



Meeting Report  
PORT ORFORD MARINE ECONOMIC DEVELOPMENT  
BUILDING WORKING GROUP

Monday, June 2, 2008  
Port Orford City Council Chambers

Convener John Hewitt called the meeting to order at 1:05 PM. Present were: Vicki Nowlan of Nor Cal, State Representative Wayne Krieger; Leesa Cob and Laura Anderson of POORT; Jeff Miles, Port Orford commercial fishermen; Port of Port Orford Commissioners Ed Dowdy and Scott Luhr; Gary Anderson, Port of Port Orford Manager; Chris Claflin, Business Development Officer with the Oregon Economic and Community Development Department and Katy Eymann of Oregon Solutions.

The minutes of the meeting on May 12 were reviewed and approved. A visualization of the building concept developed at the first meeting was shared with the group. These documents are available upon request.

**Deleted:** Jonathan Allen of DOGAMI, Jerry McGriff of Griff's Restaurant, and Mary Camarata of Oregon DEQ were not able to attend.

Chris Claflin reported that the money for a strategic facility plan from the State of Oregon has been approved and the Port is authorized to begin seeking a contractor for the project. The current scope of work could be modified if that would serve the Port. The current language is:

**Project Description/Contract-Ready Scope-of-Work**

The strategic facility plan will include all property owned by the Port currently as well as planned business lines and infrastructure developments. Public meeting will be held to receive public input and Stakeholders, Port Commissioners, Port Manager and others to be determined will be interviewed. Project deliverables will include integrated technical and business information packages for developing individual Port properties and potential profitable lines of business. Each facility development project considered in the strategic plan will at a minimum:

- a) Consider the project's relationship to the Port's Strategic Business Plan
- b) Demonstrate the project's impact to the general financial health of the Port
- c) Focus on market and financial feasibility
- d) Rely on reasonable assumptions regarding development cost, lease rates, expenses, etc.

The group discussed the scope of work and appointed a committee made up of Ed Dowdy, Scott Luhr, Gary Anderson, Leesa Cobb and Chris Claflin to revise the scope of work language. Katy Eymann will support the work of the committee. Ideas discussed for a revised scope of work included:

- Allocation of funds for estimating the cost of the new building;
- Erosion issues;
- Sewage disposal issues;
- Consider how the new building will fit within the overall strategic facility plan of the Port.

A round table discussion of individual plans/layouts/designs was then conducted.

1. POORT stated they would like space for reception, offices, a fish tank and storage of diving equipment on the bottom floor and a dormitory on an upper floor. Total square footage would be 2,500 on each floor. Currently POORT is seeking \$200,000 to fund a PhD. The person will have the task of developing a program and finding the funds to support it. The long-term plan is for the program to partner with one or more academic institutions and provide fee for service work on marine protected area research. They have spoken with OSU and the U of O about this opportunity. While a research station located at Port Orford is not currently part of the OSU and U of O's master plans, development of the infrastructure to support a program could change matters.
2. Jeff Miles stated that the fishing fleet wants 20 freezer spaces for the storage of bait and other items. Each space is envisioned to be 4' by 8' with 10' to a side and a hallway between them that is 4' to 5' wide. It does not need access to a loading dock.
3. The Port of Port Orford would like 1200 square feet for offices and meeting space. It also needs 800 square feet for storage of equipment and a workspace with tools.
4. Vicki Nowlin reported that Nor Cal wants 12,000 square feet on the ground for fish tanks, storage, a cooler and a freezer. A space 60' wide and 200' long will fit their needs. They also want a truck loading area with a ramp so a forklift could deliver the product in to a semi-trailer for transport.
5. Jerry McGriff stated the Griff's Restaurant wants 4,000 square feet with a view.

In the prior meeting, separation of "retail" uses from "commercial fishing industry" uses was proposed. A discussion of what constitutes a "working waterfront" was held to further elaborate on the issue.

The following uses were considered to be part of a working waterfront:

- Fish delivery
- Vessel storage
- Work space for vessels
- Freezer Space

- Port Offices and shop
- POORT research lab
- Charter vessel operations including space to clean fish
- Live and dead fish storage

The following uses were considered to be retail and could be separated from the working waterfront.

- Charter boat offices
- Restaurant
- Retail space for fresh fish
- Research offices

The next steps for the group are:

1. Develop floor plans - each stakeholder
2. Draft a new scope of work – the committee
3. Review the Port Strategic Plan
4. Look at the economic/cash flow situation of the Port.

These steps will be addressed at the next meeting set for June 23 at 1 PM in Port Orford. The exact location has not been determined.

The meeting ended at 3:40 PM.