



OREGON INTERNATIONAL

Port of Coos Bay



Resolution No. FY 11/12 - 2 Authorizing the CEO to enter into Exclusive Negotiations for the Development of Port Property

Jeff Bishop, Chief Executive Officer

August 16, 2011

Resolution No. FY 11/12-2 Authorizing the CEO
to enter into Exclusive Negotiations
for the Development of Port Property

Action Requested of Commission

- Commission approval of Resolution No. FY11/12 – 2 authorizing the chief executive officer to enter into Exclusive Negotiations for the development of port property for a period not to exceed six months without prior commission approval.



Resolution No. FY 11/12-2 Authorizing the CEO to enter into Exclusive Negotiations for the Development of Port Property

Background

- The Port of Coos Bay has a mission to “help build a diversified, healthy and stable regional economy through prudent management of its assets by advocacy for infrastructure improvement and collaboration with other public and private entities.”



Resolution No. FY 11/12-2 Authorizing the CEO to enter into Exclusive Negotiations for the Development of Port Property

Background

- The port owns real property, which is available for the development of deepwater port facilities by public and/or private entities. Parties who have an interest in entering into either a long-term lease or purchase of port real property for the purpose of developing such facilities require time to complete site selection due diligence.



Resolution No. FY 11/12-2 Authorizing the CEO to enter into Exclusive Negotiations for the Development of Port Property

Background

- This requires the expenditure of financial resources and may need assurance from the port that the property under consideration will remain available during the period of time required to complete due diligence.



Resolution No. FY 11/12-2 Authorizing the CEO to enter into Exclusive Negotiations for the Development of Port Property

Background

- One tool to accommodate this need is an Exclusive Negotiating Agreement (ENA) that gives the party an exclusive right to negotiate with the port regarding the terms of a lease or purchase agreement for a limited period of time. The terms of an ENA would be specific to property and commodity type and would compensate the port for its lost opportunity cost relative to the scope of the agreement.



Resolution No. FY 11/12-2 Authorizing the CEO to enter into Exclusive Negotiations for the Development of Port Property

Action Requested of Commission

- Motion to approve Resolution No. FY11/12 - 2 authorizing the port's CEO or designee to negotiate exclusively with a particular party or parties for the lease or sale of port property for a period not to exceed six months without prior commission approval.





Appointment of Commissioner McKeown and Alternate David Koch to the Oregon Coastal Zone Management Association

David Koch, Chief Operating Officer

August 16, 2011

Appointment of Commissioner McKeown and
Alternate David Koch to the Oregon
Coastal Zone Management Association
Action requested of the Commission

- Commission selection and approval of port representatives to Oregon Coastal Zone Management Association.



Appointment of Commissioner McKeown and Alternate David Koch to the Oregon Coastal Zone Management Association

Background

- As a member of the Oregon Coastal Zone Management (OCZMA), the port annually selects a designated representative and designated alternate who will represent the port throughout the fiscal year. The designated representative must be an elected or appointed official; the alternate may be an elected or appointed official or a member of port staff.



Appointment of Commissioner McKeown and Alternate David Koch to the Oregon Coastal Zone Management Association

Background

- The designated representative will attend OCZMA meetings and functions during the fiscal year, typically quarterly. The selected alternate will assume the duties in the absence of the designated representative.



Appointment of Commissioner McKeown and Alternate David Koch to the Oregon Coastal Zone Management Association

Background

- Commissioner Scott has served as the designated representative and Kathy Wall as the designated alternate. Their appointments ended June 30, 2011. For the new fiscal year membership, Commissioner McKeown would serve as the designated representative and David Koch, the port's chief operating officer, will serve as the designated alternate.



Appointment of Commissioner McKeown and Alternate David Koch to the Oregon Coastal Zone Management Association

Action requested of the Commission

- Motion for the Board of Commissioners to appoint Commissioner McKeown to serve as the designated representative and appointment of David Koch to serve as the designated alternate to OCZMA.





Benny Hempstead Excavating Inc. Excavating Request

Donna Nichols, Chief Financial Officer

August 16, 2011

Benny Hempstead Excavating, Inc. Excavating Request

Action requested of the Commission

- Commission approval to enter into a sand removal contract with Benny Hempstead Excavating Inc.



Benny Hempstead Excavating, Inc. Excavating Request

Background

- Port staff received a proposal from Mr. Benny Hempstead of Benny Hempstead Excavating Inc. to remove sand from the port's North Spit industrial zoned property.



Benny Hempstead Excavating, Inc. Excavating Request

Background

- Prior to any sand removal, Benny Hempstead would be required to provide a cultural survey of the site, mark the boundary lines and ensure any removal does not disturb wetland areas.



Benny Hempstead Excavating, Inc. Excavating Request

Background

- Benny Hempstead Excavating Inc. will provide liability insurance and hold the port harmless from liability or damage. In addition, he will pay the port \$.30 per yard for sand removed from the property. A copy of the contract and map of the sand removal area were included in commission packets.



Benny Hempstead Excavating, Inc. Excavating Request

Action requested of the Commission

- Motion to approve the contract for sale and removal of sand on the North Spit's industrial zoned property with Benny Hempstead Excavating Inc.





FY 11/12 Annual Merit Pool Goals

Donna Nichols, Chief Financial Officer

August 16, 2011

FY 11/12 Annual Merit Pool Goals

Action Requested of Commission

- Approval of 10 goals for FY11/12 each valued at 10% of the merit pool.



FY 11/12 Annual Merit Pool Goals

Background

- The Port of Coos Bay wants to recognize the exceptional performance of its employees through a competitive compensation system. The system consists of four major components:
 - Market Comparability
 - Cost of Living Adjustments
 - Merit Pool
 - Star Awards



FY 11/12 Annual Merit Pool Goals

Background

- In conjunction with preparation of the fiscal year budget, the CEO budgets and recommends formation of the merit pool line item. The amount of the merit pool is determined on the basis of the port's financial capabilities and performance at that point in time.



FY 11/12 Annual Merit Pool Goals

Background

- The CEO typically submits to the Port Commission 10 goals for the port to accomplish in the fiscal year. Each goal, if successfully met or exceeded, represents 10% of the merit pool established in the fiscal year budget.



FY 11/12 Annual Merit Pool Goals

Background

- On acceptance of the recommendation, the Port Commission authorizes the dispersal across the board of the merit pool to all employees in the form of a proportionate annual increase, or based on where an employee is on the pay scale, a one-time pay adjustment.



FY 11/12 Annual Merit Pool Goals

Background

- For FY11/12, port staff recommends the following 10 goals with each goal representing 10% of the remaining merit pool:
 1. Create 50 new jobs in the Port district. Identify where the jobs will come from, i.e., Business Center, port-leased property, rail line.
 2. Develop a plan for the Upper Bay
 - a. Eastside Property
 - b. Dolphin Terminal
 - c. Citrus Dock



FY 11/12 Annual Merit Pool Goals

Background

3. Complete Coos Bay Rail Link track structure rehabilitation by June 2012; plan to complete bridges by 2013.
4. Comprehensive review and update of the Communication Model Strategy Plan.
5. Completion and approval by Oregon Business Development Department of the Port's Strategic Business Plan.
6. Have entire rail line open by the end of FY 2012 (6/30/12) with one freight car Danebo to Coos Bay yard and resume freight service to Coquille.
7. Certify the Charleston Shipyard through the Oregon State Marine Board under the Clean Marina plan.



FY 11/12 Annual Merit Pool Goals

Background

8. Increase RV Park occupancy between November 1 and April 30 by 10% and revenue by 10%.
9. Create a new Marina Base Maintenance Plan including criteria, outline and timelines.
10. New file management system plan, including public records access on the port's web site with planned funding for implementation FY 12/13.



FY 11/12 Annual Merit Pool Goals

Action requested of the Commission

- Motion to approve the 10 merit goals each valued at 10% of the merit pool for FY11/12.





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