

**MEETING MINUTES
APRIL 15, 2025**

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

Call to Order

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

Roll Call

Commissioners Present: Robert Stevens; Tim Hill; Dirk Rohne; Frank Spence via Zoom. Jim Campbell was absent.

Staff Present: Executive Director Will Isom; Deputy Director Matt McGrath via Zoom; Office Manager Dianna Delgado; Brendon Stock and Joseph Gochis from the Boatyard; Terminal and Customer Support Manager Sue Transue.

Port Counsel: Eileen Eakins was not present.

Also Attending: Len Tumbarello of Northwest Oregon Works, Port Finance Advisory Committee members Steve Kraske and David Oser; Andrew Bornstein of Bornstein Seafoods; Steven Hammer of SLR; Alan and Abby Ismond of Aqua-Terra Consultants; Olivia Palmer of *The Astorian*; Tom Brownson, and Rob Seitz.

Pledge of Allegiance

Changes/Additions to the Agenda

No changes were made to the agenda.

Public Comment

No public comment was received.

Advisory Items

6a. Byproduct Recovery Center – Phase I Update

Steven Hammer of SLR and Alan Ismond of Aqua-Terra Consultants provided an update to the Commission on Phase I of the Byproduct Recovery Center (BRC) project. The presentation covered industry needs, technical findings, and next steps for facility development.

Key highlights included:

- The seafood industry remains a major economic driver for Astoria and the West Coast.
- New DEQ permit requirements for seafood processors are difficult to meet with existing technology as off-the-shelf solutions are not sufficient for meeting the updated regulatory standards.

- The BRC would help recover solids from wastewater, converting them into usable resources such as compost or fertilizer.
- The system proposed for the BRC is flexible, allowing adjustments in efficiency and recovery based on operational needs.
- Phase I findings suggest shellfish and finfish waste streams should be treated separately, and as early as possible, as treatment becomes more difficult over time.
- Phase II will include pilot-scale testing of the Advanced Filtration System (AFS) to confirm Phase I results are scalable. Testing is expected to conclude by November/December 2025.
- Equipment used in Phase II would be installed at the BRC, creating opportunities such as hands-on wastewater training in partnership with Clatsop Community College.
- Next steps include geotechnical evaluation, permitting, and integration with the Pier 2 West Rehabilitation project.
- The BRC development is planned in five phases, and a concept design was presented to the Commission.

Commissioner Stevens, on behalf of Commissioner Campbell, inquired about infrastructure details. Presenters confirmed that the pipeline would be installed beneath the pier to avoid traffic disruption, and the facility would be enclosed to prevent odors.

6b. Airport Hangar Draft Lease – KAST Hangars LLC

This advisory item was discussed with action item 7e. Resolution and Findings of Fact – KAST Hangars LLC.

Action Items

7a. Northwest Oregon Works Grant Award – Check Presentation for Boatyard

Len Tumbarello with Northwest Oregon Works (NOW) presented a check in the amount of \$12,855 to the Port, on behalf of the State of Oregon and NOW. The funding will be used to purchase a power washer for the Boatyard. Tumbarello also shared that the NOW Maritime Program is currently included in the Governor's recommended budget for \$2 million for the upcoming fiscal year.

Boatyard Manager Brendon Stock commented on the ongoing partnership between NOW and the Port. Since 2023, the Boatyard has received approximately \$50,000 in grant funding from NOW. Stock expressed appreciation for their continued support.

Isom commended Stock for his commitment to the Boatyard's success, noting his efforts not only to maintain operations but to actively seek funding opportunities for improvements.

Commissioner Hill moved to accept the \$12,855.00 grant award from Northwest Oregon Works for the purchase of a power washer for the Boatyard. Commissioner Rohne seconded. The motion carried 4-0 amongst the Commissioners present.

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

7b. Business Oregon Grant Award – Pier 2 Mitigation and Permitting

The Port was awarded \$60,000 in Special Public Works Funds from Business Oregon to support the pre-construction phase of the Pier 2 reconstruction project. The funding will be used to assist with mitigation and permitting.

Commissioner Rohne moved to accept the \$60,000.00 grant award from Business Oregon for Pier 2 West mitigation and permitting. Commissioner Hill seconded. The motion carried 4-0 amongst the Commissioners present.

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

7c. PND – Pier 2 West Repair Design and Coordination Proposal

PND Engineers completed an evaluation of the west side of Pier 2's substructure, which resulted in a recommendation for emergency repairs. The overall repair of Pier 2 West is expected to occur in three phases over the next three years, but some repairs have been identified as needing immediate attention.

PND will prepare a scope of work, and a request for bids will be issued for the first set of repairs as soon as possible.

Commissioner Hill moved to approve the Pier 2 West repair design and coordination proposal as presented by PND engineers in total amount of \$34,280.00. Commissioner Rohne seconded. The motion carried 4-0 amongst the Commissioners present.

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

7d. Bornstein Seafoods Wastewater Treatment Facility – Commercial Lease Amendment

The Port and Bornstein Seafoods proposed an amendment to the existing lease agreement for the parking area now identified as 417 Gateway, to permit the construction of a wastewater treatment facility and installation of a Dissolved Air Flotation (DAF) system on the leased property.

The DAF system is required by the Oregon Department of Environmental Quality (DEQ) to meet wastewater treatment standards under the 900-J permit. Without the system in place, Bornstein could face regulatory action and potential shutdown of operations. The new system is expected to significantly improve the quality of wastewater discharge by removing fats, oils, grease, and other solids.

Commissioner Rohne moved to approve the amendment to the Bornstein Seafoods commercial lease as presented. Commissioner Hill seconded. The motion carried 4-0 amongst the Commissioners present.

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

7e. Resolution and Findings of Fact – KAST Hangars LLC

Krist Novoselic of KAST Hangars LLC has proposed making improvements to Port property at the Airport, which includes hangar space, office space, and secured parking. The structure is in significant disrepair due to age and deterioration. Novoselic has expressed interest in performing the improvements at their own expense in exchange for reduced rent and a new five-year lease agreement.

The Port requested the Commission's acceptance of Resolution No. 2025-02, adopting findings of fact, declaring an exemption from competitive bidding and authorizing Port staff to enter into new lease negotiations.

Commissioner Rohne moved to approve Resolution No. 2025-02. Commissioner Hill seconded. The motion carried 4-0 amongst the Commissioners present.

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

Commission Comments

Commissioner Campbell was absent.

Commissioner Rohne commented on the following:

Attended the Clatsop Community College auction.

Commissioner Hill commented on the following:

Commented on the significant level of activity currently happening at the Port and what is expected in the future.

Commended Port staff for their strong work ethic and forward-looking mindset, and added that the Port is fortunate to have the team under Executive Director Isom's leadership.



Commissioner Spence commented on the following:

A foreign investment company, ER5, has agreed to fully fund the development outlined in the Central Waterfront Master Plan. The proposed investment would include replacing the Riverwalk Hotel with new hotels and food halls.

Commissioner Stevens commented on the following:

Attended the Clatsop Community College auction. Also attended the Fishermen's Lunch on Saturday, hosted by Englund Marine. Approximately 150 people attended at the event's peak.

Executive Director Comments

- The Port continues to explore funding options for the BRC. A key component will be securing strong support from the State in both financing and regulatory aspects. Two weeks ago, the Port hosted a presentation from SLR and Aqua-Terra Consultants, with representatives from the Governor's Office, Oregon DEQ, and Business Oregon in attendance. The response was overwhelmingly positive.
- The Port is currently in negotiations with its ILWU-represented employees.
- Cruise Ship season is well underway, with the *Europa 2* visiting the Port for its inaugural call.
- The Astoria Upper Town Business Association started a market last year, and has requested designated parking at the East Mooring Basin during market events. The Port is working through the logistics of assigning parking spaces.
- Will be attending the candidate forum at 7:00 PM in advance of the upcoming May 20 election.

Upcoming Meeting Dates

- Finance Advisory Committee – April 28, 2025, at 12:00 PM
- Regular Session – May 6, 2025, at 4:00 PM
- Airport Advisory Committee – May 12, 2025, at 4:00 PM
- Budget Committee – May 14, 2025, at 1:00 PM
- Workshop Session – May 20, 2025, at 4:00 PM

Adjourned:

Chairman Stevens adjourned the meeting at 4:47 PM.

APPROVED:

Robert Stevens, Board Chairman
Board of Commissioners

ATTEST:

Tim Hill, Secretary
Board of Commissioners

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

May 6, 2025
Date Approved by Commission