



AGENDA

Port of Bandon
 Regular Commission Meeting
 September 22, 2022, 5:00pm
 Bandon Public Library
 Bandon, OR and via ZOOM
www.portofbandon.com/meetings for details

A.	Consent Calendar		
i.	August Financials	Commissioners	A-K
ii.	August Minutes	Commissioners	L-M
B.	Presiding Officer and Commissioners Comments		
C.	Ordinances and Resolutions		
i.	Resolution 2022-06 Coquille Enterprise Zone	Brandi Medeiros/ Commissioners	1-24
D.	Public Contracts and Purchasing		
i.	Quickbooks Admin Change	Kathy/Commissioners	Handout
I.	Other		
i	Coquille Tribe/ODFW MOA	Mark Johnston/Commissioners	Verb/Handout
F.	Port Managers Report		
i.	Marina Update	Jeff/Commissioners	Verbal
ii.	Boat Launch Grant Application	Jeff/Commissioners	Verbal
iii.	Dredging Permits	Jeff/Commissioners	25
iv.	High Dock Admin Building	Jeff/Commissioners	26
G.	Port Staff Reports		
i.	Harbormaster	Shawn/Commissioners	Verbal
ii.	Moorage/Leases/Farmers Market	Josh/Commissioners	Verbal
H.	Public Comment		
I.	Executive Session	Commissioners	Verbal
i.	ORS 192.660 (2)(i)		
J.	Adjournment		

NOTES:

Port of Bandon
Regular Commission Meeting
August 25, 2022, 5:00pm
Bandon Public Library & via ZOOM
Bandon, OR

Commissioners Present: Wayne Butler, Reg Pullen, Donny Goddard, and Rod Taylor
Staff: Jeff Griffin - Port Manager, Josh Adamson - Project Manager, Kathy Reed – Finance Director,
Shawn Winchell - Harbormaster
Guests: John Towne, Lori Osborne, Dino Kummelehne, Roger Straus

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 Taylor. Commissioner Butler seconded motion. Motion passes unanimously.**

Jeff requested adding an item to public contracts and purchasing. Kathy Reed asked that Joshua Adamson be removed as administrator and point of contact for QuickBooks software for the Port of Bandon. Josh was put as administrator 4 years ago when Linda left and since Kathy is the Finance Director, she needs credentials for QuickBooks. **Commissioner Taylor made a motion to have Josh removed as administrator and point of contact for QuickBooks and add Kathy Reed as Administrator and main point of contact. Motion seconded by Commissioner Goddard. Motion passed unanimously.**

The Port Economic Development Fund (PEDF) has formally concluded and will transfer funds to the Port Reserve Fund for use in funding the Marina Redevelopment Project. The Port will receive approximately \$530,000, the remainder of liquid funds, and the Port will hold approximately \$550,000 in long term notes receivable with monthly payments of approximately \$6,000 per month. There will be a check transfer ceremony on September 7th at 10:00am. A press release is being drafted explaining the program. what it did, what it was supposed to do, and the Ports plans with the funds historically and going forward. The Port will investigate and pursue re-starting a new loan fund in the future.

The bid solicitation will go out tomorrow for the Marina Redevelopment Project. Ads have been placed on the website, the Oregon Daily Journal of Commerce, and the World Newspaper. Closing time for Bids will be October 17th with bids being unsealed and read the following day. This project will be a design-build with the contractor collaborating with their engineer to complete the 30% design started by PND Engineering.

The USACE Maintenance Dredging FY23 Senate Energy and Water Appropriations budget was shared showing the Coquille River receiving a Senate Base Amount of \$574,000 with an earmark of \$320,000 in additional funds for studies to repair the North and South jetties.

State Permits have been obtained for dredging in the basin. Federal permits have yet to be approved. There was a 10-year request on the permits which would allow dredging to occur now and again in 8 or 9 years. The USACE is taking another look at the discharge areas and may have concerns about the flow

lane with the volume of sediment discharged during the project and the pipes inside the navigational channel. The Port was transparent in the bid solicitation about permits currently obtained and those pending.

Oregon State Marine Board has encouraged the Port to apply for funding for the Launch Ramp Renovation. Most of the funding would be covered by OSMB and U.S. Fish and Wildlife Service. Funding would go to replacing the board floats, widening, and extending the ramp and possibly dredging.

Oregon Department of Fish and Wildlife as approved the MOA with the Coquille Indian Tribe for proposed joint conservation in chinook salmon restoration. After reading the press release it was discovered there were other rights and provisions granted to the Coquille Tribe that were not part of the understanding in the support from the Port of Bandon. Commissioners asked Jeff to invite Coquille Tribe Executive Director Mark Johnston to attend the next meeting to help clarify.

Staff Report:

The second garage door has been completed. Wood is being prepared for the lower shop doors. New benches and tables are being constructed for the boardwalk as some have developed rot. The new work boat was used to remove a log from the marina. The new boat is easier to handle and maneuver. Some monthly and 6-month moorage holders have been switching to annuals. The Farmer's Market is going well. Lori was able to bring in a temporary partition between Farm and Sea and the Farmers Market. The Port applied with the City of Bandon planning dept to scale back Fridays start time of 11:00am back to 10:00am. The planning dept granted the request.

Commissioner Butler briefed on the high use of the new Pullen Pier.

Public Comment: Roger asked about the status of the lighthouse and the lease extension option with Oregon State Parks and the USACE. Jeff stated State Parks has been holding off to sign and is looking into all options. Roger shared a story of trying to deliver a letter from the Lighthouse Keepers group to state representatives and officials. Dino asked about Port meetings time, date, and locations.

Commissioner Pullen adjourned the meeting at 5:50pm.

Respectfully submitted,

Joshua Adamson

M



P.O. Box 1938
Roseburg, OR 97470

(541) 672-6728
(541) 672-7011 Fax

**Notice To Local Taxing District About Enterprise Zone Boundary Changes in
Coos County
City of Coquille
City of Bandon
City of Myrtle Point
Port of Bandon
Port of Coquille River
To the COQUILLE VALLEY ENTERPRISE ZONE**

August 8, 2022

Port of Bandon
Jeff Griffin
PO Box 206
Bandon, OR 97411

Subject: Expansion of the Coquille Valley Enterprise Zone

This letter is to inform you of the exciting opportunity available to our region for improving the local economic base, business climate and long-run community development. Coos County, The City of Coquille, City of Bandon, City of Myrtle Point, The Port of Bandon, and Port of Coquille River are seeking to add approximately 1.09 square miles to the 10.49 square miles already designated as Coquille Valley Enterprise Zone. The boundary change request will be submitted to Business Oregon for approval.

Please understand that an enterprise zone exempts only **new** property that a **job-creating** business might build or install in the enterprise zone at some future time. In addition, an enterprise zone exemption is temporary, usually lasting only three years, after which time the property induced by these incentives is available for assessment. An extension to four or five years in total is possible in some cases. For rather exceptional investments, longer-term incentives might be available in a rural enterprise zone, but only if our county meets certain economic criteria; these longer-term incentives also may include a state tax credit, which triggers annual payments to local taxing districts by the state government. Both the extension and the long-term incentives need approval from the local cities and county that sponsor the Coquille Valley Enterprise Zone.

Finally, none of these property tax exemptions would be available to just any business. Most commercial/retail operations would not be eligible. Rather, the primary beneficiaries of enterprise zone benefits are manufacturing and other more industrially oriented facilities serving other businesses, for which new investments have become increasingly rare around the area.

The Coquille Valley Enterprise Zone proposed areas to be added include relevant tax codes, such that the zones could affect future property tax collections in your district. Therefore, you are

Mission Statement

To encourage economic development, diversify local economies, support industry, and enhance quality of life for all in the region.

being notified that you may comment on this proposal by sending comments to the following address by end of day on August 29, 2022:

Brandi Medeiros
CCD Business Development Corporation
P.O. Box 1938
Roseburg, OR 97470

OR

b.medeiros@ccdbusiness.com

The Resolutions requesting this boundary change will be considered by the sponsors on the following days – *these are tentative dates at this time.*

Coos County Coos County Courthouse 250 N Baxter St. Coquille, OR 97423	September 6, 2022	9:30 am
City of Coquille Coquille City Hall Council Chambers 851 N. Central Blvd. Coquille, OR 97423	September 19, 2022	6:30 pm
City of Bandon Bandon City Hall 555 Highway 101 Bandon, OR 97411	September 12, 2022	7:00 pm
City of Myrtle Point Flora M. Laird Memorial Library Meeting Room 435 5 th St. Myrtle Point, OR 97458	September 19, 2022	7:30 pm
Port of Bandon Bandon Public Library 1204 11 th St. SW Bandon, OR 97411	September 22, 2022	5:00 pm
Port of Coquille River 170 River Road Myrtle Point, OR 97458	September 21, 2022	6:00 pm

At the hearings, the Zone Sponsors are expected to consider a resolution requesting the boundary amendment. Therefore, you can also comment on this proposal at the hearing, (or by sending comments to Brandi Medeiros, as stated above).

Enclosed you will find a map of the areas to be added to this enterprise zone.

Mission Statement

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Sincerely,



Brandi Medeiros
Community Development Director
Zone Manager – Coquille Valley EZ

C: Special Districts Association of Oregon

Enclosure

Mission Statement

To encourage economic development, diversify local economies, support industry, and enhance quality of life for all in the region.

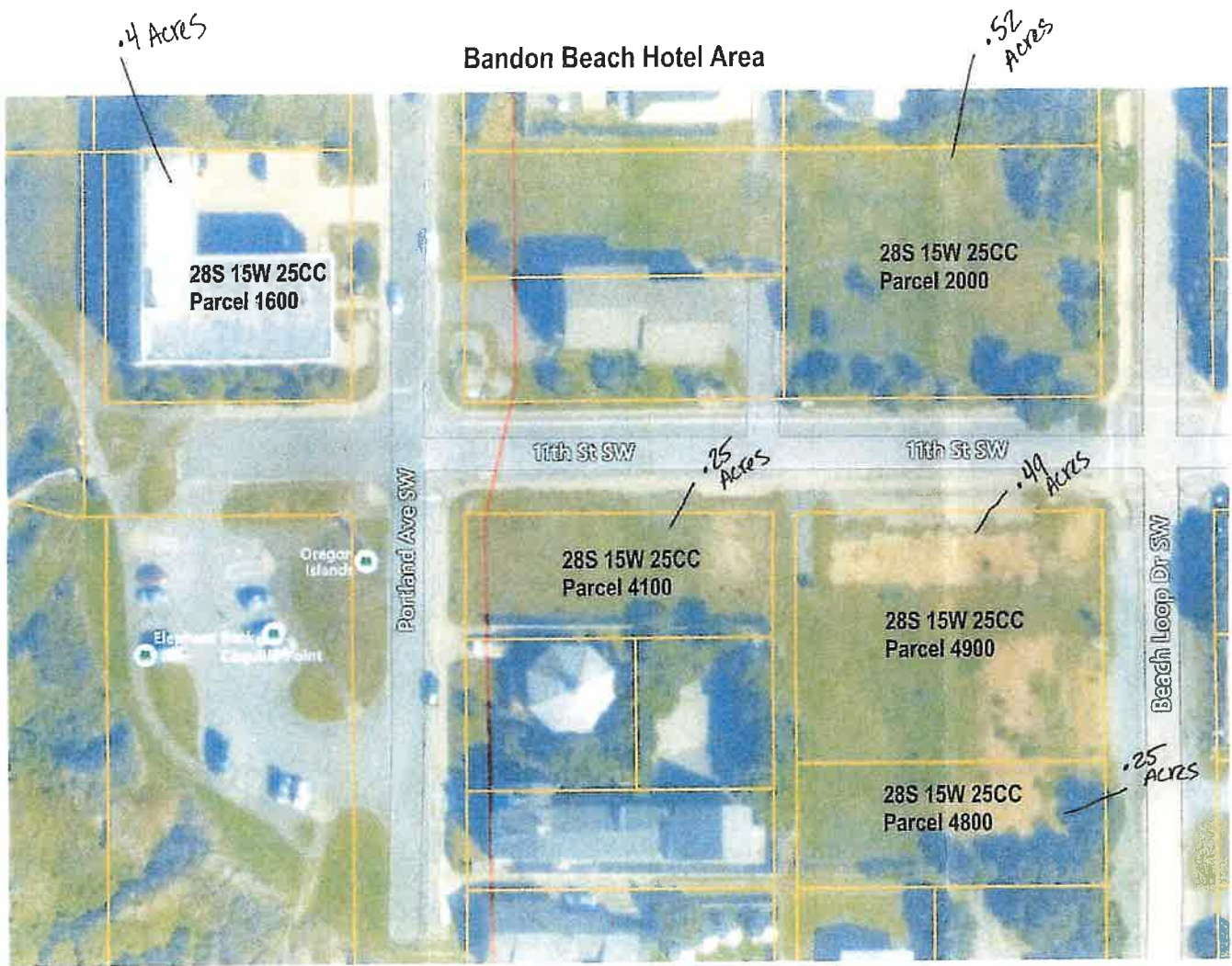
March 2022 Data Set (PARCEL ALIGNMENT WITH PHOTO MAY NOT BE EXACT)



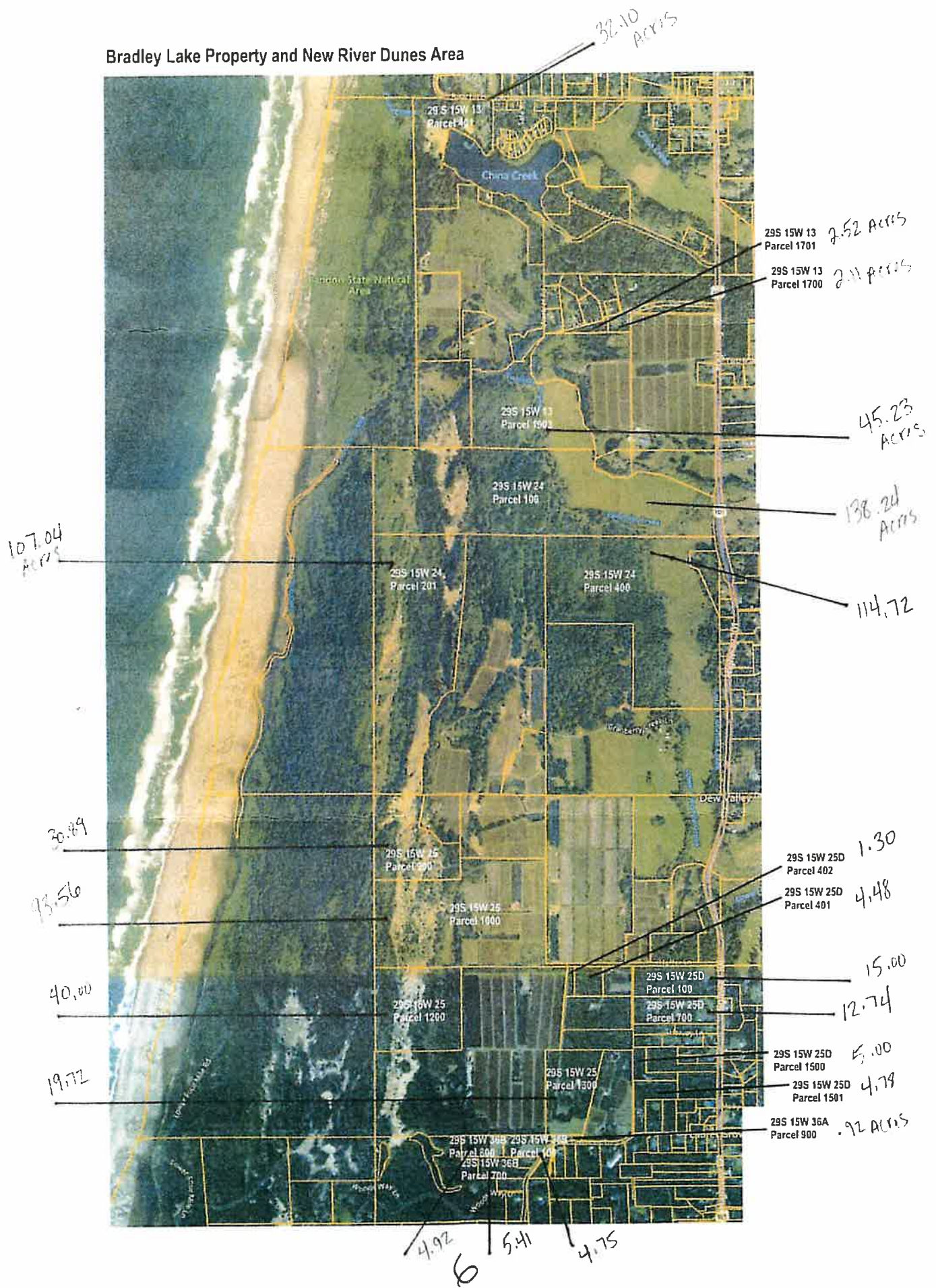
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9 Acre Lot (Proposed) to be Added
Property Borders EXISTING Boundary on 2 Sides — 9.1 Acres

Bandon Beach Hotel Area



Bradley Lake Property and New River Dunes Area

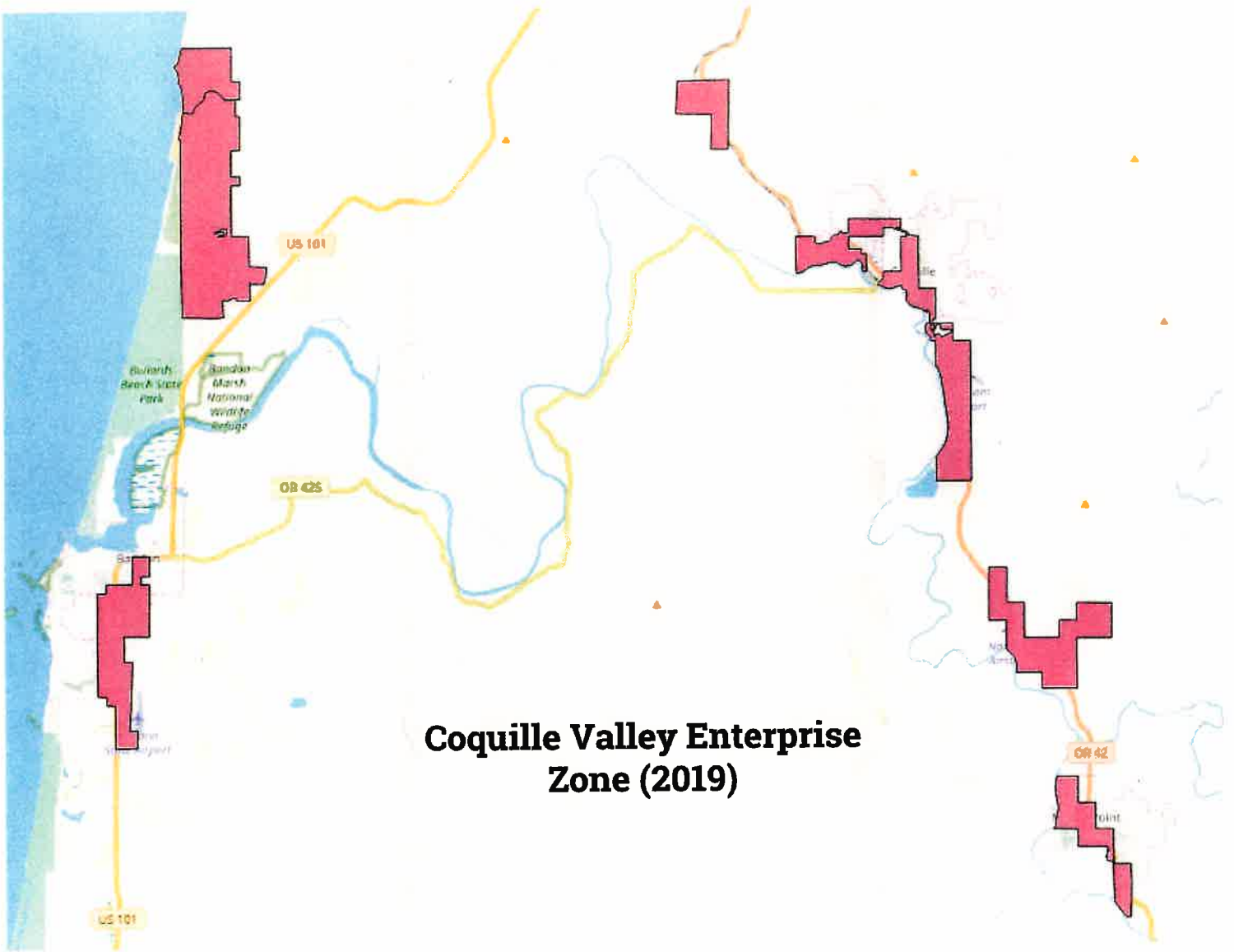


Bandon Beach Hotel		
28S 15W 25CC Parcel 1600	0.4	Acres
28S 15W 25CC Parcel 4100	0.25	Acres
28S 15W 25CC Parcel 2000	0.52	Acres
28S 15W 25CC Parcel 4900	0.49	Acres
28S 15W 25CC Parcel 4800	0.25	Acres
<i>Section Total</i>	1.91	Acres

Bradley Lake Prop & New River Dunes		
29S 15W 13 Parcel 1701	2.52	Acres
29S 15W 13 Parcel 1700	2.11	Acres
29S 15W 13 Parcel 401	32.1	Acres
29S 15W 13 Parcel 1903	45.23	Acres
29S 15W 24 Parcel 100	138.24	Acres
29S15W 24 Parcel 201	107.04	Acres
29S 15W 24 Parcel 400	114.72	Acres
29S 15W 25D Parcel 402	1.3	Acres
29S 15W 25D Parcel 401	4.48	Acres
29S 15W 25D Parcel 1500	5	Acres
29S 15W 25D Parcel 1501	4.78	Acres
29S 15W 36A Parcel 900	0.92	Acres
29S 15W 25 Parcel 900	30.89	Acres
29S 15W 25 Parcel 1000	93.56	Acres
29S 15W 25 Parcel 1200	40	Acres
29S 15W 25 Parcel 1300	19.72	Acres
29S 15W 36B Parcel 800	4.92	Acres
29S 15W 36B Parcel 100	4.75	Acres
29S 15W 36B Parcel 700	5.41	Acres
29S 15W 25D Parcel 100	15	Acres
29S 15W 25D Parcel 700	12.74	Acres
<i>Section Total</i>	685.43	Acres

Oberman Site		
29S 15W 01 Parcel 2500	9.1	Acres
<i>Section Total</i>	9.1	Acres

Grand Total (Acres)	696.44	Acres
1 Acre = .0015625 Sq Mi	0.0015625	
Total Square Miles	1.0881875	Sq. Miles



**Coquille Valley Enterprise
Zone (2019)**

**Coquille Valley Enterprise Zone Boundary Description, 2019
(other than North Bandon/Dunes Area)**

Township, Range & Section.*	Portion of Section inside Enterprise Zone
27 S - 13 W	(Winter Lake Area, 320 acres)
Sec. 21	The Southeast ¼ The East ½ of the Southwest ¼
Sec. 28	The East ½ of the Northeast ¼
27 S - 13 W	(Coquille City Area, 260 acres ±)
Sec. 35	The Northeast ¼ of the Southeast ¼
Sec. 35	That portion of the South ½ of the Southeast ¼, the South ½ of the Southwest ¼, and the Northwest ¼ of the Southeast ¼, lying outside the City of Coquille corporate limits**
Sec. 36	The Northwest ¼ of the Southwest ¼ The North ½ of the Northeast ¼ of the Southwest ¼ The Southwest ¼ of the Southeast ¼
28 S - 13 W	(Coquille City Area, 350 acres ±)
Sec. 1	The West ½ of the Northeast ¼ That portion of the Southeast ¼ lying East of the Coquille River and within the City of Coquille corporate limits** That portion of the Southeast ¼ of the Northwest ¼ lying north of the Coquille River That portion of the Southwest ¼ of the Northwest ¼ bounded by the Coquille River on the South, Highway 42 South on the West and Highway 42 on the North
Sec. 2	That portion lying North of the Coquille River and outside the City of Coquille corporate limits**
Sec. 12	That portion of the Northeast ¼ of the Northeast ¼ lying East of the Coquille River and outside the City of Coquille corporate limits**
28 S - 12 W	(Coquille City Area, 560 acres ±)
Sec. 7	That portion of the Northwest ¼ of the Northwest ¼ lying outside the City of Coquille corporate limits or urban growth boundary** The South ½ of the Northwest ¼ That portion of the Southwest ¼ lying East of the Coquille River
Sec. 18	That portion of the West ½ lying East of the Coquille River
Sec. 19	The North ½ of the Northwest ¼

* In the South and West of the Willamette Meridian, Coos County, Oregon.

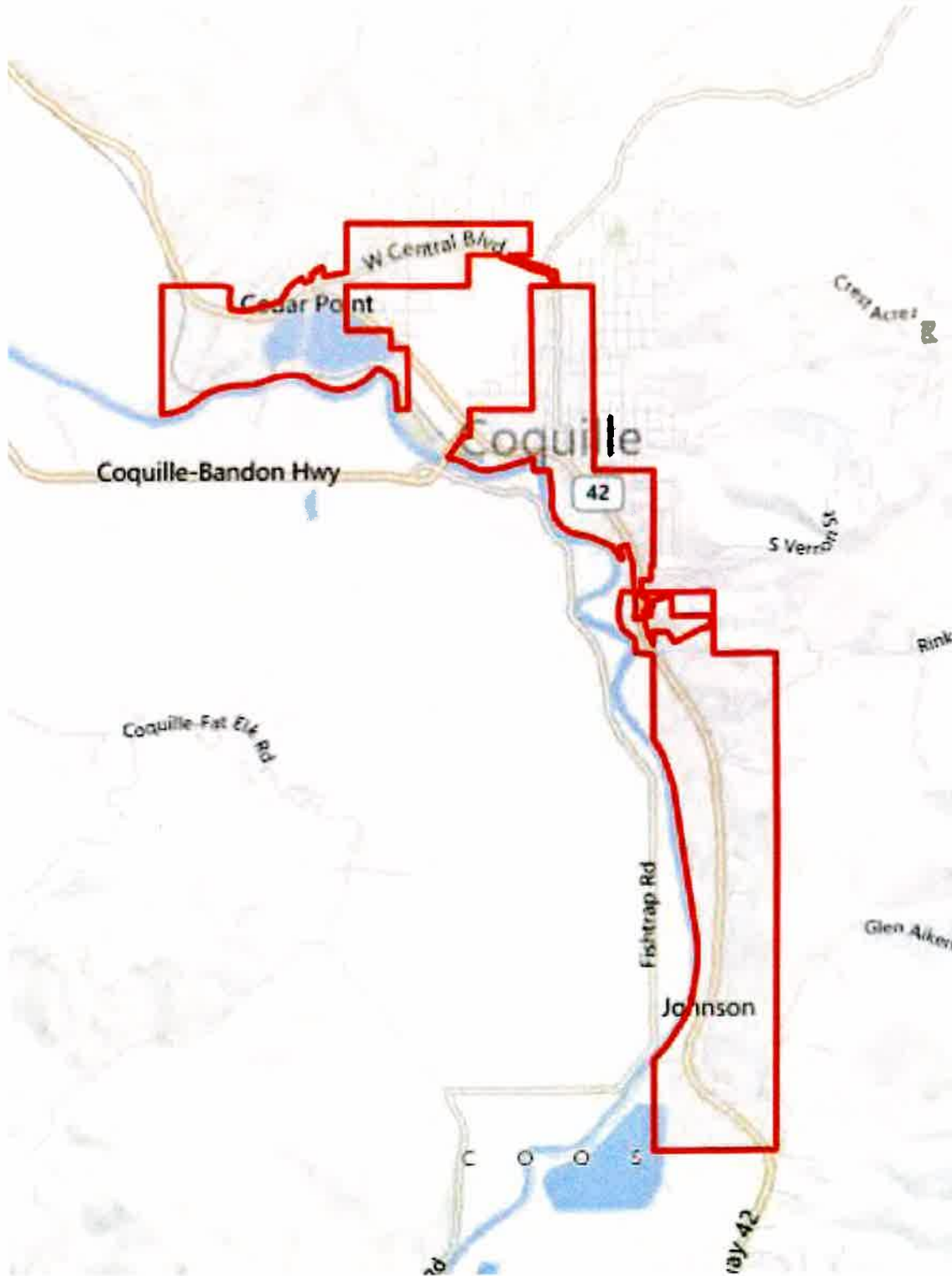
** (According to city map dated March 5, 2010)

*** (As it existed on July 1, 2019)

Winter Lake Area – Coquille Valley EZ



Coquille City Area – Coquille Valley EZ



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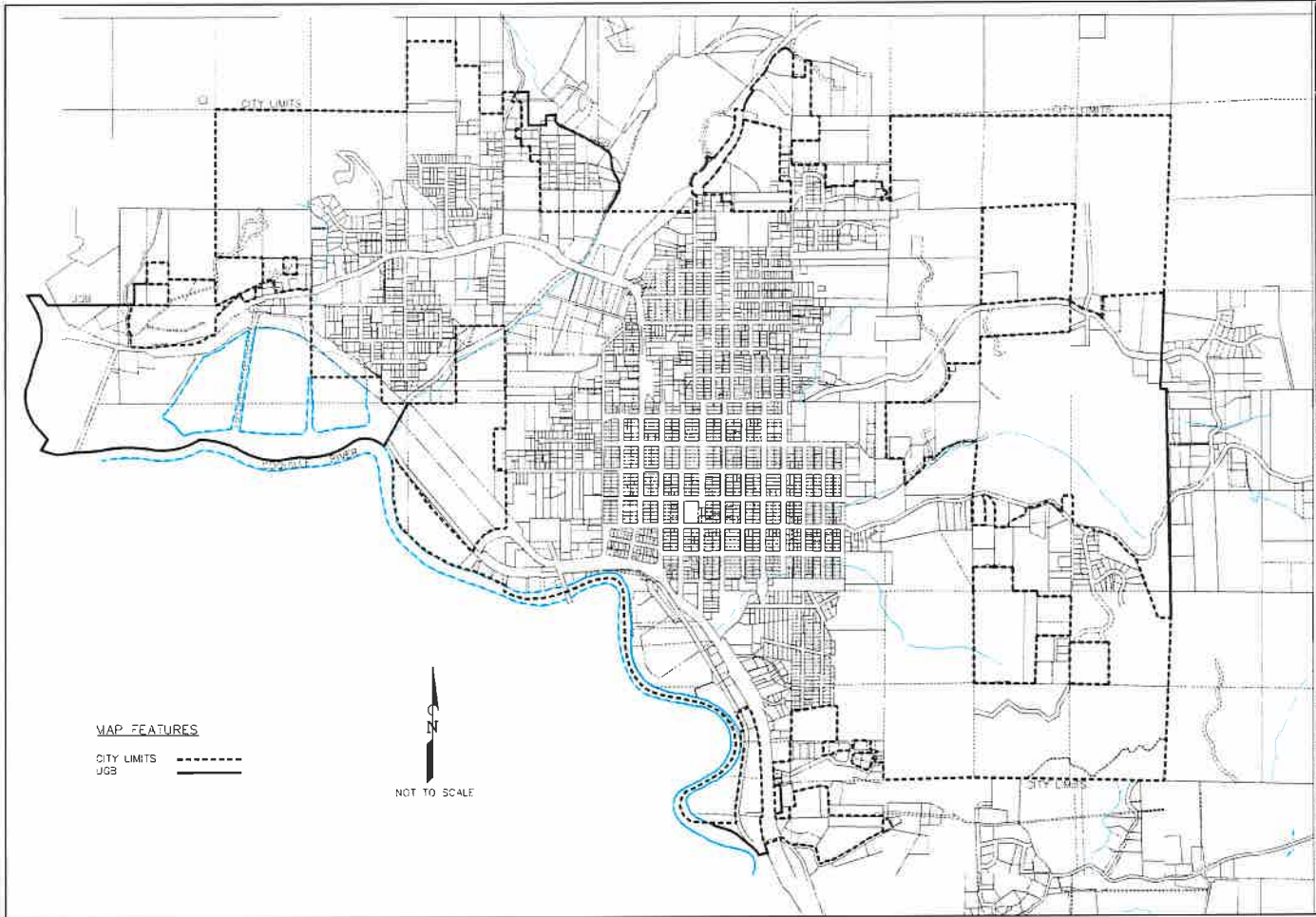


FIGURE NO.

CITY OF COQUILLE
CITY MAP
COQUILLE CITY LIMITS/ UGB

THE DYER PARTNERSHIP
ENGINEERS & PLANNERS
MAY 2010
PROJECT NO.: 1443P

**Coquille Valley Enterprise Zone Boundary Description, 2019
(other than North Bandon/Dunes Area)**

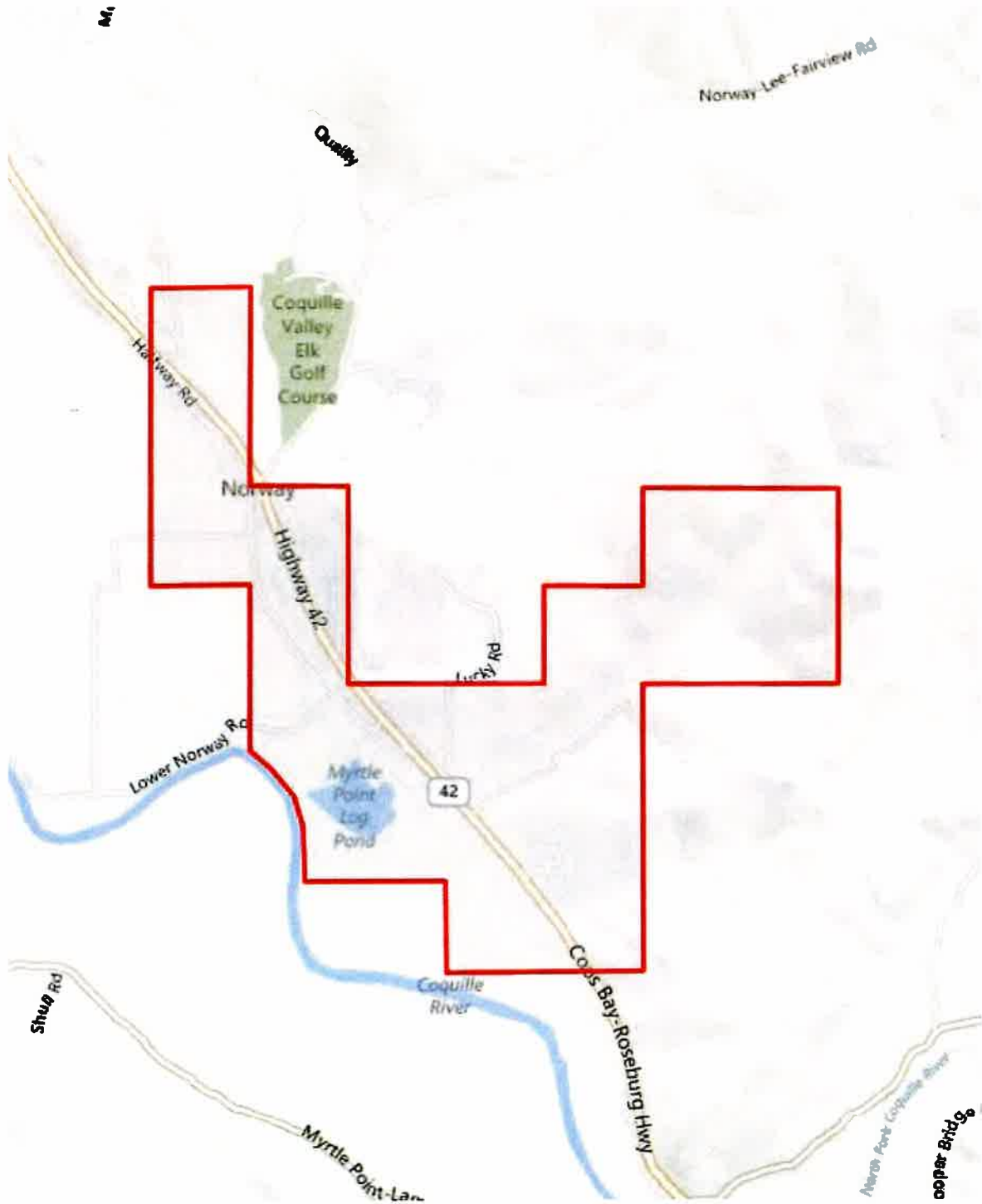
Township, Range & Section.*	Portion of Section inside Enterprise Zone
28 S - 12 W	(Norway Area, 700 acres ±)
Sec. 30	The East ½ of the Southeast ¼
Sec. 31	The Northeast ¼ of the Northeast ¼
Sec. 32	The West ½ of the Northwest ¼ That portion of the Southwest ¼ lying East of the Coquille River The Southeast ¼ The Southeast ¼ of the Northeast ¼
Sec. 33	The Northwest ¼
29 S - 12 W	(Norway Area, 80 acres)
Sec. 5	The North ½ of the Northeast ¼
29 S - 12 W	(Myrtle Point Area, 415 acres ±)
Sec. 8	That portion in the Southeast ¼ lying East of the South Fork of the Coquille River
Sec. 9	The South ½ of the Southwest ¼ of the Southwest ¼
Sec. 16	The West ½ of the Northwest ¼ and the Southeast ¼ of the Northwest ¼ The East ½ of the Northeast ¼ of the Southwest ¼ within the City of Myrtle Point corporate limits*** The Southwest ¼ of the Southeast ¼
Sec. 17	That portion of property in the North ½ of the Northeast ¼ lying East of the South Fork of the Coquille River
Sec. 21	That portion of the West ½ of the Northeast ¼ lying outside the City of Myrtle Point corporate limits*** and easterly of the South Fork of the Coquille River

* In the South and West of the Willamette Meridian, Coos County, Oregon.

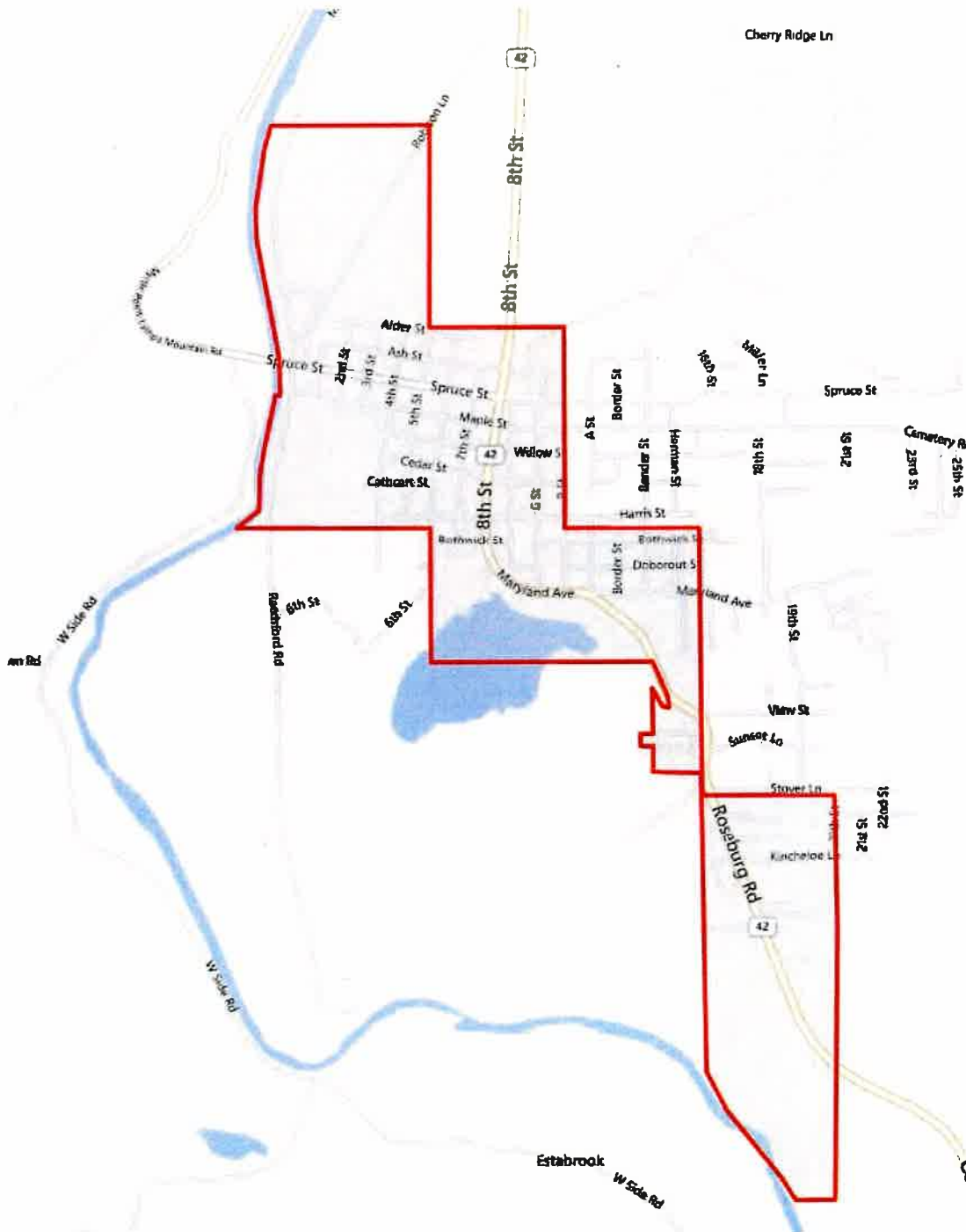
** (According to city map dated March 5, 2010)

*** (As it existed on July 1, 2019)

Norway Area – Coquille Valley EZ



Myrtle Point Area – Coquille Valley EZ



**Coquille Valley Enterprise Zone Boundary Description, 2019
(other than North Bandon/Dunes Area)**

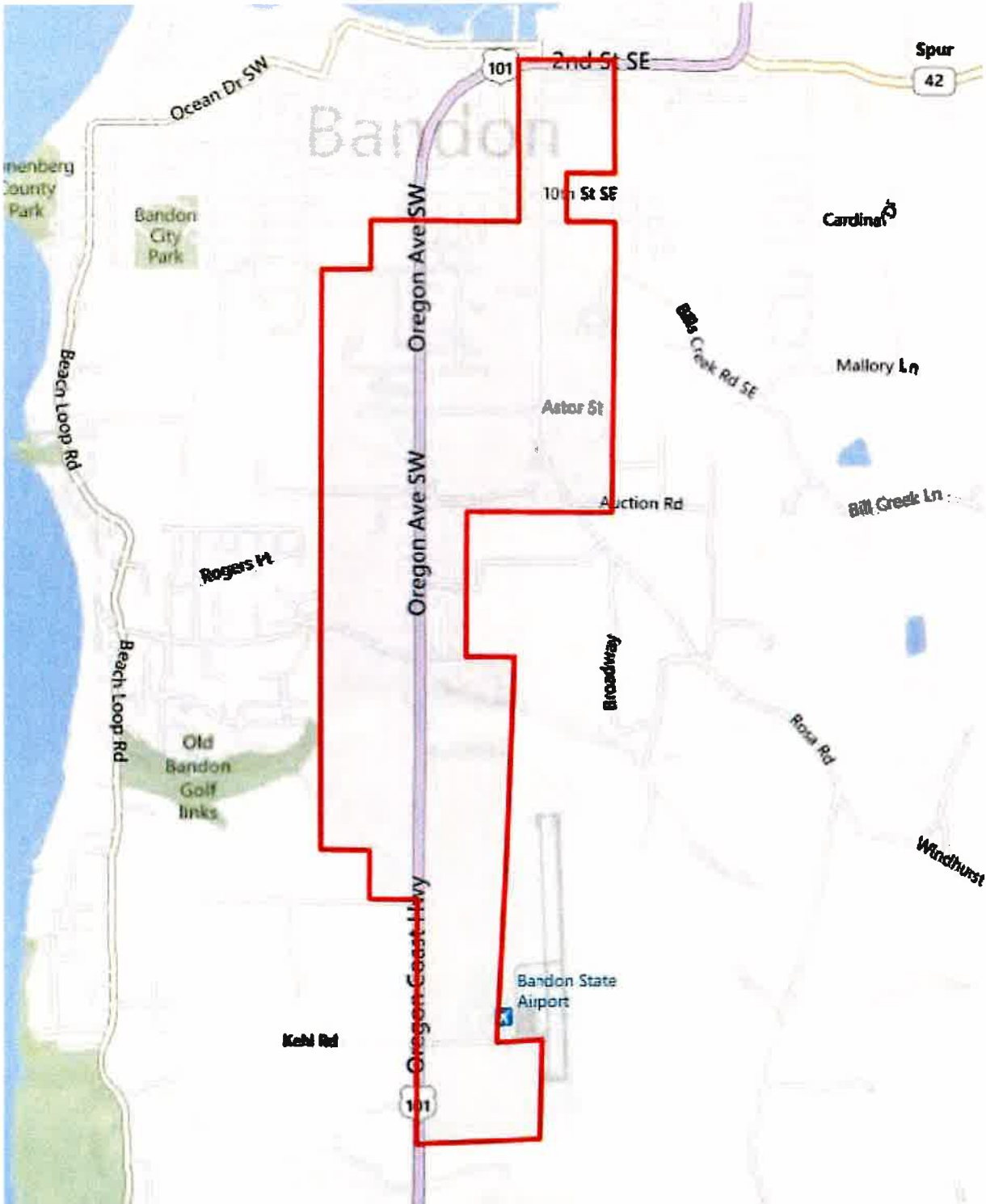
Township, Range & Section.*	Portion of Section inside Enterprise Zone
29 S - 14 W	(South Bandon/City Area, 220 acres)
Sec. 6	The West ½ of the West ½
Sec. 7	The Northwest ¼ of the Northwest ¼ The West ½ of the Northeast ¼ of the Northwest ¼
29 S - 15 W	(South Bandon/City Area, 90 acres)
Sec. 1	The East ½ of the Northeast ¼ The Northeast ¼ of the Northeast ¼ of the Southeast ¼
28 S - 14 W	(South Bandon/City Area, 325 acres)
Sec. 30	The Northwest ¼ of the Southeast ¼ of the Southwest ¼, the Northeast ¼ of the Southwest ¼, and the South ½ of the South ½ of the Southwest ¼ The South ½ of the South ½ of the South ½ of the Southeast ¼ of the Northwest ¼
Sec. 31	The North ½ of the North ½ of the Southwest ¼, the Southwest ¼ of the Northwest ¼ of the Southwest ¼, and the West ½ of the Southwest ¼ of the Southwest ¼ The Northwest ¼
28 S - 15 W	(South Bandon/City Area, 200 acres)
Sec. 25	The Southeast ¼ of the Southeast ¼ of the Southeast ¼
Sec. 36	The East ½ of the East ½

* In the South and West of the Willamette Meridian, Coos County, Oregon.

** (According to city map dated March 5, 2010)

*** (As it existed on July 1, 2019)

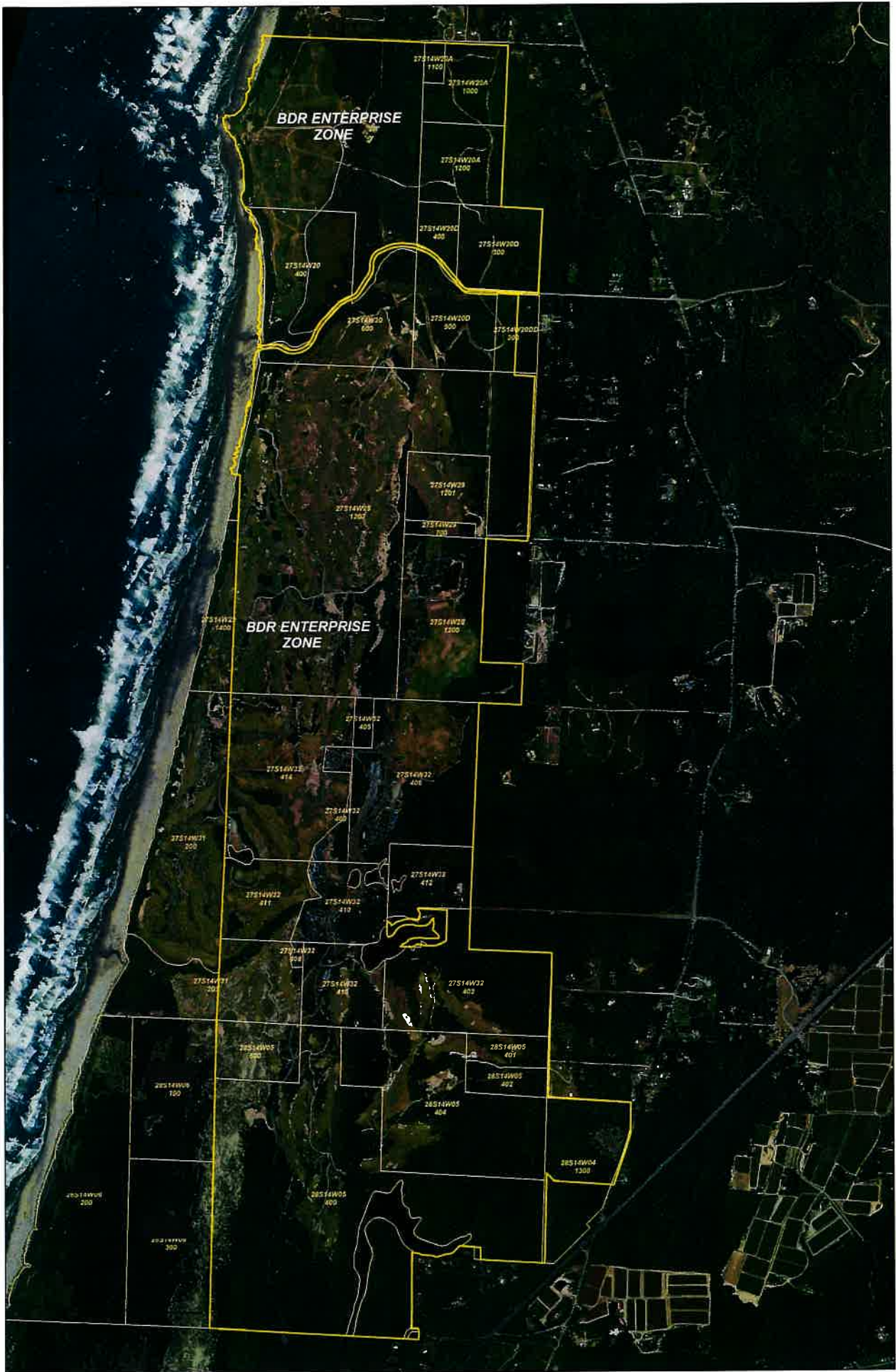
South Bandon Area – Coquille Valley EZ



COQUILLE VALLEY ENTERPRISE ZONE: North Bandon Area, July 1, 2019 (2,036 acres)

TOWNSHIP 27 SOUTH RANGE 14 WEST WM				
<u>sec</u>	<u>taxlot</u>	<u>acres</u>	<u>acct #</u>	<u>comments</u>
20	100	179.63	762100	
	400	65.84	768100	
	500	22.67	762800	
	600	47.98	762801	
20A	1000	35.00	762401	
	1100	5.00	762400	
	1200	40.00	762300	
20D	300	36.55	762912	
	400	11.80	762905	
	900	43.41	762902	
20DD	300	9.23	762906	West ½ in Zone (9.23 Ac)
		497.1		
29	1203	389.52	768402	
	1201	33.12	768401	
	700	5.34	767901	
	1200	87.31	768400	
		515.3		
31	201	≈40	768910	East ½ in Zone (≈40 Ac)
		40.0		
32	400	10.94	768900	
	403	81.52	768904	
	405	5.52	768907	
	406	100.97	768908	
	408	1.65	768909	
	410	37.34	768911	
	411	37.65	768912	
	412	32.19	768913	
	413	36.02	768914	
	414	104.41	768915	
			448.2	
TOWNSHIP 28 SOUTH RANGE 14 WEST WM				
<u>sec</u>	<u>taxlot</u>	<u>Acres</u>	<u>acct #</u>	<u>comments</u>
04	1300	36.20	940901	North 1/2 in EZ (36.2 Ac)
		36.2		
05	400	322.21	941900	
	401	14.13	941901	
	402	14.63	941902	
	404	120.4	941903	
	500	28.16	941700	
		499.5		

BANDON DUNES RESORT





SOUTH COOS COUNTY ENTERPRISE ZONES



Bandon Beach Hotel		
28S 15W 25CC Parcel 1600	0.4	Acres
28S 15W 25CC Parcel 4100	0.25	Acres
28S 15W 25CC Parcel 2000	0.52	Acres
28S 15W 25CC Parcel 4900	0.49	Acres
28S 15W 25CC Parcel 4800	0.25	Acres
<i>Section Total</i>	1.91	Acres

Bradley Lake Prop & New River Dunes		
29S 15W 13 Parcel 1701	2.52	Acres
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Oberman Site		
29S 15W 01 Parcel 2500	9.1	Acres
<i>Section Total</i>	9.1	Acres

Grand Total (Acres)	696.44	Acres
1 Acre = .0015625 Sq Mi	0.0015625	
Total Square Miles	1.0881875	Sq. Miles





PORT OF BANDON

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

RESOLUTION NO. 2022-06

RESOLUTION TO MODIFY BOUNDARY OF THE COQUILLE VALLEY ENTERPRISE ZONE

WHEREAS The Port of Bandon sponsors the Coquille Valley Enterprise Zone jointly with the Port of Coquille River, Coos County, the City of Bandon, the City of Coquille, and the City of Myrtle Point, and have determined to modify its boundary.

WHEREAS the municipal corporations, school districts, special service districts, and so forth that receive operating revenue through the levying of ad valorem taxes on real and personal property in any area of this enterprise zone, as amended, were sent notice regarding this boundary change.

WHEREAS This enterprise zone, as amended, has a total area of 10.49 square miles; it meets other statutory limitations on size and configuration, and it is depicted here on a drawn-to-scale map (Exhibit A), and its boundary is here described (Exhibit A).

WHEREAS The Port of Bandon shall continue fulfill its duties and implement provisions [jointly with other cosponsors] under ORS 285C.105 or elsewhere in ORS Chapter 285C and related parts of Oregon Law.

WHEREAS Modification of this enterprise zone does not grant or imply permission to develop land inside it without complying with jurisdictional zoning, regulatory and permitting processes and restrictions; nor does it indicate any intent to alter those processes or restrictions, except as otherwise done in accordance with Comprehensive Plans as acknowledged by the State of Oregon Land Conservation and Development Commission (LCDC).

WHEREAS The Port of Bandon is interested in encouraging new business investment, job creation, higher incomes for residents, greater diversity of economic activity, and The Port of Bandon appreciates the impacts that the designated enterprise zone would have and the property tax exemptions that eligible business firms might receive therein.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Under ORS 285C.115, The Port of Bandon does hereby change the boundary of the Coquille Valley Enterprise Zone jointly with Coos County, the City of Bandon, the City of Coquille, the Port of Coquille River, and the City of Myrtle Point as described in the exhibits.

CCD Business Development is authorized to submit documentation for this enterprise zone boundary change to the Oregon Business Development Department (OBDD) on behalf of the zone sponsor for purposes of a positive determination in favor under ORS 285C.117.

This enterprise zone boundary change takes effect on the date that this resolution/the latest resolution of a sponsoring government is adopted, or later, as so stipulated by OBDD in its determination pursuant to any revision and resubmission of documentation.

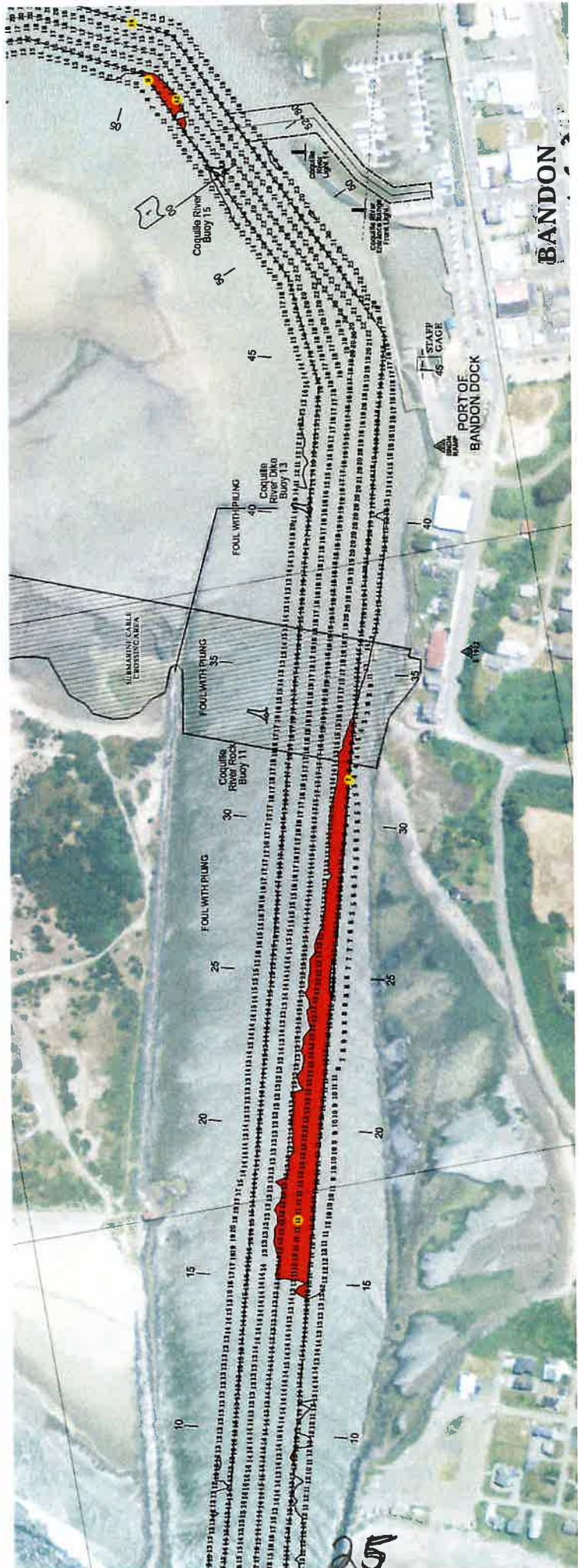
Subject to grant of approval by the director of OBDD, The Port of Bandon would jointly waive the distance maximum of 15 miles between separate areas within the Coquille Valley Enterprise Zone under ORS 285C.120 (2) for purposes of this boundary change.

**ADOPTED BY THE COMMISSION OF THE PORT OF BANDON, AT A REGULAR MEETING
ON SEPTEMBER 22ND, 2022.**

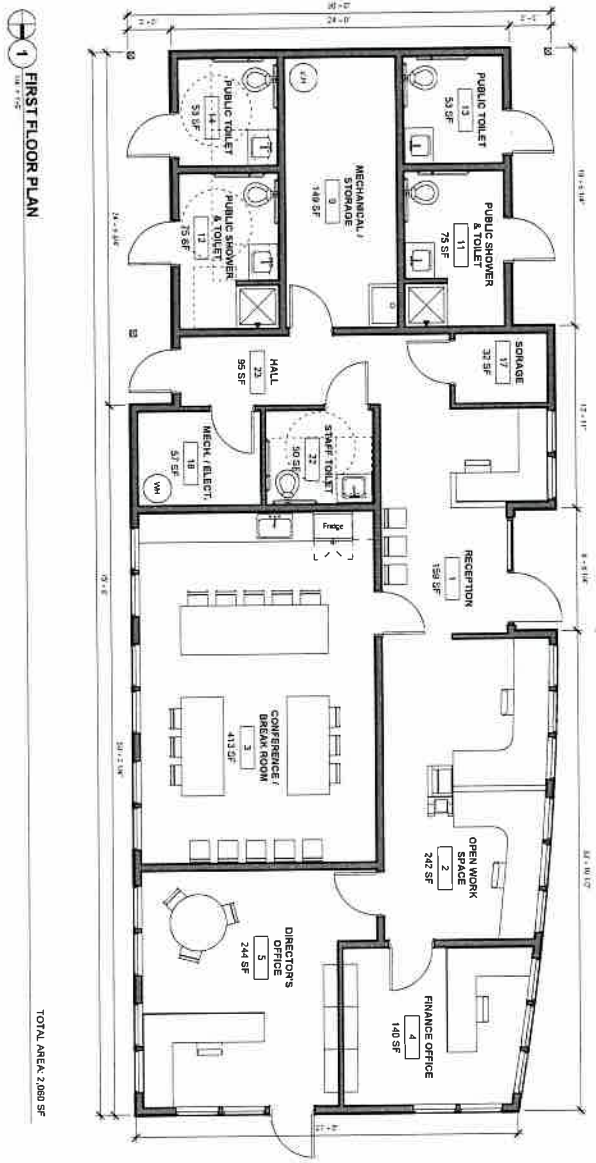
Reg Pullen, President

ATTEST:

Donny Goddard, Vice-President



25



1 FIRST FLOOR PLAN

TOTAL AREA 2,080 SF

	323 S. 4TH STREET COOSBAY, OREGON 97326 P. 541.729.1166 www.hgearch.com
	PRELIMINARY NOT FOR CONSTRUCTION
PROJECT NO. 22.01 PORT OF BANDON HIGH DOCK BUILDING BANDON, OREGON	DATE: 08/11/2012 PROJECT TITLE: FIRST FLOOR PLAN SHEET NO.: A2.1
SCHEMATIC DESIGN MECHANICAL: [blank] ELECTRICAL: [blank]	ARCHITECT: HGE ARCHITECTS PROJECT MANAGER: [blank]

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