Port of Astoria

MEETING MINUTES
OCTOBER 20, 2026

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

Call to Order
President Stevens called the Workshop Session to order at 4:00 PM.

Roll Call
Commissioners Present: Robert Stevens; Tim Hill; James Campbell; and Dirk Rohne. Thaddeus Fickel joined the meeting via zoom at 4:05 PM.
Staff Present: Executive Director Will Isom; Properties and Customer Support Manager Sue Transue; and Administrative Assistant Katie Brown.
Port Counsel: Eileen Eakins was not present at this session.
Also Attending: Jay Corella of *The Daily Astorian;* Budget Committee Member Steve Kraske; and Shane Jensen of *AVH Consulting* via zoom.

Pledge of Allegiance

Changes/Additions to the Agenda
There were no changes or additions to the agenda.

Public Comment
There was no public comment.

Advisory Items
6a. Pacific Northwest Waterways Association (PNWA) Update
President Stevens provided a summary of the PNWA annual convention. Topics included transportation funding, dredging, waterways, proposed Interstate 5 bridge replacement, Northwest jetty systems, shipbuilding capacity, and maritime economic development. Presentations by the U.S. Army Corps of Engineers addressed recapitalization of the federal dredging fleet and future dredging capacity needs. Additional discussions covered trade, export opportunities, marine transportation issues, sea lion management, and potential sea otter reintroduction. Stevens participated in discussions regarding impacts to port infrastructure, fisheries, and regulatory issues affecting waterways and coastal communities.

Action Items
7a. DHS Lease Amendments
Properties and Customer Support Manager Sue Transue presented five lease amendments for Oregon Department of Human Services (DHS) spaces in the 422 Gateway building. The amendments extend the leases through February 2027 and adjust rental rates.
Executive Director Isom explained that DHS requested the extension while the renovation of their

future location are completed.
Commissioners discussed the lease extensions and rent adjustments. The Commission agreed to consider all five lease amendments under a single motion and vote.
Commissioner Campbell moved to consider all five lease amendments under a single motion and vote. Commissioner Rohne seconded. The motion carried 5-0 amongst the Commissioners present. Votes were as follows: Stevens – Aye, Hill – Aye, Fickel – Aye, Campbell – Aye, Rohne – Aye.

Commissioner Rohne moved to approve all five lease amendments between the Port of Astoria and DHS as presented. Commissioner Fickel seconded. The motion carried 5-0 amongst the Commissioners present. Votes were as follows: Stevens – Aye, Hill – Aye, Fickel – Aye, Campbell – Aye, Rohne – Aye.

7b. Spectrum Lease Renewal
Transue presented a lease renewal with Spectrum Pacific West for approximately 21,170 square feet of land at 1390 SE Flightline Drive at Astoria Regional Airport. The proposed renewal extends the lease from October 1, 2026, through September 30, 2031. The lease provides for annual 3% increases beginning October 1, 2027, and includes an option for an additional five-year renewal term.
Commissioner Hill moved to approve the Lease Agreement Renewal between the Port of Astoria and Spectrum as presented. Commissioner Rohne seconded. The motion carried 5-0 amongst the Commissioners present. Votes were as follows: Stevens – Aye, Hill – Aye, Fickel – Aye, Campbell – Aye, Rohne – Aye.

7c. Team Oregon Lease Amendment
Isom presented an amendment to Team Oregon's existing lease for motorcycle training activities at the Astoria Regional Airport. The amendment extends the lease through December 31, 2028. The amendment provides that the Port will give Team Oregon 42 days' notice when a scheduling conflict affects previously requested training dates. Effective January 1, 2028, the daily use fee will increase from $372.42 to $428.28.
Commissioner Rohne moved to approve the amendment to the contract between the Port of Astoria and Team Oregon as presented. Commissioner Campbell seconded. The motion carried 5-0 amongst the Commissioners present. Votes were as follows: Stevens – Aye, Hill – Aye, Fickel – Aye, Campbell – Aye, Rohne – Aye.

7d. Consulting Agreement – Campbell Environmental
Shane Jensen presented a one-year consulting services agreement with Campbell Environmental. Jensen explained that Campbell Environmental has assisted the Port with environmental permitting for several years and continues to support active projects, including the rehabilitation of Pier 2 West. The agreement would provide permitting and environmental consulting services for one year and for up to 336 hours.
Isom noted that the proposed agreement is consistent with the Port's recent permitting workload and historical spending.
Commissioner Campbell moved to approve the Consulting Agreement between the Port of Astoria and Campbell Environmental as presented. Commissioner Rohne seconded. The motion carried 5-0 amongst the Commissioners present. Votes were as follows: Stevens – Aye, Hill – Aye, Fickel – Aye, Campbell – Aye, Rohne – Aye.

Commission Comments

Commissioner Fickel commented on the following:

- Expressed appreciation for the ability to participate remotely.
- The importance of clear market rates and long-term-use considerations when making lease decisions involving valuable airport property.

Commissioner Campbell did not have anything to report.

Commissioner Rohne commented on the following:

- Reported that he attended the Elected Leaders Natural Resource Industry Tour hosted in part by the Port. Noted Isom gave attendees an overview of Port operations. The tour continued to Bornstein Seafoods, Hampton Lumber, and Tillamook. The event provided an opportunity to educate elected officials and candidates about the Port and the local seafood industry.

Commissioner Hill commented on the following:

- Thanked President Stevens for his report on the PNWA convention and Commissioner Rohne for representing the Port during the natural-resource tour.

Commissioner Stevens commented on the following:

- Reported that he attended a candidate forum hosted by the American Association of University Women. The event provided an opportunity to hear from candidates seeking local and state offices and discuss issues affecting the community.
- Also noted that he walked the airport dike with Commissioner Campbell and Deputy Director McGrath to observe the tide gates and low-lying wet areas. Based on their observations, the tide gates appeared to be functioning properly.

Executive Director Comments

- Reported that he also attended the candidate forum. He explained Port staff have met with candidates during the election season to help them understand the Port's operations, economic impact, and major challenges.
- Discussed the Elected Leaders Natural Resource Industry Tour and thanked Hampton Lumber representative Lindsey Davis for coordinating the event. The tour was well attended and gave the Port another opportunity to educate elected officials and candidates.
- Clarified that Port permits educational activities involving candidates but does not allow political rallies or campaign signs on Port property.
- Provided the Commission with information regarding a major fire at a cruise-ship terminal in Whittier, Alaska, and noted that the relatively new facility has reportedly been declared a total loss.

Upcoming Meeting Dates

- Regular Meeting – November 03, 2026, at 4:00 PM
- Workshop Session – November 17, 2026, at 4:00 PM

Adjourned:

President Stevens adjourned the meeting at 4:43 PM.

Port of Astoria

APPROVED:

Robert Stevens, President
Board of Commissioners

ATTEST:

Thaddeus Fickel, Secretary
Board of Commissioners

Respectfully submitted by:
Katie Brown, Administrative Assistant

November 03, 2026
Date Approved by Commission