

PORT OF NEWPORT MINUTES

May 23, 2017

Commission Work Session

I. CALL TO ORDER

Commission President Walter Chuck called the Commission Work Session of the Port of Newport Board of Commissioners to order at 12:03 pm at the South Beach Activities Room, 2120 SE Marine Science Drive, Newport, Oregon.

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

Management and Staff: Kevin Greenwood, General Manager; Jim Durkee, Interim Director of Operations; and Karen Hewitt, Administrative Assistant.

Members of the Public and Media: Jim Shaw, South Beach resident; Lee Fries, PON Volunteer Mates; Jeff Lackey, F/V Seeker; Aaron Bretz, future Director of Operations; Bob Cowen, HMSC; and Lori Fulton, OSU.

II. UPDATE ON MARINE SCIENCE INITIATIVE BUILDING: BOB COWEN, HMSC DIRECTOR AND LORI FULTON, OSU CAPITAL PLANNING AND FACILITIES PROJECT MANAGER.

Greenwood introduced Cowen and Fulton, and referred to the questions included in the meeting packet. Cowen said Fulton was the project manager at OSU. They also had architect and engineering partners, and the general contractor was Anderson Construction. They were in the process of planning what to include, along with completing engineering studies. The OSU President prioritized safety as a project goal and for the facility to serve as vertical evacuation. Fulton presented a site plan, appended to the packet. The project would include vertical evacuation for up to 1,000 people on the roof, accessed within the building. The site would be intended for refuge for the first 24 hours, but it would not stock supplies. The total capacity of the building, including the auditorium is about 250 people, so others would be able to use the evacuation option. Cowen said that FEMA recommends vertical evacuation, and there are examples in Japan that have been used. Cowen expects this to be a model facility serving also as an educational opportunity. Fulton said the foundation would require soil stabilization and piles.

Cowen said the campus would accommodate up to 500 students, including the 9 buildings already there. Cowen said the jobs goal is to add 25+ faculty, each of whom typically have 1 to 2 post-doc staff each, plus ancillary staff. Cowen said that, like now, the auditorium would be available to non-profit groups by arrangement. There will be a kitchen and a lunch room. Fulton said there are no detailed designs yet. Cowen said they plan to break ground in early 2018, and complete construction by the end of 2018. The campus will not include housing. OSU/HMSC has purchased property in the Wilder area for housing, which will keep students of the housing market, in part for the concern of new employees finding area housing. Cowen said there will be some impact on traffic flow. Fulton confirmed that a traffic study is being completed. Cowen said that everything they do is educational. Fulton said engineering classes should have an opportunity to observe the construction. For security, Cowen said the campus is open but they will secure portions of the building, such as research areas. The vertical evacuation will always be open. There may also be a camera system installed, and an additional security guard. Fulton said that horizontal evacuation is still primary. The vertical evacuation will also serve those with mobility needs. Fulton said the plans for a staging area for construction has not yet been developed.

Fulton asked if specific dates for events could be provided, they would look to schedule around those to reduce traffic impact. Cowen added that Anderson Construction is familiar with some of the events. Cowen said while there would be some growth anticipated in the water intake, he didn't expect it to be a problem with the current capacity. Greenwood said that Chuck Toombs and Dulse Energy had been looking at property, but water access was a barrier. Cowen said his aware of the community and campus neighbors; they will be working in close connection with the City. Lamerdin said since this is Port property, the Commission should look at the lease to see if this could include significant changes. Greenwood said that the Port could write a letter of support for right of land use. The issue of sub-tenancy also would need to be reviewed.

Lamerdin added insurance and hold harmless clause as areas for consideration. Greenwood said the Port and HMSC had a great relationship, and are proud of the 50+ years of growth, and the diverse maritime economy in Newport.

III. **ADJOURNMENT**

Having no further business, the meeting adjourned at 12:40 pm.

ATTESTED:

Walter Chuck, President

Patricia Patrick-Joling, Secretary/Treasurer

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