

PORT OF NEWPORT MINUTES
Tuesday, September 15, 2015, 12:00 noon
Work Session

I. CALL TO ORDER

Commission Vice President Ken Brown called the Commission Work Session to order at 12:08 pm, South Beach Activities Room, 2120 SE Marine Science Drive.

Commissioners Present: Walter Chuck, President (Pos. #1); Ken Brown, Vice President (Pos. #4); Patricia Patrick-Joling (Pos. #5.); Stewart Lamerdin (Pos. #3). David Jincks, Secretary/Treasurer (Pos. #2) was excused.

Management and Staff: Kevin Greenwood, General Manager.

Members of the Public and Media: Brett Joyce, Rogue Brewing; and Dennis Anstine, News-Times.

II. STATUS REVIEW OF LEASE NEGOTIATIONS

Ken Brown recapped a meeting between Brett Joyce, Kevin Greenwood and Derrick Tokos, City of Newport Community Development Director, about the traffic and parking plan. Brown noted that Rogue currently has 3-4 truck trips daily and the new expansion would increase to 4-6 daily trips. The City would not require a traffic impact study until daily trips reached 10, but the development would require 20 parking spaces.

Joyce said that Rogue would be willing to paint a mural on the new building in addition to the distillery warehouse. Mural would focus more on Newport's history than on Rogue.

Currently the Port bills Rogue for approximately 10,000 sf of trailer storage that would be eliminated with the new expansion. There is approximately 4,500 sf of external permanent storage that will remain. Parking spots

Also discussed City's requirement to have landscaping elements that could be used for traffic way-finding. Patrick felt that landscaping should have minimal maintenance costs.

Past parking spots are not in leasehold are considered multi-use on a first-come, first-serve basis. Joyce added that the expansion would add about five jobs.

The east roll up door would allow forklifts and trucks egress to distillery. Discussion about forklifts during busy summer season. Joyce showed general path on schematic around the perimeter of the dry camp area.

Joyce was concerned about the precedence of requiring off-site improvements as part of the lease negotiations and he failed to see why Rogue should pay for Port improvements

not associated with Rogue activity. All past negotiations have been clean until now. Feeling like Rogue is getting hit twice.

Lamerdin asked for staff to quantify parking loss. Greenwood added that the loss of dry camp parking appears to be about 20-percent and that the Port generates \$60-70k annually off dry camping. If not displaced, the loss of revenue would be about \$10-14k. Gross revenue off the Rogue lease is about \$110k so the net gain to the Port is over \$90k annually. This does not take into account dry campers potentially moving into the Park Annex or Main Park. Chuck noted that many people on tight budgets prefer the dry camping and are against the expansion due to losing the feel of the recreational marina.

Brown asked about Oregon State Marine Board (OSMB) grants to develop the hand launch or other elements that are being required. Chuck felt that adding parking for crabbing and hand launch usage would be important.

Greenwood reviewed the costs generated by Ron Stillmaker but added that the costs related to the gangway replacement are unknown. Rogue designed a gangway relocation during the last expansion but it was not pursued. Estimated costs of that concept were not known. Greenwood noted that the cost for bringing the gangway straight off the service dock to the east would be significantly higher due to the much longer run.

Chuck felt that the costs and splits were still a moving target. Need firmer costs for gangway, hand launches and confirming location. Identify parking spots for those uses and keep the fish cleaning stations.

Patrick would like to see pros and cons of the proposals to aid in the decision making. Discussion about having Stillmaker design a traffic and parking plan for area between the House of Spirits parking lot and the dry camping area. Show location of gangway, landscaping, traffic flow and parking.

Greenwood reminded the Commission about the discussion of the building location and noted that there had been some concern about its location blocking the view coming from Ferry Slip Rd. He asked Joyce if the building could be designed to stay to the west of Ferry Slip. Joyce noted that it would be difficult as the design best suited the operations for forklifts and storage. Discussion was that there was not as much concern regarding view shed and that changing the footprint would not make the area more pleasant. Consensus was that the proposed building size and location is acceptable. Lamerdin felt that landscaping and the addition of a mural would make a welcoming approach to visitors to Southbeach.

Discussion ensued about who would pay for the improvements based upon Joyce's concerns about having to pay for off-site improvements. Consensus was that filling in the boat ramp area was necessary but that there should be some cost sharing on the expense though the nature of the cost sharing was not quite different.

Consensus was to have staff produce a site plan showing traffic patterns, parking for specific uses and the gangway location before the next meeting. Once there was agreement on the design, costs could be refined and splits negotiated.

Greenwood asked Joyce about future expansion. Joyce felt that it would be hard to see another expansion after this one in South Beach.

Joyce shared that his retail business is up 25-30% and there's continued room for growth. The Commission was appreciative of the opportunity to collaborate with Rogue and move forward on the expansion.

III. ADJOURNMENT

Having no further business, the Work Session adjourned at 1:13 pm.

ATTESTED:

Walter Chuck, President

David Jincks, Secretary / Treasurer