

CURRY COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM ROUTING SLIP

FORM 10-001.1 Revision 3-22-2018

PART I – SUBMITTING DEPARTMENT: RETURN TO BOC OFFICE@CO.CURRY.OR.US

PROPOSED AGENDA ITEM TITLE: Letter of Support Port of Port Orford Rural Infrastructure Finance Grant

TIMELY FILED Yes No Needed by April 30, 2018

If No, justification to include with next BOC Meeting

AGENDA DATE^a: 04/25/2018 **DEPARTMENT:** BOC **TIME NEEDED:** 5 min

(^aSubmit by 9AM five days prior to the next General Meeting (six days if a holiday falls within that five day period)) **RECOMMENDED AGENDA CATEGORY** OTHER

MEMO ATTACHED Yes No If no memo, explain: Explanation from Port of Port Orford

CONTACT PERSON: JHuttl **PHONE/EXT:** 3218 **TODAY'S DATE:** 04/25/2018

BRIEF BACKGROUND OR NOTE: (If no memo attached) Port of Port Orford is applying for Rural Infrastructure Finance Grant. The project is to improve fresh ocean-water resource at the Port. Grant application will be furthered if County issues letter of support. Issuing letter does not create financial or other commitment to County.

FILES ATTACHED:

- (1) Grant Application
- (2) Draft Letter
- (3)

INSTRUCTIONS ONCE SIGNED:

- No Additional Activity Required OR
- File with County Clerk Name:
- Send Printed Copy to: Address:
- Email a Digital Copy to: City/State/Zip:
- Other Phone:

Note: Most signed documents are filed/recorded with the Clerk per standard process.

PART II – COUNTY ADMINISTRATOR REVIEW

APPROVED FOR 04/25/2018 BOC MEETING **Not Approved for BOC Agenda because** Deadline of April 30, 2018 cannot be met otherwise

ASSIGNED TO: OTHER

Regional Infrastructure Fund Application



Deadline: Monday, April 30, 2018, 5:00 pm

For fields to work, first download or save the form to your computer, then open the form.

A. Applicant

Organization Name

Port of Port Orford

Street Address

205 Dock Road
Port Orford OR 97465

Office Phone 541 332-7121

DUNS Number 04381475000000

Organization Type Special District

(Identify the ORS under which entity is formed if applicant is an entity other than city or county, such as special district, authority, association, etc.)

Mailing Address

P.O. Box 490
Port Orford OR 97465

Web URL www.portofportorford.com

Federal Tax ID Number

B. Project Contact

Name Tom Calvanese

Phone

Cell Phone 415-309-6568

Title President, Port of Port Orford Port Commission

Email tom.calvanese@gmail.com

C. Final Beneficiary/Recipient

If final beneficiary/recipient is not same as applicant, complete this section.

Organization Name same as above

Street Address

Office Phone

Contact Name

Contact Phone

Mailing Address

Web URL

Contact Title

Contact Email

D. Project Overview

Project Name (10 words or less)

Port of Port Orford Site and Facility Redevelopment

Project Location (indicate physical address including city and county)

205 Dock Road, Port Orford, Curry County

Project Category (if construction project, see Attachment A & B requirements in Section L list of attachments)

- Planning Design only Construction only Design & Construction
- Other (describe) _____
-

Project Region & Priorities

View [All Regions—Advisory Committees, Teams, Priorities](#) document to see each region's priorities.

If project serves more than one region, select the region that will contain a majority of the project. Select one region, then on page 3 select all applicable **Regional Solutions Priority or Priorities** addressed by project outcomes:

- North Coast (Clatsop, Columbia, Tillamook, and western Washington counties)
- Mid-Valley (Marion, Polk, and Yamhill counties)
- South Valley/Mid Coast (Benton, Lane, Lincoln, and Linn counties)
- South Coast—Umpqua (Coos, Curry, and Douglas counties)
- Southern (Jackson and Josephine counties)
- Metro (Clackamas, Multnomah, and Washington counties)
- North Central (Hood River, Sherman, and Wasco Counties)
- Central (Crook, Deschutes, and Jefferson counties)
- South Central (Klamath and Lake counties)
- Greater Eastern (Gilliam, Grant, Harney, Malheur, Morrow, Umatilla, and Wheeler counties)
- Northeast (Baker, Union, and Wallowa counties)

South Coast-Umpqua Regional Priorities

- Access to Natural Resources, Support of Natural Resource Economy, and Active Forestry Management on O&C Timber Lands
- Business Retention, Expansion, and Creation
 - Workforce training
 - Regulatory streamlining, technical assistance
 - Population retention
- Enhance Marine, Rail, and Telecommunication Infrastructure
- Build on Recreation Economy
- Alternative Energy Development
- Community Resilience

1. Please indicate if the project is **consistent with Business Oregon's strategic plan priorities** listed below. See [Business Oregon's Five Year Strategic Plan](#) to see the agency's priorities.

- Innovate Oregon's Economy
- Grow Small- and Middle-market Companies
- Cultivate Rural Economic Stability
- Advance Economic Opportunity for Underrepresented People
- Ensure an Inclusive, Transparent, and Fiscally Healthy Agency

2. Identify the **Sustainable Community Objectives** addressed by the project.

Sustainable community objectives were adopted by the Oregon State Legislature as part of the Oregon Revised Statutes in the 2001 Legislative Session. Regional Solutions Teams use them as a guide in leveraging investments and achieving multiple project objectives.

Economy

- A resilient economy that provides a diversity of good economic opportunities for all citizens.
- Workers whose knowledge and skills are globally competitive and supported by life-long education.

Community

- Independent and productive citizens.
- Youth who are fully supported by strong families and communities.
- Vital and active downtowns and main streets.
- Efficient development that saves infrastructure investments and natural resources.
- Quality affordable housing that is available to those who need it.

Environment

- Healthy urban and rural watersheds and species abundance and diversity.
- Clean and sufficient water for human and natural use.
- Efficient use and reuse of resources, and the elimination of harmful toxins in the environment.

E. Project Description

Describe the "What" in the space allowed. Provide a brief, 4-5 sentence summary of the project and what the funds would be used for. Include a brief description of the goal and scope of the project, summarizing project implementation (e.g., planned infrastructure or activity).

Redevelop approximately 2 acres of Port of Port Orford property to enable addition and expansion of businesses building on existing fishing fleet activity and 2002 fleet infrastructure investment (fleet represents 30% of local economy) and capitalizing on site's unusual ability to support cost-effective access to full-strength seawater for shoreside business use. Project immediately benefits local economy by increasing sun- and wind-sheltered enclosed space for major live catch purchaser and additional fleet buyers, allows expansion of existing edible algae business, and creates essential conditions to accommodate new tenant demand for space adaptable to known and future seawater user needs. We will establish a single Port-owned ocean-direct master-permitted seawater line for all tenants' metered use, increase flat paved surfaces & enclosed flexible spaces with upgraded infrastructure to accommodate more high-dollar live catch tanks and innovative seawater-dependent businesses, and reorganize site uses to improve recreational access to water's edge. We expect to capitalize on site's solar and wind power potential and to replace potable water use for boat wash with harvested rainwater.

F. Justification

Opportunity/Need—In the space allowed below, describe “Why” the project is needed. Identify the opportunity or need the project seeks to address as well as how it supports the Regional Solutions and Business Oregon priority(ies) (see pages 2-3). Provide data and/or a narrative substantiating the need.

Existing conditions prevent the Port of Port Orford from capitalizing on significant economic opportunities arising from two highly sustainable natural resources: extraordinary near ocean productivity, and the site’s unusual capacity to easily pump full-strength seawater ashore (unique to Oregon, if not the West Coast). Markets for lucrative live seafood catch from Oregon’s premier live catch fishing fleet are artificially limited because the small, decaying Port facility accommodates only one on-site buyer, and meets less than half of that buyer’s space needs. Additional buyers and promising innovative new seawater-dependent businesses (e.g., edible algae cultivators) are or would like to do business there utilizing the Port’s seawater resources, but the Port has no tenant space, and permitting and installation of individual seawater systems presents cost and logistical challenges for would-be tenants. Innovation and increased job opportunity and diversity are major needs in this impoverished rural area. Redeveloping currently underutilized Port land to create more tenant space with comprehensive, adaptable infrastructure and metered seawater delivery supports regional priorities by retaining, expanding and assisting the creation of local employment opportunity in fleet, fleet support and construction, and Business Oregon priorities by enabling the continued innovation and growth of new seawater-reliant businesses unrelated to fleet activity.

Proposal/Solution—In the space allowed below, describe “How” the project would address the above opportunity/need.

Redevelopment will adapt the successful model of a similarly-situated Hawaiian site: there, provision of a site-wide metered-service seawater system, basic infrastructure and a combination of adaptable basic tenant structures and buildable space has attracted more than 30 diverse seafood and/or innovative seawater-reliant businesses. We will install a Port-owned seawater delivery system, reorganize site circulation to maximize usable space, install upgraded utility and wastewater service (currently failing), regrade and create up to 35,000 sf of flat internally-drained hard surface with at least 25,000 sf unheated and enclosed for live tank, processing and shipping space with cold storage and small office area; and a small Port office with options for seafood retail and wet labs. In addition to accommodating a greater diversity of buyers for more types of local catch, and enabling growth of onshore seawater businesses, we anticipate that providing this basic foundation for business operation and especially eliminating the logistical barrier of installing seawater access will attract and maximize catalytic interactions among complementary businesses and stimulate development of new and additional business opportunities derived from the area’s highly productive reefs and capacity to provide full-strength seawater.

3. **Funding Request.** All requests must be in the range of \$50,000 to \$1,000,000.
- a. Funds requested: \$ 1,000,000
 - b. All projects, but especially those whose project request is over \$200,000, are encouraged to define the minimum funds requested: \$ 800,000
 - c. Describe what phase or portion of the work could be completed with the minimum request, or how the project would be altered to complete the project with the reduced amount:
Minimum would allow seawater system but not provide needed EDA match for infrastructure.
4. Provide a list of letters that **demonstrate community support** for the project (list name and affiliation of sender). Attach copies of letters to your application (see Attachment D in the List of Attachments).

Name	Affiliation
<u>Hon. David Brock Smith</u>	<u>State Representative</u>
<u>Sue Gold, Chair</u>	<u>Curry County Board of Commissioners</u>
<u>Tracy Loomis</u>	<u>Coos Curry Douglas Economic Development</u>

5. Is the project included in any adopted Master Plans or regional or local economic development and/or strategic plans? Yes No

If yes, list them below.

City of Port Orford Plan (Port redevelopment); CCD Ec.Strat: fishing, nat. resources, Port updates & infrastructure

6. Does the project benefit the Oregon economy by generating a net **increase in, or retention of, long-term jobs** (beyond short-term construction jobs) in the region directly impacted by the project?
 Yes No

If yes, complete a., b. & c. below. (If this project advances to the Grant & Loan Review Committee, you may be asked to provide supplemental information.)

- a. Expected number of long-term (non-construction) jobs created or retained as a direct result of the project: 35 jobs created 130 jobs retained
- b. Expected average annual wage of long-term (non-construction) jobs created or retained:
 \$ est. - \$15/hour (average)
- c. Provide a description of the types of jobs created and/or retained:
fishing & seafood harvest, processing, mgmt, ship/deliver (live catch to Seattle, Ptld. & San Francisco)

G. Project Work Plan

List project activity milestones/key tasks with estimated start and completion dates.

Activity	Estimated Start Date	Estimated Completion Date
Estimated Project Start Date		
Detailed infrastructure & seawater system engineering/plans	10/01/2018	03/01/2019
Architectural drawings	10/01/2018	03/01/2019
Sitework & infrastructure	04/01/2019	07/15/2019
Above-ground structures	07/01/2019	09/16/2019
Site amenities (sidewalks, roads, benches)	09/01/2019	10/15/2019
Estimated Project Completion Date		11/20/2019

7. Describe any conditions that may affect the completion of the work plan. If applicable, describe any measures planned to mitigate these conditions.

Installation of submersible pumps, intake boxes and lines subject to ocean conditions (optimal in spring and fall)
 If building construction is delayed for any reason, existing live tank businesses can temporarily operate inside truck trailers and containers.

H. Project Budget

Budget Line Item Below are general items most used (adjust budget items to suit the project).	Regional Infrastructure Fund	Other Funding	Total
Shoreside Engineering / Architecture	\$ 500,000	\$ 150,000	\$ 650,000
Construction		\$ 2,950,000	\$ 2,950,000
Construction Contingency		\$ 285,000	\$ 285,000
Permitting		\$ 80,000	\$ 80,000
Sitework	\$ 100,000	\$ 1,700,000	\$ 1,800,000
Seawater system design, engineering, construct.	\$ 400,000	\$ 450,000	\$ 850,000
Other Project management		\$ 150,000	\$ 150,000
Other			\$ 0
Other Specify			\$ 0
Other Specify			\$ 0
Totals	\$ 1,000,000	\$ 5,765,000	\$ 6,765,000

I. Details of Other Funding

Source of Other Funds (see Attachment C requirements in Section L. List of Attachments)	Amount	Status: C-Committed, AS-Application Submitted, AI-Application Invited, PS-Potential Source	Dates Required Funds will be Committed and Available
U.S. Economic Development Agency	\$ 3,000,000	AI	01/31/2019
U.S. Dept.. of Agriculture	\$ 800,000	PS	03/30/2019
Northwest Area Foundation	\$ 250,000	PS	
Port of Port Orford	\$ 800,000	PS	
Tribal and private foundations	\$ 2,000,000	PS	
Totals	\$ 6,850,000		

J. Who Prepared the Cost Estimate for the Project?

Name Hod Wells

Title Sr. Project Manager

Company BergerABAM

Phone Number 503-872-4100

Date of project cost estimate 07/28/2017

8. Does the project budget propose direct project management expenses? Yes No
(Direct project management is defined as expenses that will be incurred that are directly related to and necessary solely to support or manage project activities and are not routine or ongoing expenses of the municipality or expenses for current staff that are already included in the municipality's adopted budget.)

If yes, describe how the direct project management services will be provided:

contract

9. Will the applicant own the facility/improvements once constructed? Yes No

If no, explain:

10. After project completion, who will assume responsibility for the ongoing operations and maintenance of the project?

Port of Port Orford

11. After project completion, what will be the source(s) of funds for the ongoing operations and maintenance of the project?

Rental income, product, hoist and launch fees, district tax revenue.

12. Is the applicant (and final beneficiary/recipient) current on all taxes, fees, and debt payments?

Yes No

If no, explain:

K. Permits

List the permits and regulatory authorizations needed for the project to be ready to proceed with construction and indicate whether or not they have been obtained.

Permit Type	Review Agency	Status of Approval	If pending, anticipated approval date
Fill-removal & access	DSL	<input type="radio"/> Obtained <input checked="" type="radio"/> Pending	
990-J NPDES/waiver	DEQ	<input type="radio"/> Obtained <input checked="" type="radio"/> Pending	
Terr. Sea compliance	DLCD	<input type="radio"/> Obtained <input checked="" type="radio"/> Pending	
408, 404	ACOE	<input type="radio"/> Obtained <input checked="" type="radio"/> Pending	

13. List any other state or federal agencies involved with the project not included above:

ODFW involvement may be triggered by anticipated new businesses.

L. List of Attachments

Required for	Attachment Description	For Office Use Only (X if Attached)
construction applications	A. Map(s) showing the location of the project, including tax lots/parcels, and road widths, etc. (refer to Section D. Project Overview).	<input type="checkbox"/>
	B. Documentation from the appropriate entity (city or county planning department) that indicates that the project is a permitted use and consistent with the acknowledged local comprehensive plan (refer to Section D. Project Overview).	<input type="checkbox"/>
all applications	C. Letters of commitment for other funds (refer to Section I. Details of Other Funding).	<input type="checkbox"/>
	D. Letters of community support for the project (refer to question #4).	<input type="checkbox"/>

M. General Certification

I certify to the best of my knowledge all information contained in this document, and any attachments, is valid and accurate. I further certify that, to the best of my knowledge:

1. The application has been approved by the governing body or is otherwise being submitted using the governing body's lawful process, and
2. Signature authority is verified.

Check one:

- Yes, I am the highest elected official. (e.g., Mayor, Chair or President)
- No, I am not the highest elected official so I have attached documentation that verifies my authority to sign on behalf of the applicant. (Document such as charter, resolution, ordinance or governing body meeting minutes must be attached.)

The department will only accept applications with proper signature authority documentation.

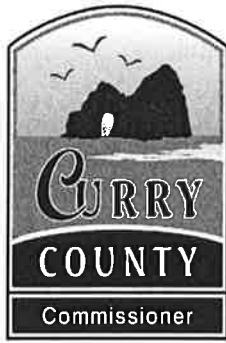
Typed Signature

Date

Title

To submit an application, attach completed application and required attachments to an email and send to: Infrastructurefund.regional@oregon.gov

Or, print out a copy of completed form and mail it to:
Business Oregon
Regional Infrastructure Fund
775 Summer St NE, Suite 200
Salem OR 97301-1280



**Curry County
Board of Commissioners**

Sue Gold, *Chair*
Tom Huxley, *Vice Chair*
Court Boice, *Commissioner*

94235 Moore Street
Gold Beach, OR 97444
541-247-3296
www.co.curry.or.us

April 25, 2018

To: State of Oregon Business Oregon

The Curry County Board of Commissioners strongly encourages full funding of the Port of Port Orford's request for support from the Regional Infrastructure Fund through Business Oregon. Like many rural areas, Curry County faces many challenges in competing to attract new businesses, facilitating entrepreneurial activity, and aiding growth of existing businesses.

As described in the application, the Port has identified a comprehensive approach to site upgrades and innovative master seawater delivery system that establishes a strong foundation for significantly expanded business activity for the foreseeable future in a particularly underserved area of our county. The businesses that the Port will be able to support as a result of this project include live seafood tank managers, representing new sources of income for the fishing fleet and related products, and multiple unrelated entrepreneurial activities with enormous potential. By eliminating the Port's current severe space limitations, adding suitable infrastructure, and ensuring access to seawater and discharge management, we can transform the economic profile of the area and provide significant new employment opportunities.

Sincerely,

Sue Gold
Chair Curry County Board of Commissioners

Cc: Tom Calvanese, President, Port of Port Orford