

Board of Commissioners

Dirk Rohne - Chairman
 Robert Stevens – Vice-Chair
 Thaddeus Fickel – Secretary
 James Campbell – Treasurer
 Tim Hill – Assistant Secretary/Treasurer

422 Gateway Ave, Suite 100
 Astoria, OR 97103
 Phone: (503) 741-3300
 Fax: (503) 741-3345
www.portofastoria.com

Regular Session

March 3, 2026 @ 4:00 PM
 422 Gateway Ave, Suite 100, Astoria, OR*

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting by calling the Port of Astoria at (503) 741-3300.

*This meeting will also be accessible via Zoom. Please see page 2 for login instructions.

Agenda

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CHANGES/ADDITIONS TO THE AGENDA
5. PUBLIC COMMENT – for items on the agenda, when not covered by a public hearing
 This is an opportunity to speak to the Commission for 3 minutes regarding any item on the agenda.
 Public comment received by the deadline will be read aloud at the meeting.
6. CONSENT CALENDAR
 - a. Meeting Minutes –
 - Regular Session 2/3/2026..... 3
 - Workshop Session 2/17/2026 7
 - b. Financials – January 2026..... 10
 - c. Event Calendar – March 2026..... 20
7. ACTION
 - a. Lease Amendment – Columbia River Counseling, LLC, Suite 101..... 21
 - b. Budget Committee Member Assignment – Tom Brownson
8. PUBLIC COMMENT – for non-agenda items
 This is an opportunity to speak to the Commission for 3 minutes regarding Port concerns not on the agenda. Public comment received by the deadline will be read aloud during the meeting.
9. COMMISSION REPORTS
10. EXECUTIVE DIRECTOR COMMENTS
11. UPCOMING MEETING DATES
 - a. Workshop Session – March 17, 2026, at 4:00 PM
 - b. Regular Session – April 7, 2026, at 4:00 PM
12. ADJOURN

Please Note:

Agenda packets are available online at: <https://www.portofastoria.com/commission-meetings>. Please allow time for the normal posting procedure for agendas and meeting packets.



Board of Commissioners

HOW TO JOIN THE ZOOM MEETING:

Online: Direct link: <https://us02web.zoom.us/j/86905881635?pwd=amhtTTBFcE9NUElxNy9hYTZFPQTizQT09>
Or go to [Zoom.us/join](https://zoom.us/join) and enter Meeting ID: 869 0588 1635, Passcode: 422

Dial In: (669) 900-6833, Meeting ID: 869 0588 1635, Passcode: 422

This meeting is accessible to persons with disabilities or persons who wish to attend but do not have computer access or cell phone access. If you require special accommodations, please contact the Port of Astoria at least 48 hours prior to the meeting by calling [\(503\) 741-3300](tel:5037413300) or via email at admin@portofastoria.com.

Please Note:

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**MEETING MINUTES
FEBRUARY 03, 2026**

PORT OF ASTORIA
REGULAR SESSION
COMMISSION CHAMBERS
422 GATEWAY AVE., SUITE 100
ASTORIA, OR 97103

Call to Order

Chairman Rohne called the Regular Session to order at 4:00 PM.

Roll Call

Commissioners Present: Dirk Rohne; Robert Stevens; Jim Campbell; and Tim Hill. Thaddeus Fickel was absent.

Staff Present: Executive Director Will Isom; Finance and HR Director Melanie Howard; Maintenance Director Joe Tadei; and Office Manager Dianna Delgado.

Port Counsel: Eileen Eakins was not present at this session.

Also Attending: Finance Committee members David Oser and Steve Kraske, Jay Corella of *The Daily Astorian*.

Pledge of Allegiance

Changes/Additions to the agenda

No changes or additions were made to the agenda. Commissioner Campbell noted interest in discussing concerns regarding Bornstein's outfall pipe during Commission Reports.

Public Comment for items on the agenda

No public comment was received.

Consent Calendar

The Consent Calendar consisted of the following:

- Meeting Minutes – Regular Meeting 01/06/2026, Airport Advisory Committee Minutes 01/12/2026, Workshop Session 01/20/2026
- Financials – December 2025
- Event Calendar – February 2026

Commissioner Campbell moved to approve the Consent Calendar as presented. Commissioner Hill seconded. The motion carried 4-0 amongst the Commissioners present.

Votes were as follows: Stevens – Aye, Rohne – Aye, Campbell – Aye, Hill – Aye.

Advisory

7a. Oregon Commercial Dungeness Crab Petition

- Executive Director Will Isom presented a notice from the Oregon Department of Fish and Wildlife (ODFW) regarding a petition submitted by several conservation groups proposing amendments to existing rules governing the Oregon commercial Dungeness crab fishery. The proposed changes are intended to reduce the risk of marine life entanglements. The public comment period is open through February 20, with a final decision anticipated on March 11.
- Commissioners expressed interest in submitting a letter of support. Executive Director Isom will prepare a draft letter for Commission review at the February 17 meeting.

Action Items

8a. Surplus – Dredge Felkins

- Deputy Director Matt McGrath and Maintenance Director Joe Tadei reported that prior efforts to sell the dredge as a complete unit were unsuccessful. The dredge, which is over 50 years old, has exceeded its useful life and was removed from the water due to significant deterioration and water intrusion.
- Tadei recommended selling individual components of the dredge — specifically two pontoons and four spuds — to WCT Marine for \$11,000.00. Commissioners discussed whether to re-advertise the dredge in its entirety, expressing differing views regarding feasibility and potential value.

Commissioner Rohne moved to approve the sale of surplus dredge equipment items 1-4, as listed in the “Dredge Equipment for Sale” document, to WCT Marine & Construction for \$11,000.00. Commissioner Hill seconded. The motion carried 3-1 amongst the Commissioners present. Votes were as follows: Stevens – Aye, Rohne – Aye, Campbell – Nay, Hill – Aye.

8b. Airport Advisory Committee Member Assignments

Three Airport Advisory Committee members’ terms are expiring: Steve Dillard, Wes Toland, and Mark Smith. A recommendation to extend their terms through June 30, 2028, was presented.

Commissioner Stevens moved to approve the terms of service for Steve Dillard, Wes Toland, and Mark Smith on the Airport Advisory Committee through June 30, 2028. Commissioner Hill seconded. The motion carried 4-0 amongst the Commissioners present.

Votes were as follows: Stevens – Aye, Rohne – Aye, Campbell – Aye, Hill – Aye.

8c. Sponsorship Opportunity – Commercial Fisherman Appreciation Lunch

- Isom presented a sponsorship request from FishHer, a nonprofit organization that supports commercial fishermen, for a Fishermen’s Appreciation Lunch scheduled for March 28. FishHer has previously assisted the fishing community by providing safety equipment, safety services, and support to families during times of hardship.
- Commissioners expressed support for FishHer’s mission of providing safety resources and assistance to fishing families.

Commissioner Campbell moved to approve a sponsorship in the amount of \$500.00 by the Port of Astoria for FishHer CPCA’s 2026 Commercial Fishermen’s Appreciation Lunch. Commissioner Hill seconded. The motion carried 4-0 amongst the Commissioners present.

Votes were as follows: Stevens – Aye, Rohne – Aye, Campbell – Aye, Hill – Aye.

8d. Spectrum Contract

- Finance and HR Director Melanie Howard introduced the agenda item, explaining that in the previous year, the Port entered into two agreements to connect fiber internet service to the 10

Pier 1 Building and to the new fiber line at the 422 Gateway building. One of the agreements was not properly executed by Spectrum, which resulted in the Port overpaying for services over the past year.

- Spectrum has offered a \$2,500.00 credit to offset the overbilling, along with a new 36-month contract at \$500 per month, reflecting a \$50.00 monthly discount.

Commissioner Stevens moved to approve the Service Order with Spectrum in the amount of \$500.00 for 36-months and authorize the Executive Director to sign the agreement. Commissioner Hill seconded. The motion carried 4-0 amongst the Commissioners present.

Votes were as follows: Stevens – Aye, Rohne – Aye, Campbell – Aye, Hill – Aye.

8e. Cable Huston Engagement Letter

Isom reported that Port Attorney Eileen Eakins has joined the law firm Cable Huston, requiring a new representation agreement. Although the agreement would be with a new firm, the Port would continue to retain Ms. Eakins as its legal counsel.

The hourly rate for attorney services has increased from \$285 per hour to \$350 per hour; however, additional efficiencies are anticipated through access to expanded legal support within the firm.

Commissioner Hill moved to authorize the Executive Director to sign the legal representation agreement between Cable Huston LLC and the Port of Astoria. Commissioner Stevens seconded. The motion carried 4-0 amongst the Commissioners present.

Votes were as follows: Stevens – Aye, Rohne – Aye, Campbell – Aye, Hill – Aye.

Public Comment for items not on the agenda

No public comment was received.

Commission Reports

Commissioner Campbell did not have anything to report.

Commissioner Rohne did not have anything to report.

Commissioner Stevens reported on the following:

- Attended the Columbia River Solutions Group meeting and noted that Environmental Compliance and Permits Manager Stacy Bandy's attendance and participation was appropriate and valuable.

Commissioner Hill did not have anything to report.

Executive Director Comments

- The Executive Director reported no additional updates beyond the items covered on the agenda.
- Commissioner Stevens raised questions regarding a recent news article referencing the Port's potential to become an embarkation and debarkation port for cruise ships. Isom clarified that any related discussions are conceptual in nature and tied to long-term Airport commercial service feasibility considerations. No decisions have been made at this time.

Upcoming Meeting Dates

- Workshop Session – February 17, 2026, at 4:00 PM
- Finance Advisory Committee – February 18, 2026, at 2:00 PM
- Regular Meeting – March 3, 2026, at 4:00 PM

Adjourned

Chairman Rohne adjourned the meeting at 4:36 PM.

APPROVED:

ATTEST:

Dirk Rohne, Board Chairman
Board of Commissioners

Thaddeus Fickel, Secretary
Board of Commissioners

Respectfully submitted by:
Dianna Delgado, Office Manager
Katie Brown, Administrative Assistant

March 3, 2026
Date Approved by Commission

DRAFT

**MEETING MINUTES
FEBRUARY 17, 2026**

PORT OF ASTORIA
WORKSHOP SESSION
COMMISSION CHAMBERS
422 GATEWAY AVE., SUITE 100
ASTORIA, OR 97103

Call to Order

Chairman Rohne called the Workshop Session to order at 4:00 PM.

Roll Call

Commissioners Present: Robert Stevens; Dirk Rohne; James Campbell; Tim Hill; and Thaddeus Fickel via Zoom.

Staff Present: Deputy Director Matt McGrath; Terminal & Customer Support Manager Sue Transue; Office Manager Dianna Delgado.

Port Counsel: Eileen Eakins was not present.

Also Attending: Jay Corella of *The Daily Astorian*.

Pledge of Allegiance

Changes/Additions to the Agenda

No changes were made to the agenda.

Public Comment

No public comment was received.

Action Items

6a. Lease Agreement – Watershed Wellness Suite 200

Terminal and Customer Support Manager Sue Transue presented a lease agreement for Watershed Community Wellness for Suite 200. The proposed agreement would consolidate Suite 200 into the tenant's existing lease.

Commissioner Hill moved to approve the lease Agreement between the Port of Astoria and Watershed Wellness for Suite 200, as presented. Commissioner Stevens seconded. The motion carried 5-0 amongst the Commissioners present.

Votes were as follows: Stevens – Aye, Fickel – Aye, Rohne – Aye, Campbell – Aye, Hill – Aye.

6b. RFE #0246 – AST Terminal Building Improvements

- Deputy Director Matt McGrath presented a request for expenditure to complete improvements to the Astoria Regional Airport Terminal Building. Two responsive bids were received for the project, with the lowest bid submitted by Helligso Construction.
- The work is anticipated to be completed by June 1, 2026, in advance of the Airport Open House and Fly-In.

Commissioner Stevens moved to approve RFE #0246 – AST Terminal Building Improvements, awarding the project to Helligso Construction Co., and authorize the Executive Director to enter into contract negotiations. Commissioner Campbell seconded. The motion carried 5-0 amongst the Commissioners present.

Votes were as follows: Stevens – Aye, Fickel – Aye, Rohne – Aye, Campbell – Aye, Hill – Aye.

6c. Airport Engineering – Contract Authorization

- Deputy Director Matt McGrath explained that engineering services at the Airport are essential to maintain eligibility for Federal Aviation Administration (FAA) funding. A Request for Qualifications was issued for engineering services, and one statement of qualifications was received from Precision Approach Engineering (PAE), which has provided engineering services for the Airport over the past 10 years.

- PAE was noted to bring extensive expertise and experience working with the Airport.

Commissioner Campbell moved to authorize the Executive Director to execute a Professional Services Contract with Precision Approach Engineering services, based on the information provided in the Statement of Qualifications, for a five-year term ending February 2031.

Commissioner Fickel seconded. The motion carried 5-0 amongst the Commissioners present.

Votes were as follows: Stevens – Aye, Fickel – Aye, Rohne – Aye, Campbell – Aye, Hill – Aye

6d. Amendment to Airport Advisory Committee Meeting Minutes – 1/12/2026

An amendment to the January 12, 2026, Airport Advisory Committee meeting minutes was presented to the Commission. The amendment incorporated an additional quoted statement to more accurately reflect the discussion.

Commissioner Fickel moved to approve the amendment to the January 12, 2026, Airport Advisory Committee meeting minutes, as presented. Commissioner Hill seconded. The motion carried 5-0 amongst the Commissioners present.

Votes were as follows: Stevens – Aye, Fickel – Aye, Rohne – Aye, Campbell – Aye, Hill – Aye

Commission Comments

Commissioner Campbell did not have anything to report.

Commissioner Stevens commented on the following:

- Attended the Clatsop Cruise Host meeting. The pending Port agreement would provide compensation to hosts in the amount of \$1,500 per ship visit and includes a 30-day termination clause.

Commissioner Fickel commented on the following:

- Shared updates regarding training in Kansas and confirmed he will return in time to attend the March meeting in person.

Commissioner Rohne did not have anything to report.

Commissioner Hill did not have anything to report.

Executive Director Comments

Deputy Director Comments

- The Airport T-Hangar project began over the weekend, with contractors arriving Saturday to install barricades. Full construction activities commenced on Monday. To date, all doors on the north side of A Row (A1–A5) have been removed, the concrete has been cut, and the rails have

been removed. The project is currently one day ahead of schedule and is anticipated to be completed within four weeks.

- All submissions for the Pier 2 West Mitigation project have been completed. Approval from the Department of Land Conservation and Development (DLCD) is expected within the next few months, with National Marine Fisheries Service (NMFS) review potentially completed by year-end. Permitting is anticipated by early 2027. The obligation deadline with the Maritime Administration (MARAD) has been extended to September 2027.

Upcoming Meeting Dates

- Finance Advisory Committee – February 18, 2026, at 4:00 PM
- Regular Session – March 3, 2026, at 4:00 PM
- Workshop Session – March 17, 2026, at 4:00 PM

Adjourned:

Chairman Rohne adjourned the meeting at 4:23 PM.

APPROVED:

ATTEST:

Dirk Rohne, Board Chairman
Board of Commissioners

Thaddeus Fickel, Secretary
Board of Commissioners

Respectfully submitted by:
Dianna Delgado, Office Manager
Katie Brown, Administrative Assistant

March 3, 2026
Date Approved by Commission



ESTIMATED JANUARY 2026 FINANCIALS NARRATIVE*

Summary

For July 2025 through January 2026, the Port reported an estimated operating net gain of \$1,159,000 exceeding budget by 104,000 but falling \$209,000 short of last year's performance. Total operating revenue was 101% of budget, and operating expenses were 99%. Non-operating revenue was 97% of budget and non-operating expense was 99% budget. Overall, the Port reported an estimated total net loss of \$398,000, which was \$65,000 ahead of budget and \$382,000 higher than the previous year's net loss. It should be noted that a loss at this time of year is historically typical and is expected to correct in the busier spring/summer months.

Operating Revenue

- **Dockage:** Slightly below budget and \$177,000 lower than the previous fiscal year, primarily due to reduced log-related activity and rebilled revenues compared to FY 2024-25.
- **Lease & Rentals:** Under budget by \$91,000 and \$68,000 behind the prior year.
- **Rebilled Expenses:** Ahead of budget by \$200,000 and prior year by \$277,000. A significant portion of these overages were for water/sewer rebilling, which was offset by an increase in related expenses.
- **Marina & Boatyard:**
 - Boatyard revenue continues to outperform significantly at \$45,00 ahead of budget (108%) and \$108,000 above prior year (120%), reflecting expanded services and strong demand. Five-year comparisons show a threefold increase in year-to-date revenues.
 - Marina revenue was \$21,000 ahead of budget (106%) and \$28,000 ahead of prior year (108%).
- **Fuel Profits:**
 - Marina net fuel profits were \$173,000, which was \$20,000 behind budget but \$16,000 ahead of prior year.
 - Airport fuel profits were \$218,000, close to budget and \$12,000 higher than FY 2024-25.

Operating Expense

Personnel costs and materials and services were at 94% and 102% of budget, respectively, resulting in a budget difference of \$(59,000). The biggest differences were in salary and wages (↓\$92,000), fuel cost of sales (↓\$111,000), water/sewer costs (↑\$91,000), and longshore labor (↑\$70,000).

Capital Spending

January's capital spending was primarily for Pier 2 West mitigation. After grant reimbursements, net capital spending was down \$488,000 from the prior year.

* Final financials will be provided on March 3rd. Numbers have been rounded to the nearest thousandth value.

Port of Astoria
ESTIMATED Profit & Loss Actual vs. Budget
for January 2026

	Actuals Jul 2025 - Jan 2026	Actuals Jul 2024 - Jan 2025	Budget Jul 2025 - Jan 2026	Budget Variance Through Jan	% of Budget Through Jan	Full '25-'26 Budget
<u>Operating Revenues</u>						
Dockage & Vessel Service	351,642	528,860	364,592	-12,950	96%	872,684
Lease & Rental Income	1,961,107	2,028,665	2,052,162	-91,055	96%	3,474,821
Rebilled Expenses	1,882,415	1,605,266	1,682,901	199,514	112%	3,015,158
Boat Haulout	643,292	535,015	598,113	45,179	108%	1,000,000
Marina Revenues	387,247	359,516	365,921	21,326	106%	690,606
Fuel Sales	1,165,757	1,054,088	1,298,242	-132,485	90%	1,993,536
Ticket Revenues	2,425	1,910	1,725	700	141%	2,200
Other Income	58,490	41,433	43,291	15,199	135%	68,057
Total Operating Revenues	6,452,375	6,154,753	6,406,947	45,428	101%	11,117,062
<u>Operating Expenses</u>						
Personnel Services	1,970,485	1,854,204	2,097,197	-126,712	94%	3,643,334
Materials and Services	3,323,033	2,838,279	3,255,237	67,796	102%	5,359,167
Bad Debt Expense	0	94,495	0	0		0
Total Operating Expenses	5,293,518	4,786,979	5,352,434	-58,916	99%	9,002,501
Income from Operations	1,158,857	1,367,774	1,054,513	104,344	110%	2,114,561
<u>Non-Operating Revenues</u>						
Property Tax Revenues-Genl Fund	950,865	905,893	970,939	-20,074	98%	1,058,242
Timber Tax Revenues	88,109	100,106	108,514	-20,405	81%	186,023
Other County Revenues	280	4,156	7,800	-7,520	4%	7,800
Grants*	711,082	800,210	711,082	0	100%	3,218,736
Settlement	0	0	0	0	0%	0
Interest Income	18,789	14,216	19,516	-727	96%	33,450
Total Non-Operating Revenues	1,769,126	1,824,580	1,817,851	-48,726	97%	4,504,251
<u>Total Non-Operating Expenses</u>						
Capital Outlay*	2,340,387	2,917,553	2,340,387	0	100%	6,046,044
Interest Expense	252,094	276,412	257,426	-5,333	98%	405,048
Principal Expense	733,551	778,904	737,595	-4,044	99%	1,226,211
Total Non-Operating Expenses	3,326,032	3,972,869	3,335,408	-9,377	100%	7,677,303
Net Income (Loss)	-398,050	-780,515	-463,044	64,995	114%	-1,058,491

**Capital Outlay/Grants year-to-date budget set to match Revenue/Expense, not seasonally adjusted.

Port of Astoria
ESTIMATED Balance Sheet
as of January 2026

January 31, 2026

ASSETS

Current Assets

Cash & Cash Equivalents

Cash Funds	745
Operating Account #1442	306,297
Payroll Account #5344	42,143
Money Market #1259	2,774
Restricted AOC4 MMA #0760	263,802
LGIP Savings #6728	723,499
Undeposited Funds	13,582

Total Cash & Cash Equivalents 1,352,841

Accounts Receivable 180,717

Other Current Assets

Grant Receivables	18,391
Inventory	103,379
Prepaid Expenses	287,801
Property Taxes Receivable	46,011
Deferred Pension Outflows	802,257
Deferred OPEB Outflows	95,191
Current Maturities LT Rcvble	2,334,427

Total Other Current Assets 3,687,457

Total Current Assets 5,221,016

Fixed Assets 36,195,605

Other Assets

Long-term Receivables 14,237,991

TOTAL ASSETS 55,654,612

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable	174,448
Accrued Interest Payable	90,764
Retainage Payable	19,405
Accrued Liabilities	72,306
Accrued Payroll Liabilities	1,307
Prepaid Rent	52,746
Deposits and Overpayments	74,611
LT Debt Obligation - Current Portion	1,572,614
Unearned Tenant Improvements	22,800
Deferred Pension Inflows	319,448
Deferred OPEB Inflows	315,367
Deferred Lease Inflows	10,522,834

Total Current Liabilities 13,238,649

Long Term Liabilities

Accrued Vacation Payable	227,980
Accrued Sick Leave	291,331
Notes Payable	11,003,419
Net Pension Liability	1,656,585
OPEB Liability	723,312
Lease Liability	812,516

Port of Astoria
ESTIMATED Balance Sheet
as of January 2026

	January 31, 2026
Pollution Remediation AOC 4 Liability	2,936,234
Less Current Portion LT Debt	-1,572,614
Total Long Term Liabilities	16,078,763
Total Liabilities	29,317,413
Equity	
Retained Earnings	26,735,249
Net Income	-398,050
Total Equity	26,337,199
TOTAL LIABILITIES & EQUITY	55,654,612

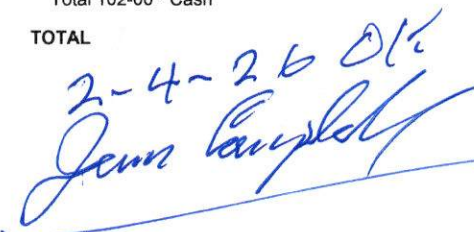


Capital Projects
January 2026
Budget to Actual

DEPARTMENT AND PROJECT		BUDGETED SPENDING & GRANTS			ACTUAL SPENDING & GRANTS				
Department	Description	Adopted Capital Expenditure	Adopted Grant Funding	Adopted POA Expense	Expenses through 01/31/2026	Grants Received through 01/31/2026	Expenses through 01/31/2026 NET OF GRANTS	Estimate of Remaining POA Expense	Priority 9 = Def'd 10 = Comp
WFW	Pier 2 West - Engineering	100,000	-	100,000	3,910	-	3,910	96,090	1
WFW	Pier 2 West NEPA Requirements	50,500	-	50,500	-	-	-	50,500	1
WFW	Pier 2 West Mitigation & Permitting	80,000	60,000	20,000	76,238	32,416	43,822	(23,822)	1
Security	2025-26 Security Upgrades: Camera and Infrastructure Upgrades	125,000	93,750	31,250	403	-	403	30,847	2
Airport	Hangar Maintenance - A Row Rehabilitation	300,000	270,000	30,000	72,668	69,597	3,070	26,930	2
Airport	Terminal Building - Remodel/Upgrades	191,700	143,775	47,925	235	-	235	47,690	2
WFW	2025-28 CWD Piers Maintenance Dredging	400,000	-	400,000	394,191	-	394,191	5,809	3
WFW	Fire System Upgrades	90,000	-	90,000	-	-	-	90,000	4
WFW - Boatyard	Boatyard Upgrades	25,000	-	25,000	1,215	-	1,215	23,785	5
WFW - Boatyard	Boatyard Expansion - Phase 1	750,000	675,000	75,000	-	-	-	75,000	8
Airport	Tractor Equipment - Front-end mulcher	8,000	-	8,000	-	-	-	8,000	9
WFE - Marinas	East Mooring Basin Boarding Docks Replacement	405,613	312,322	93,291	1,279	-	1,279	92,012	9
WFW - Boatyard	Boatyard Equipment - Travelift and Misc	1,377,000	1,032,750	344,250	15,886	15,886	-	344,250	9
WFW	Pier 2 East - Repairs based on ODOT reports/bent repairs	500,000	-	500,000	-	-	-	500,000	9
WFW	Gateway Avenue Repair / Restripe	27,500	-	27,500	-	-	-	27,500	9
WFE - Marinas	East Mooring Basin Dredging	762,745	381,373	381,372	972	-	972	380,400	9
Airport	FEMA Equipment: Tractor Equipment - Bat-wing Mower Deck	17,933	-	20,000	17,933	13,450	4,483	15,517	10
Airport	Airport Industrial Park Design	300,000	216,780	83,220	213,863	-	213,863	(130,643)	10
Airport	Tide Gate Feasibility Study	32,986	32,986	-	-	-	-	-	10
WFW	2025-26 Pier 2 West - Emergency Repairs	500,000	-	500,000	731,209	-	731,209	(231,209)	10
	Misc Projects	-	-	-	810,386	578,963	231,423	(231,423)	
TOTALS		6,043,977	3,218,736	2,827,308	2,340,387	710,312	1,630,075	1,197,233	

Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
102-00 - Cash					
102-02 - CCB Operating #1442					
Check	02/04/2026	86129	Paige M. Young	Final Refund - Suite 206	1,234.75
Bill Pmt -Check	02/04/2026	86130	A Coastal Lock & Key, LLC		116.00
Bill Pmt -Check	02/04/2026	86131	Ag-Bag Forage Solutions	Parts & Services	19.36
Bill Pmt -Check	02/04/2026	86132	Amazon	Acct#: A3O230TH9VG0U	53.18
Bill Pmt -Check	02/04/2026	86133	America's Phone Guys	Cust #1271	444.63
Bill Pmt -Check	02/04/2026	86134	Astoria Ford	Parts & Services	200.69
Bill Pmt -Check	02/04/2026	86135	AT&T	Acct # 019 295 1870 001 - Jan 2026	1.49
Bill Pmt -Check	02/04/2026	86136	AVH Consulting, LLC	PoA_040824	15,211.64
Bill Pmt -Check	02/04/2026	86137	Business Oregon	VOID: Loan #525209 - Bales Hangar	
Bill Pmt -Check	02/04/2026	86138	C-TechSolutions LLC	Port Office S. Door: Access Control System Fina...	1,500.00
Bill Pmt -Check	02/04/2026	86139	Campbell Environmental	Environmental Services	3,707.00
Bill Pmt -Check	02/04/2026	86140	CenturyLink	Acct # 497163267	121.12
Bill Pmt -Check	02/04/2026	86141	Chinook Marine Repair, Inc.	Acct # 3940	280.00
Bill Pmt -Check	02/04/2026	86142	Cintas Corporation	10829	441.47
Bill Pmt -Check	02/04/2026	86143	City Lumber	Cust # 7259	335.38
Bill Pmt -Check	02/04/2026	86144	City of Astoria - utilities	Utilities - Water & Sewer	169.40
Bill Pmt -Check	02/04/2026	86145	CityServiceValcon (CSV)	Fuel Supplies & Refuelers	35,768.68
Bill Pmt -Check	02/04/2026	86146	Clatsop County Lawn & Tractor	544212	185.76
Bill Pmt -Check	02/04/2026	86147	Clean Water Technologies, LLC (C...		850.00
Bill Pmt -Check	02/04/2026	86148	Englund Marine (Airport) 18868	Acct 18868 - Airport	56.97
Bill Pmt -Check	02/04/2026	86149	Englund Marine (Boatyard) 15589	Acct # 15589	708.33
Bill Pmt -Check	02/04/2026	86150	Englund Marine (Marina) 14130	Acct# 14130	338.64
Bill Pmt -Check	02/04/2026	86151	Englund Marine (MX) 14129	Acct# 14129	78.98
Bill Pmt -Check	02/04/2026	86152	Hart Radiator	W/O#4002	1,518.00
Bill Pmt -Check	02/04/2026	86153	Hauer's Lawn Care & Equip		65.65
Bill Pmt -Check	02/04/2026	86154	Joey Gochis (A/P)		476.40
Bill Pmt -Check	02/04/2026	86155	Kiwi Glass, Inc.	Inv# 41933 - P1 Bldg Windows: Ste# 301,206,1...	2,670.00
Bill Pmt -Check	02/04/2026	86156	Lum's Auto Center	Cust # 1269 - Airport: 2007 Chevy Silverado PU...	500.00
Bill Pmt -Check	02/04/2026	86157	Matthew McGrath (A/P)		152.98
Bill Pmt -Check	02/04/2026	86158	Melanie Howard (A/P)		396.48
Bill Pmt -Check	02/04/2026	86159	Napa Auto Parts	Cust # 76004	84.19
Bill Pmt -Check	02/04/2026	86160	NW Natural	Natural Gas Services	138.50
Bill Pmt -Check	02/04/2026	86161	Oregon - Employment Tax	BUS ID#: 0504015-4	15.42
Bill Pmt -Check	02/04/2026	86162	Oregon Government Ethics Commis...	V# 0GE0001057 - Gov Ethics Assess. Inv#AIE2...	1,684.40
Bill Pmt -Check	02/04/2026	86163	P & L Johnson Mechanical, Inc.		2,863.24
Bill Pmt -Check	02/04/2026	86164	Pacific Office Automation - Eqpt/Proj	Cust# 80M829 - Internet to BY & Maint. - EQPT	5,788.89
Bill Pmt -Check	02/04/2026	86165	Pacific Office Automation -Subscrip ...	Cust# 80M829	232.08
Bill Pmt -Check	02/04/2026	86166	Pacific Power	Electrical Power Services	14,499.79
Bill Pmt -Check	02/04/2026	86167	PacificSource Administrators	Employer ID: P00431	4,384.32
Bill Pmt -Check	02/04/2026	86168	PAPE Group	Cust # 101890	965.79
Bill Pmt -Check	02/04/2026	86169	PetroCard, Inc.	01-0004280 & 00-0300590	1,900.41
Bill Pmt -Check	02/04/2026	86170	Platt Electric Supply (Rexel)	Acct #135946	89.21
Bill Pmt -Check	02/04/2026	86171	Pro-Fresh LLC		200.00
Bill Pmt -Check	02/04/2026	86172	Recology Western Oregon (Acct# 16...	1080001628	773.18
Bill Pmt -Check	02/04/2026	86173	RPD Services, LLC	Service Order: SO-T-16685	3,242.84
Bill Pmt -Check	02/04/2026	86174	S. Bruce Conner	December 2022	2,100.00
Bill Pmt -Check	02/04/2026	86175	Sierra Springs	928320221793628	216.76
Bill Pmt -Check	02/04/2026	86176	Special Touch Janitorial, Inc.		5,665.00
Bill Pmt -Check	02/04/2026	86177	Staples Advantage	Act #LA 1833939 - Office Supply	174.74
Bill Pmt -Check	02/04/2026	86178	Streamline Software	A627DDCE-0016	367.00
Bill Pmt -Check	02/04/2026	86179	Sweet Septic and Portable Service	Boatyard & Airport weekly cleaning	420.00
Bill Pmt -Check	02/04/2026	86180	VenTek International	Cust # PORTASTORIA	475.00
Bill Pmt -Check	02/04/2026	86181	Verizon Wireless #7705-1	270297705-00001	448.82
Bill Pmt -Check	02/04/2026	86182	Walter E. Nelson Co.	Cust # 1629	1,254.25
Bill Pmt -Check	02/04/2026	86183	Wells Electrical Contracting, Inc.		2,236.99
Bill Pmt -Check	02/04/2026	86184	Business Oregon	VOID: Acct # 1230000433-Loan #W04002- Born...	
Bill Pmt -Check	02/04/2026	86185	FishHer	2026 Appreciation Lunch Sponsorship	500.00
Total 102-02 - CCB Operating #1442					118,323.80
Total 102-00 - Cash					118,323.80
TOTAL					118,323.80

2-4-26 OK


Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
102-00 - Cash					
102-02 - CCB Operating #1442					
Check	02/20/2026	86186	Kyle Dean - BYD Customer		30,000.00
Bill Pmt -Check	02/20/2026	86187	3J Consulting	Industry St. Restriping	3,249.50
Bill Pmt -Check	02/20/2026	86188	Advanced Remediation Technologie...	Job # OR0203-001.001 WMB	765.00
Bill Pmt -Check	02/20/2026	86189	Amazon	Acct#: A3O230TH9VG0U	310.52
Bill Pmt -Check	02/20/2026	86190	Art's Automotive		210.99
Bill Pmt -Check	02/20/2026	86191	B&S Pest Management, LLC	Acct#: 5096	95.00
Bill Pmt -Check	02/20/2026	86192	Bergerson Construction, Inc	Job #26701 POA Dredge	6,939.33
Bill Pmt -Check	02/20/2026	86193	Business Oregon	Loan #525209 - Bales Hangar	4,698.96
Bill Pmt -Check	02/20/2026	86194	C-TechSolutions LLC	Port Office S. Door: Access Control System Fina...	939.99
Bill Pmt -Check	02/20/2026	86195	Canon Financial Services	Cust# 939795	215.00
Bill Pmt -Check	02/20/2026	86196	Cartomation, Inc.	GIS Applications	800.00
Bill Pmt -Check	02/20/2026	86197	Cintas Corporation		279.10
Bill Pmt -Check	02/20/2026	86198	City Lumber	Cust # 7259	572.55
Bill Pmt -Check	02/20/2026	86199	City of Astoria - utilities	Utilities - Water & Sewer	105.91
Bill Pmt -Check	02/20/2026	86200	City of Warrenton	Water & Sewer Services	20,653.36
Bill Pmt -Check	02/20/2026	86201	Clean Water Technologies, LLC (C...		1,213.75
Bill Pmt -Check	02/20/2026	86202	Dr. Roof, Inc.	Job # SS-8648-25TS	7,216.00
Bill Pmt -Check	02/20/2026	86203	Eastern Pacific Fabrication		190.00
Bill Pmt -Check	02/20/2026	86204	Fjorten Construction, Inc.	Project: Pier 1 Dock Survey	3,690.00
Bill Pmt -Check	02/20/2026	86205	Hauer's Lawn Care & Equip		40.00
Bill Pmt -Check	02/20/2026	86206	Home Depot	6035 3225 3191 4798	1,217.99
Bill Pmt -Check	02/20/2026	86207	Island Creative	2026 Columbia River Cruise Guide Ad	390.00
Bill Pmt -Check	02/20/2026	86208	Larm's Recycling LLC		13,000.00
Bill Pmt -Check	02/20/2026	86209	Matthew McGrath (A/P)		1,236.22
Bill Pmt -Check	02/20/2026	86210	Maul Foster & Alongi, Inc.	Project: M0475.02.17 AOC4 Slip 2 R.A.S.	1,361.25
Bill Pmt -Check	02/20/2026	86211	North Coast Oregonian	Acct #R100	120.00
Bill Pmt -Check	02/20/2026	86212	NW Natural	Natural Gas Services	1,087.34
Bill Pmt -Check	02/20/2026	86213	P & L Johnson Mechanical, Inc.		2,335.00
Bill Pmt -Check	02/20/2026	86214	Pacific Office Automation - Eqpt/Proj	Cust# 80M829 - Internet to BY & Maint. -LABOR	1,750.00
Bill Pmt -Check	02/20/2026	86215	Pacific Office Automation -Subscrip ...	Cust# 80M829	5,585.30
Bill Pmt -Check	02/20/2026	86216	Pacific Power	Electrical Power Services	8,864.81
Bill Pmt -Check	02/20/2026	86217	PERS Health	AS-Group:10013822 Subscriber: H80550901 A...	324.93
Bill Pmt -Check	02/20/2026	86218	PetroCard, Inc.	01-0004280 & 00-0300590	800.84
Bill Pmt -Check	02/20/2026	86219	Portland Bolt & Manufacturing Co	Cust # 2938	1,589.10
Bill Pmt -Check	02/20/2026	86220	Pro-Fresh LLC		784.60
Bill Pmt -Check	02/20/2026	86221	Recology Western Oregon		3,351.48
Bill Pmt -Check	02/20/2026	86222	Recology Western Oregon (Acct #43...	1080854307	46.94
Bill Pmt -Check	02/20/2026	86223	Shred-It (Stericycle)	Cust # 16971101	186.54
Bill Pmt -Check	02/20/2026	86224	Special Districts Health Premiums	Cust # 03-0016324 Health Insurance	59,377.48
Bill Pmt -Check	02/20/2026	86225	Spectrum - 0901	Acct # 176560901	198.94
Bill Pmt -Check	02/20/2026	86226	Spectrum - 1001	Acct # 176561001	47.51
Bill Pmt -Check	02/20/2026	86227	Spectrum - 1101	250481101	1,370.02
Bill Pmt -Check	02/20/2026	86228	Spectrum - 6401	Acct # 176526401	1,079.56
Bill Pmt -Check	02/20/2026	86229	The Trophy Case	INSIGNIA	506.00
Bill Pmt -Check	02/20/2026	86230	TKE (Thyssenkrupp Elevator Corp)	Cust # 71259	2,333.92
Bill Pmt -Check	02/20/2026	86231	US Bank - Credit Cards	Card# 2090 - CPN# 002706885	11,439.48
Bill Pmt -Check	02/20/2026	86232	Viking Automatic Sprinkler Co	Cust# 3331	2,805.00
Bill Pmt -Check	02/20/2026	86233	Walter E. Nelson Co.	Cust # 1629	974.10
Bill Pmt -Check	02/20/2026	86234	Warren L. Junes LTD		2,019.48
Bill Pmt -Check	02/20/2026	86235	Business Oregon	Acct # 1230000433-Loan #W04002- Bornstein	187,000.00
Total 102-02 - CCB Operating #1442					395,368.79
Total 102-00 - Cash					395,368.79
TOTAL					395,368.79

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Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
102-00 · Cash					
102-02 · CCB Operating #1442					
Bill Pmt -Check	01/22/2026	EFT 1889	AFLAC	BM482	172.04
Bill Pmt -Check	01/22/2026	EFT 1890	PNC Bank National Assoc.	HRA PAYMENT - Janice B. 01/21/26	6.59
Bill Pmt -Check	01/26/2026	EFT 1891	DEQ - Permit	Submittal RID# 94041 - (401) - Dredge & Fil...	4,747.60
Check	01/26/2026	EFT 1892	PNC Bank National Assoc.		1,290.95
Check	01/27/2026	EFT 1893	PNC Bank National Assoc.		1,269.80
Bill Pmt -Check	01/27/2026	EFT 1895	OR PERS	EFT PAYMENT - Unfunded January 15, 2026	12,785.80
Bill Pmt -Check	01/27/2026	EFT 1896	OR PERS	EFT PAYMENT - Contribution January 15, 2...	5,198.07
Check	01/28/2026	EFT 1894	PNC Bank National Assoc.		376.54
Check	01/31/2026	EFT 1900	PNC Bank National Assoc.		77.00
Total 102-02 · CCB Operating #1442					<u>25,924.39</u>
Total 102-00 · Cash					<u>25,924.39</u>
TOTAL					<u><u>25,924.39</u></u>

OK
James T Campbell

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9:53 AM
02/20/26
Accrual Basis

Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
102-00 · Cash					
102-02 · CCB Operating #1442					
Bill Pmt -Check	02/02/2026	EFT 1897	Gravity Payments	Merch ID#517924510061062	1,458.62
Check	02/03/2026	EFT 1898	PNC Bank National Assoc.		53.63
Check	02/03/2026	EFT 1899	Principal National Life Ins Co	Life Insurance - Will Isom	34.68
Total 102-02 · CCB Operating #1442					1,546.93
Total 102-00 · Cash					1,546.93
TOTAL					1,546.93

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James J. Campbell

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9:54 AM
02/20/26
Accrual Basis

Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
102-00 - Cash					
102-02 - CCB Operating #1442					
Check	02/10/2026	EFT 1901	Clover Network, Inc	Merchant Equipment Fees - Jan 2026 MARI...	35.85
Check	02/11/2026	EFT 1902	Intuit (cc fees)	Intuit Customer Payment fee: Misc Custom...	5.75
Bill Pmt -Check	02/12/2026	EFT 1903	OR PERS	EFT PAYMENT - Unfunded January 31, 2026	11,364.13
Bill Pmt -Check	02/12/2026	EFT 1904	OR PERS	EFT PAYMENT - Contribution January 31, 2...	4,639.33
Check	02/12/2026	EFT 1905	PNC Bank National Assoc.		803.79
Check	02/13/2026	EFT 1906	PNC Bank National Assoc.		135.97
Check	02/18/2026	EFT 1908	PNC Bank National Assoc.		148.36
Total 102-02 - CCB Operating #1442					17,133.18
Total 102-00 - Cash					17,133.18
TOTAL					17,133.18

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James T Campbell

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MARCH 2026

SUN MON TUES WED THURS FRI SAT

1	2	3	4	5	6	7
4:00PM POA Regular Session	4:00PM POA Regular Session 6:00PM Astoria City Council Mtg 6:00PM CB City Council Mtg	10:30AM Clatsop County Board of Commissioners Work Session 6:00PM Gearhart City Council Meeting	6:00PM CB City Council Work Session			
8	9	10	11	12	13	14
5:00PM Seaside City Council Work Session 6:00PM Seaside City Council Meeting	6:00PM CB City Council Work Session 6:00PM Warrenton City Commission Meeting 10:00AM Clatsop County Planning Commissioning Regular Meeting	5:00PM Clatsop County Board of Commissioners Work Session & Regular Meeting	1:30PM Clatsop Cruise Hosts Meeting 6:00PM Warrenton Planning Commission Meeting			
15	16	17	18	19	20	21
6:00PM Astoria City Council Meeting	4:00PM POA Workshop Session	10:30AM Clatsop County Board of Commissioners Work Session				
22	23	24	25	26	27	28
5:00PM Seaside City Council Work Session 6:00PM Seaside City Council Meeting 6:00PM Astoria City Council Work Session	3:00PM CEDR Meeting @ Astoria Golf & Country Club 5:30PM Astoria Planning Commission Meeting 6:00PM Warrenton City Commission Meeting	5:00PM Clatsop County Board of Commissioners Work Session & Regular Meeting				
29	30	31				
	7:45AM AWACC Breakfast Networking 6:00PM Gearhart City Council Work Session					

AMENDMENT TO LEASE**Date:** February 25, 2026**Between:** **Port of Astoria**
422 Gateway Avenue, Suite 100
Astoria, OR 97103
Ph: 503-741-3300 (“Port”)**And:** **Sara Wirkkala, MSW, LCSW, LICSW, CADC III, MAC**
Columbia River Counseling, LLC
10 Pier One, Suite 101
Astoria, OR 97103
[REDACTED] (“Tenant”)

- 1. AGREEMENT.** This amends that Commercial Lease Agreement between the Port and Tenant dated January 27, 2025. Except as expressly provided herein, all other terms of the Amended Lease Agreement are ratified and affirmed as if fully set forth herein.
- 2. AMENDMENTS.** The Amended Lease Agreement is amended as follows:

SECTION 14 TAXES AND UTILITIES.

14.2 Utilities Charges. Tenant shall pay when due all charges for services and utilities incurred in connection with the use, occupancy, operation, and maintenance of the Premises, including (but not limited to) charges for fuel, water, gas, electricity, sewage disposal, power, refrigeration, air conditioning, and janitorial services. If any utility services are provided by or through Port, charges to Tenant shall be comparable with prevailing rates for comparable services. If the charges are not separately metered, Port shall apportion the [Tenant is hereby notified that the utilities to the Premises __ are X are not separately metered. Tenant shall pay the Port a flat fee of \$60 per month for water, sewer, garbage, electric, and gas. Phone and internet service are not included]. Utility rates are subject to change. Port will provide thirty (30) days’ notice to Tenant of these changes.

Except as expressly amended or supplemented by this Amendment, all other terms and conditions of the Lease shall remain in full force and effect.

The Port of Astoria:

By: _____
Name: _____
Title: _____
Date: _____

Tenant:

By: _____
Name: _____
Title: _____
Date: _____