

# TOBERMORY HARBOUR ASSOCIATION

Minutes of meeting of 1<sup>st</sup> March 2007

Present: Brian Swinbanks, Michael Asher, Allan MacLean, Alasdair MacLean, Jan Dunlop, Anne Flavell, Brennen Fairbairns, Mike Shilson, Steve Barlow, Morag Brown

Apologies: John MacDonald, Tony Ratcliffe, Richard West, Innes Weir, Jim Traynor, Hugh MacPhee

## 1. Minutes of the Directors Meetings 01.02.07 & 15.02.07

Brian thanked Katharine Elwis for producing the minutes of 01.02.07  
The minutes of both meetings were approved by Alasdair seconded by Mike Asher.

## 2. Annual Maintenance Contracts

Steve Barlow asked to leave the room.  
Prices for the contracts had been submitted by both Aquasky and North West Marine.  
Morag read out the prices.  
Visitor moorings contract awarded to North West Marine  
Local Moorings Contract awarded to North West Marine  
Prices available on request from Morag  
Painting Visitor Mooring buoys – hold back until investigate the possibility of individual carrying out the work as part of their community service.

## 3. Building Project Update

Brian updated:  
Funding for the project has been awarded by lottery, HIE – Argyll & The Islands, and other smaller awards. Several directors, Morag and Lorne (9 in total) met with Ian Pritchard, Head of Scottish Marine Estate, The Crown Estate on 23<sup>rd</sup> February . Notes from meeting sent out by e-mail.  
TCE have agreed to award THA a registerable lease of 30yrs for the right to lay and maintain pontoon anchors. The management agreement would have a duration of 30yrs also. TCE would own pontoon structure. The money for transferring the existing pontoon will go to the building project. The pontoon extension will be awarded and financed by TCE. Long term projects could be considered by TCE.  
Brain asked if any directors had any objections to TCE offer – none. The agreement is proceeding, Bidwells discussing with Morag and David Jennings (THA lawyer)

Lottery has to confirm amount of funding. Either full amount or 50% project costs less the pontoon. Neil Ross has been sent a report and figures. Neil Ross has strongly supported the argument for maintaining the lottery funding at its original level. – Brian read out full letter.

A&BC were written to by Brian to ask for any support for the project. Reply from Andy Law possible a small amount of revenue on annual basis in wake of Main Street toilets being closed. Cllr MacAskill (council leader) to meet with Brian and Morag 08.03.07.

Argyll College would possibly be interested in space in the building.

Bren reported on Sealife Surveys ideas for managing the Visitor Centre. –

The VC would contain generic information on Mull. To provide facilities for other organisations within the facility Bren proposed offering a display space incorporating a freephone line to the operators booking office. Bren agreed to keep the committee updated on this.

Morag reported –

Banks were being approached regarding borrowing gap between project costs and funding circa £160,000. Richard West had called 5 banks and discussed the project and terms, conditions etc. Morag putting together packages for banks. Morag met with Ritchie Robb Clydesdale Bank they also trying to match offer from other banks. Offer should be in the region of 1% above base (variable), 25yrs, arrangement fee 1%, interest only periods can be arranged, no early repayment penalties.

Contract for build must be awarded by 16<sup>th</sup> March or costs are very likely to increase due to material prices rises. If contract awarded by that date contractor would start on site on Monday 2<sup>nd</sup> April. Contractor asked permission to deliver materials to site prior to contract being awarded – granted.

Bank loan must be in place asap.

Lottery and HIE Argyll both approached re upfront payments to cover start up costs, design team fees etc. Both agreed paperwork being sent out.

HIE Argyll agreed to pay for cash flow projections to be prepared by RA Clements, also continuing to provide assistance from Lorne MacLeod.

Leases will need to start being drawn up and confirmation of pre-lets discussed.

Morag asked the directors if they would consider paying for Katharine Elwis for the next couple of weeks to assist at this critical time – agreed. Katharine to be paid £7 per hour. Brian asked that all directors keep their updates from Morag brief.

#### **4. Harbour Authority Application**

Caledonian Maritime Assets, the company owned by Scottish Executive who owns Calmac's shore based assets, piers, linkspans etc, have applied to become harbour authority in both Loch Aline and Kilchoan. THA had discovered through John MacDonald that they were also about to apply for Tobermory as well. Brian contacted Phil Preston and explained that THA were also considering applying for Tobermory and would object to any application by Calmac. Phil P agreed to put the Tobermory application on hold and to come and meet with the THA to discuss this.

It was thought that on the Clyde Calmac do not always have harbour authority but agreement with the respective harbour authority. Similar model could be adopted in Tobermory. Alasdair offered to find out more information on Mallaig and Clyde harbour authorities.

#### **5. Spanish Galleon Salvage Attempt**

According to their consents Fathoms are to be off site by 31<sup>st</sup> March. Steve reported that they had not found anything significant yet and their air lift was possibly too small for the task in question.

#### **6. Members Forum**

There were no members present, other than directors

## **7. A.O.B.**

Brian reported that the millennium beacon had been removed from the fishermens pier by Eddie O'Donnell. Brian apologised to the fishermen for the length of time it had sat on the pier. Brian proposed that the beacon be dismantled next year and pole mounted instead.

Morag reported that she had e-mailed Biwater Leslie re the overdue amount of £1,172 and said that if payment was not received that THA would employ debt collecting agency to recover amount.

Mike Asher asked Brian what Ian Pritchards thoughts had been re alongside berthing etc. – Brain answered very positive, Ian P thought workshops, buildings etc could be incorporated.

Parking charges – public hearing is to take place. Steve to pass on to Community Council that THA is totally opposed to any parking charges in Tobermory.

Alasdair asked if the building was to have any free spaces outside it. Morag said that Neil Brown hadn't agreed to any.

It was suggested that the CC ask what revenue Craignure parking charges has generated.

The meeting finished at 9.00 pm. Brian thanked everyone for coming