Port of Astoria

MEETING MINUTES
OCTOBER 06, 2026

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

Call to Order
President Stevens called the Regular Meeting to order at 4:00 PM.

Roll Call
Commissioners Present: Robert Stevens; Jim Campbell; Tim Hill; Dirk Rohne; and Thaddeus Fickel via zoom.
Staff Present: Executive Director Will Isom; Deputy Director Matt McGrath; Finance and HR Director Melanie Howard; and Administrative Assistant Katie Brown.
Port Counsel: Eileen Eakins was not present at this session.
Also Attending: Jay Corella of *The Daily Astorian;* Rob Seitz; Greg Morrill of *Bergerson Construction* via zoom; and Shane Jensen of *AVH Consulting* via zoom.

Pledge of Allegiance

Changes/Additions to the agenda
No changes or additions were made to the agenda.

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 09/01/2026, Workshop Session 09/15/2026
- Financials – August 2026
- Event Calendar – October 2026

Commissioner Campbell moved to approve the consent calendar 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

Action Items
7a. Boatyard Haulout and West Basin Marina Dredging
Deputy Director McGrath summarized the dredging needs and bid results. Key points included:
- Accumulation of sediment has become significantly heavier on the marina side, where natural currents tend to deposit more material. Larger vessels are making contact with the bottom while maneuvering.
- The boatyard haulout is beginning to drag straps when lifting vessels.

- Estimated dredge volumes include:
  -8,359 Cubic Yards (CY) from the Boatyard haulout
  -24,923 CY from the Marina Dredge Material Management Unit 1 (DMMU)
  -7,570 CY from the Marina DMMU 2.
- The lowest responsive bid was from Bergerson Construction; the contractor agreed to hold the pricing through November 1, 2027.
- The work is slated to begin November 1, 2027, to align with budget planning and potential external funding opportunities. No expenditure for this project is expected in FY 2026.
- Central Waterfront dredging by J.F. Brennan will be completed in November 2026; allowing budget focus on the dredging of West Basin DMMUs and the Boatyard haulout areas

Commissioner Rohne moved to authorize the Executive Director to enter into a contract with Bergerson Construction for $1,097,954 with the contingency that work may not commence until a notice to proceed is issued. Commissioner Hill 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. Resolution 2026-07 Loan Authorization

Finance & HR Director Melanie Howard presented Resolution 2026-07 to authorize a 25-year, non-revolving loan up to $1,800,000 at 4.86% (Finance Contract No. 525211) with Business Oregon for eligible Pier 2 West cleanup costs.
Additional discussion noted:

- Total cleanup approximately $2.1M; a prior $250,000 payment was made from insurance proceeds.
- Vendor late fees have been deferred pending financing completion.

Commissioner Campbell moved to approve the adoption of Resolution 2026-07, authorizing execution of Financing Contract No. 525211 for a non-revolving loan up to $1,800,000 at 4.86% for eligible Pier 2 West cleanup costs. Commissioner Hill 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. AVH Contract Amendment

Executive Director Isom introduced the amendment to the Professional Services Agreement with Shane Jensen of AVH Consulting, LLC. Isom noted that while Jensen is often referred to as the Port's grant writer, his services extend well beyond grant preparation. Isom stated that the proposed amendment would increase the hourly rate from $100 to $125 per hour.
Discussion included:

- Commissioner Campbell asked Jensen about the role of Campbell Environmental Consulting. Jensen explained that Campbell Environmental serves as the Port's primary environmental consulting firm and is responsible for coordinating permitting activities on many Port projects, including Pier 2 West.
- Commissioner Fickel questioned the contract language regarding interest on overdue balances. Jensen noted that the language reflected the existing agreement and would be subject to applicable state law.

Commissioner Rohne moved to approve the amendment to the contract between Port of Astoria and AVH Consulting, LLC, 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.

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 Fickel reported on the following:

- Referenced public comments made during September 15 Workshop Session regarding ICE activity on Port property and requested an update on the Port's responsibilities under Oregon sanctuary law.
    - Isom responded that the Port has been working with Oregon Department of Justice (DOJ) regarding an inquiry related to the June 7 incident involving ICE officers at the Port. Port staff and legal counsel have responded to DOJ inquiries and provided requested information, including participating in communications and interviews with DOJ representatives. A recent media report incorrectly suggested that the Port had not responded to DOJ. Isom stated that the Port responded promptly and that legal counsel requested correction to that information. The Port is currently awaiting additional direction or findings from the DOJ and will follow any recommendations or requirements provided as part of that process.

Commissioner Hill reported on the following:

- Commended Port staff for integrity and responsiveness on sensitive issues.

Commissioner Stevens reported on the following:

- Attended the Oregon Public Ports Association (OPPA) meeting hosted in Astoria. He noted discussions with legislators, representatives from MARAD, and transportation officials regarding issues affecting ports throughout Oregon.
- Met with the Captain of the *Norwegian Joy* during the vessel's Inaugural visit to Astoria and participated in the traditional plaque exchange ceremony. Acknowledging the participation and support of Port staff during the cruise ship visit.

Executive Director Comments

- The Port recently hosted the OPPA annual meeting in Astoria. Discussion topics included dredging, infrastructure funding needs, regulatory challenges, and other issues commonly facing ports throughout Oregon. Representatives from the Coastal Caucus participated in the meeting and expressed continued interest in supporting port-related priorities and infrastructure investments. Director Isom noted that dredging was one of the primary topics of discussion, with many ports facing increasing costs and challenges associated with maintaining navigational access.
- The Department of Human Services (DHS) office located in the 422 Gateway building will continue occupying its current space under the holdover provisions of its lease agreement. The tenancy has converted to month-to-month status, with rent increasing to 150% of the standard lease rate until relocation occurs.
    - Isom, McGrath and Andrew Bornstein recently met with Deputy Chief of Staff Vince Porter from the Governor's Office. The group toured Pier 2 West, the new Bornstein dissolved air flotation (DAF) system, and local seafood processing facilities. Isom noted that the visit provided an opportunity to show the condition of Port infrastructure, highlight ongoing capital improvement needs, and showcase the economic importance of the

waterfront and seafood processing industries.

- Informed the commission of upcoming community events including:
  - The American Association of University Women (AAUW) Candidate forum scheduled for October 06 at 7:00 PM
  - Clatsop-Tillamook Natural Resource Leaders tour scheduled to visit the Port on Thursday, October 15.
  - Congresswoman Suzanne Bonamici's town hall meeting scheduled for Saturday October 17 at the Liberty Theater at 1:00 PM, with an RSVP only elected official's pre-session at 12:30 PM.

Upcoming Meeting Dates

- Workshop Session – October 20, 2026, at 4:00 PM
- Regular Meeting – November 03, 2026, at 4:00 PM

Adjourned

President Stevens adjourned the meeting at 4:34 PM.

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