

**SPECIAL JOINT MEETING**  
**Port of Toledo Board of Commissioners with City of Toledo Council**  
**496 NE Hwy 20, Unit #1, Toledo, OR 97391**  
**December 13, 2016 – Tuesday, 6:00 pm**

At 5:30 pm Commissioners and Councilors assembled for dinner. Prior to the meeting starting President Kriz asked everyone to introduce themselves.

1) **Call to Order:** Commission President, Mike Kriz called the Special Meeting to order at 6:00 pm.

2) **In Attendance:** Port Commissioners: Mike Kriz, Rick Graff, Gregg Harrison, and Penny Ryerson; Port Staff: Manager Bud Shoemake, Office Manager Debbie Scacco, and Administrative Assistant Sharon Kelly; Mayor Billy Jo Smith, City Councilors: Terri Strom, Michele Johnson; City Councilors Elect: Deanne Dunlap and Josh Smith; City Staff: City Manager Pro Tem Craig Martin; City Planner Mike Adams; City Recorder Nany Bryant, and Police Chief David Enyeart.

3) **Introduction of Visitors/Visitor's Comments:** Steve Webster of Siletz Boat Works and Front Street Marine and Calley Hair of the Newport News Times were in attendance.

4) **Discussion Items – City Projects:** City Manager Pro Tem Martin reported that the City is in the process of having the Toledo Industrial Properties certified as “Shovel Ready”. He explained the steps of the process and the benefits to development the certification would provide.

CMPT Martin reported that the City has applied with the Lincoln County Economic Development Alliance for a Brownfields grant from the Environmental Protection Agency. If received the funding will be used to examine underutilized properties and would plan for redevelopment. He advised that if the grant is received public input will be required, and asked the Port to participate.

CMPT Martin said that he would like to work with the Port on future Public works projects, and suggested the City and Port could apply for a USDA Rural Community grant to extend the sewer and waterlines to the Port's boatyard for the purpose of creating jobs.

CMPT Martin acknowledged housing will also be important to economic development.

Port Manager Bud Shoemake advised that the Port's Depot Slough Path ends across the street from the City, and said it would be nice to have bike/pedestrian access to the Bay Road. He advised that the previous owner of the city's Toledo Industrial Property had the permits to build a road directly from the Bay Road which would be a benefit to truck traffic.

Commissioner Gerttula said that he would like to see City services extended to the Port's Industrial Complex, so that it may become a job center.

Commissioner Ryerson suggested the City participate in the Port's upcoming planning process.

**Port Projects** – Port Manager Shoemake reported on the Boatyard Expansion that is currently underway. The current phase was funded through a Connect Oregon V grant and included purchase of the 660 ton lift, new piers, ground improvements, and relocation of utilities.

He said 8 large boats were hauled out in the past month, which would have taken about 6 months on the old drydock. He reported that there are currently 5 different companies working as vendor in the yard, 7 days a week. The Port has received a Connect Oregon VI grant for the next phase of the Boatyard Expansion to construct an environmental work building.

PM Shoemake explained the goals of its upcoming Planning project. The Port plans on reviewing the business plan for the Boatyard, examine future development of the waterfront industrial properties and the Industrial Complex on the Bay Road, and look for upland dredge disposal sites.

Mayor Smith acknowledged passage of the Water Resources Development Act, which secures funding for small ports. Manager Shoemake advised that the Army Corps of Engineers hopes to re-establish the biological opinion on the river in order to spot dredge as necessary which would allow for barge traffic, which would provide industry another transportation option.

PM Shoemake mentioned he would like to work with the Oregon Department of State Lands about removing piling from the river. There are 1000's of abandoned piles, some are still of good use, but others are broken and could cause problems to navigation.

PM Shoemake provided an update on the construction of the 2<sup>nd</sup> Boathouse. Funding for materials requiring purchase was provided by the Siletz Tribal Charitable Fund. The main docks for the boathouse were donated from the Port of Camas, the roofing was recycled from the old fire station and the framing was milled from the tree that were cut to relocate the power lines, and the boathouse is being built by volunteers. The boat house will be used as a classroom and extra storage for the Toledo Community Boathouse.

PM Shoemake reported on the Depot Slough Path saying the Angell job corps will be back after the first of the year to finish the path to NW 1<sup>st</sup> Street. There will be five benches, interpretive signs, and more trees planted.

PM Shoemake explained that Ports are special districts created for economic development. The Port's district is 433 square miles with a tax base of .23 per \$1,000. He said that the Port has to do things with a regional benefit, and cited the boatyard as an example. There are a lot of boat owners that live in East Count and Toledo.

**5) Councilor Comments:** Mayor Smith said she appreciates the scope of the tasks that the Port has undertaken.

Councilor Strom said she was happy from a business standpoint about the new lift being operational at the boatyard.

Councilor Johnson asked about the future of the Airport, as it would revert to City ownership if the State were to close it. Manager Shoemake responded that the Port would include possible uses of the Airport for upland dredge disposal in its upcoming planning.

Councilor elect Dunlap said she was pleased with the improvements at the Waterfront.

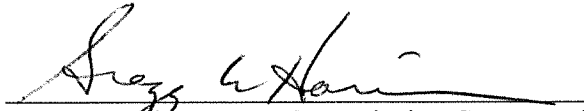
**6) Commissioner Comments:** Commissioner Gerttula has appreciated the cooperation between the City and Port over the last couple of years.

Commissioner Ryerson complimented the City Planner and City Manager Pro Tem, saying they are very good at what they do and explaining things so that the average person can understand.

Commissioner Graff appreciated the opportunity to meet with the City.

Commissioner Kriz said the boatyard was a needed facility, and is a nice accomplishment for the City of Toledo.

7) **Adjournment:** The meeting was adjourned at 7:30 pm.

  
Gregg Harrison, Port Commission Secretary/Treasurer