon runs found refuge in the deep hole in the river just 30' waterside of the jetty location. Final design, a USACE lease, and permits were secured for the project in 2021, and grant funding followed from ODFW, Oregon State Parks, and Wild Rivers (now BDCF). The Port awarded a bid to Billeter Marine and the construction of a new ADA designed public access fishing pier on the lower Coquille River was completed in 2022. Project cost was approximately \$650,000.

- **Bandon Fisheries Warehouse**

During 2022-2023 the Port worked with a talented local business to turn the Bandon fish plant into a thriving seafood retail outlet, farmers and artisan market, new home for Washed Ashore sculptures and education center, and a successful large public event space.

- **Historic Bay Door Replacement**

The Port used in-house skill and labor, and a historic preservation grant, to replace all seven bay doors at the Historic Coast Guard building on First Street. The doors had functioned, more or less, since 1939. The project was completed in 2023.

- **Mariculture Initiative**

Between 2019 and 2024 the Port established a new artisan fishery in Bandon in partnership with the private sector by developing an upland commercial seaweed farm and kelp bed restoration

oriented commercial purple sea urchin ranch with ongoing farmgate sales to local restaurants.

- **Waterfront Mural and Art**

The Port continues to do an excellent job of maintaining and expanding a high-quality boardwalk style waterfront for Bandon residents, businesses, and visitors, with continuation of the boardwalk art show, new art sculptures, and a new large scale kelp mural on the fisheries building completed and installed in 2023.

- **Coquille Chinook**

In 2022 the Port played a pivotal role initiating restoration of the Coquille River Chinook salmon population by identifying and working with key individuals who could design a fish trap along Ferry Creek to effectively catch the few remaining returning mature adults for spawning at the Ferry Creek hatchery. Fertilized eggs were incubated at the hatchery and used to recover both the wild and recreational runs. The Port acquired grant funds to initiate the project, which was then implemented by the Coquille Tribe, Coquille STEP, and ODFW.

CURRENT PROJECTS (2025)

- **High Dock Harbor Office**

The Port is in the pre-construction phase of the High Dock Harbor Office development project. This will provide an on-site office to conduct moorage, boat launch, visitor and tenant related services as well as restrooms for the general public and a shower-restroom facility for transient boaters. Goal to complete project by end of year.

- **Finnian Forever Project**

The Port is in the construction phase of the Fisheries Warehouse parking and public space project. This will replace a rough gravel lot with an efficiently engineered paved parking, sidewalk, and storm drain design in combination with an adjacent public space for art sculpture, planted berm wind break seating feature, and marine water features. Goal to complete project by end of spring, 2025.

FUTURE NEEDS AND OPPORTUNITIES

- **Strategic Plan Update**

The Port's strategic plan, completed in 2015, is now out of date with many projects completed and some projects no longer envisioned by the Port Commission. The plan needs a complete update to guide the Port's activities over the next 10 to 20 years. Funding from Business Oregon's Port Planning and Marketing Fund could be applied for to kick off this process, much of which can be completed in-house.

- **Federal Jetty Repair**

The Coquille River jetty is a federal project that has served the boating and shipping interests of the region for over a century. The project is essential to the economic prosperity of our

coastal region and is vital to the local community, as the jetty works to funnel river flow to maintain channel depth, provide safe waterway passage for boaters, and protect urbanized areas near the mouth of the river from flooding. The jetty was constructed in 1909, with the last repair performed in 1955. It is now in a deteriorated state and in critical need of major maintenance. In 2024 the US Army Corps of Engineers received federal funding to complete a Major Maintenance and Repair report for the Coquille River Jetty project. This is on track to be finished by the end of 2024 and follow up funding for subsequent steps including a Detailed Design Review and Plans and Specs document is critical so that this project continues to move forward. The Commission of the Port of Bandon fully supports and encourages a funding allocation into the 2025 USACE Work Plan the full amount necessary to complete the next phase of this project, estimated at \$1.3 million. Federal Funding.

- **Federal Dredging**

The US Army Corps of Engineers has the jurisdiction and permit authority to dredge the federally authorized channel from offshore, across the bar, and up the Coquille River to the Port's marina. A section of the federal channel also branches into the marina to serve the Port's fuel dock. These federal channels are the responsibility of the federal government to dredge and maintain at authorized depth (which is -13' plus 2' over dredge and another 3' in advanced maintenance dredging when funding and Yaquina sharing allows). The Corps typically dredges the Coquille River bar at the ocean entrance annually, with a congressional allocation of funds providing for about 4 days of dredging from the Yaquina (note that the USACE has permit authority to dredge a full 7 days, but does not typically dredge more than 3-4 due to funding limitations, with the Yaquina time being prioritized to neighboring ports (Coos Bay and Gold Beach). In addition to routine dredging, given the challenging nature of our bar crossing, the Port has requested advanced maintenance dredging, wider dredging, and the creation of a step channel to deepen the water at the approach. Current annual federal funding is \$624,000, when allocated.

- **Port of Bandon Dredging**

The Port of Bandon has jurisdiction and permit authority to dredge the Bandon boat basin and Bandon marina (except for that section of federal channel that runs to the fuel dock). The Port completed a major dredging project in January of 2024 to project depth (-13' in the marina and -9.75' in the boat launch basin). This was performed using a cutter head pipe suction dredge. With annual sedimentation rates of about ½' per year, the Port should plan to obtain permits, fund, and contract a comprehensive dredge event every 7 or 8 years. The Port should consider working with the Port of Coos Bay to use the state-owned dredge as a cost-effective option for completion of all or a portion of this work. The Port should also create a MOU with the USACE so that the Port could plan to piggyback on Corps dredge contracts, since the methodology for *basin* dredging, using cutter head suction pipe, is the same for both Corps and Port *basin* dredging projects. Such action could save the Port substantial limited funding by eliminating mobilization costs. Eight-year dredge events to depth would remove approximately 40,000 cubic yards. At an average current cost of \$30 per yard this requires \$1.2 million, or \$150,000 per year. Grants are difficult to find for this essential work, with the next comprehensive cycle anticipated in year 2031-2032.

- **Boat Launch High Spot**

It was discovered in 2024 that the Port's boat basin has an area of dense hardpan at -5.5' depth starting near the base of the boat launch and broadening out over an approximate 500' area of the main boat channel. This area cannot be dredged to depth with a suction cutter head but instead requires bucket excavation on barge and upland disposal. Permits need to be amended, and funds raised, for this work to occur. The action could avoid a costly staggered and repetitive approach in the future to dredging projects, however with a one-time cost estimate of over \$700,000, the Port should evaluate the benefit of the project.

- **Marina Storm Drain Outfall**

The Port receives a large amount of stormwater and sediment gathered from a large area of the City and Highway 101 and deposited by a large concrete pipe into the SW corner of the marina. The sediment from this drain builds up beneath docks and gangways at an alarming rate, requiring expensive and frequent spot dredging with a long reach excavator from the side of First Street. The sediment also contains a high risk of introducing toxic contamination into the marina basin which jeopardizes the Port's ability to cost effectively discharge dredged sediments into the flow lane. The Port does not receive any financial support from the City to manage these sediments. The Port should pursue a project with the City and ODOT to develop a sediment catch basin upstream of the discharge location. Current estimates to remove a 200 cubic yard using an excavator from First Street is \$115,000.

- **Coast Guard SARDET Housing / Presence**

The United States Coast Guard maintained an active presence in years past in Bandon. They own a perpetual lease on Coast Guard Hill property overlooking the breaking bar as the Coquille River enters the Pacific Ocean. The lease was a donation from a local family but contained a take back clause stipulating that if the intended use ever ceased, the property would revert to the original private ownership. To date this clause has not been exercised yet maintenance on the property's manufactured housing structure ended years ago to the point that the property was deemed uninhabitable by the Coast Guard in 2019. At that point the Coquille Search and Rescue Detachment Team (SARDET) was seldom seen, even with the Port providing alternative housing for the team in Bandon. The main reason given for the Coast Guard's SARDET inaction was an acknowledgment of an agency wide disfunction with workforce development and recruitment, a real issue. The Port should ramp up lobbying efforts to gain more attention to this local, and national, problem.

- **Coquille River Walk**

Provide phase II assistance, focus on old mill frontage to attract jobs to the site. Port assisted with phase I, which is now complete. Phase II assistance targets the industrial site at old mill.

- **Solar Roofing, Fleet Electrification**

Assess the financial aspects of installing solar roofing on both the new harbor office and on the Bandon Fisheries Warehouse building. Review fleet electrification options that may be realized as part of any local, state, or federal grant programs.

- **North Spit Salmon Habitat**

Years ago the Port constructed a channel from the Coquille River into some lowland areas of the North Spit to provide rearing habitat for Chinook smolts in the lower estuary. The project

increased hydrology into these areas, creating an increase in wetland habitat, however driftwood logs severely clogged up the channelized areas significantly reducing the effectiveness of the project. This project could be reassessed given the recent plight of the Coquille Chinook populations and need for additional rearing habitat.

- **Redmon Pond Trail and Wildlife Viewing**

The Port owns a unique plot of land along the south bank of the lower estuary of the Coquille River, across the street from an assisted living facility. The area consists of a sandy foredune with mixed vegetation, some invasive weeds including Gorse and European beach grass, but also supports an area of native beach grass and other native species. The main feature of the area is Redmon Pond, which contains freshwater and is an important migratory stopover for waterfowl. The Port has played with the idea of constructing an improved trail meandering through the property for public use, as well as developing a wildlife viewing platform on the side of the pond. Recently the City of Bandon, who owns significant areas of right of way on the site, applied for a federal grant to help the Port design and construct the trail. The Port should capitalize on the opportunity to provide these public recreational features on this site.

- **Moore Mill Mariculture Project**

In partnership with the owners of the Moore Mill, in 2021 the Port obtained a Port Planning and Marketing Grant from Biz Oregon to assess the feasibility of developing a mariculture park on the Moore Mill log yard property in Bandon. This was prompted by the success of the Port's trial operations further downriver and the offering of even better site attributes for mariculture at the mill site. The assessment evaluated zoning, utilities, easements, elevation, site cleanup history and cultural resources. The most significant finding from the study was the convoluted land use designations historically misapplied to the property which precluded aquaculture use. The study resulted in the Port and owners' successful application for changes to the Shoreline Plan, Estuary Plan, Comprehensive Land Use Plan, and zoning ordinance to allow aquaculture as an outright permitted use on the site. Follow up work at the site to initiate a public/private mariculture park initiative should be considered by the Port.

- **Prosper Yard Boat Storage / River Launch / Day Use**

The Port owns a 2-3-acre river front property in Prosper on the Coquille River. The site was used in the past to haul boats from the water and as a yard for Port maintenance work and tug operations. It now sits idle and contains miscellaneous stored remnants – most of which need to be recycled or landfilled. The property would make an excellent day use facility for river access, seasonal boat moorage, and upland boat storage. The Port should consider initiating this project with the development of a site feasibility study and concept plan.

- **Historic Coast Guard Pier and Launch Ramp Restoration**

These 100-year-old structures are still standing yet are well past functional life. The ramp, which historically launched lifeboats stored in the buildings' lower bays, has lost half of its support piles and is veering into the river. A Port commissioned engineering assessment of the ramp in 2020 determined it is no longer salvageable and would require complete replacement. The Pier still stands on the original, hour glassed piles and potentially could be restored. The Port should decide as to the future of these historic facilities.

- **Historic Coast Guard Building Seaweed Brewery**
- **Coquille Riverside Café**

CURRENT PORT FACILITY FIVE YEAR MAINTENANCE PROJECT PRIORITIES

1. Boardwalk Lighting Fixture replacement

The overhead lighting fixtures along the boardwalk all need replacement due to extensive corrosion, both at the lamp and at the base. Cost estimate for 12 units is \$48,000.

2. Webber Pier and Crab Dock repairs/restoration

While new wood cross bracing supports to the wooden piles beneath Webber Pier were installed in 2024, the pier's piles still have a limited lifespan. A couple have broken off and should be replaced. While planning to replace the piles and horizontal support beams should commence by 2030, immediate attention should be applied to the concrete breakwater. The decking is spalling, attributed to the condition of the tie rods, which need replacement. Many walers are also missing and all should be replaced along with new bull rails, some of which are rotten. A rough estimated cost for this work is \$150,000.

3. Fisheries Building Roof Sealant

To minimize ongoing leak repairs, and maximize the lifespan of the metal roof, the Port should consider contracting out a roof sealant on the building. Estimated cost is \$150,000. The Port may also want to consider funding opportunities to install solar roof panels on the building that could include roof sealant as part of the project.

4. Fisheries Building Heating and Electrical Upgrade

Originally built as a seafood processing plant, the Bandon Fisheries building does not provide indoor space heating, which can be an issue especially during the winter during events or for coffee shop patrons. Since the building is at power capacity, an upgrade to the existing transformer would be required before new electric heaters can be installed capable of providing some measure of heat to the building. Estimated cost is \$50-100,000.

5. Historic Coast Guard Building Roof Replacement

Recent repairs to the roof have shown the need to lay new asphalt shingles on the building within the next five years. Rough cost estimate is (\$120,000). Historic preservation grant may be possible to offset some of this cost.