



## MEETING MINUTES

JULY 07, 2026

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

### Call to Order

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

### Roll Call

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

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: Budget Committee Member Steve Kraske; Jay Corella of *The Daily Astorian*; Kelsey Balensifer of *Astoria-Warrenton Chamber of Commerce*; and Max Sherman.

### Pledge of Allegiance

### Commission Items:

#### 4a. Elect President for Fiscal Year 2026-2027

Commissioner Rohne announced the opening of nominations for President, stating he would not seek nor accept a nomination.

- Commissioner Campbell nominated Commissioner Stevens as President and Commissioner Fickel seconded.

Commissioner Stevens was declared the Commission President.

President Stevens thanked the commission and acknowledged Commissioner Rohne's service as Chair over the past year. Stevens requested a change to the agenda to move completion of officer elections to Item B under Commission items.

#### 4b. Elect Officers for Fiscal Year 2026-2027

- Commissioner Campbell nominated Commissioner Hill as Vice President and Commissioner Rohne seconded.

Commissioner Hill was declared the Commission Vice President.

- Commissioner Campbell nominated Commissioner Fickel as Secretary. Unanimous vote for Commissioner Fickel.

Commissioner Fickel was declared the Commission Secretary.

- Commissioner Hill nominated Commissioner Campbell as Treasurer. Unanimous vote for Commissioner Campbell.

Commissioner Campbell was declared the Commission Treasurer.

- Commissioner Campbell nominated Commissioner Rohne as Assistant Secretary/Treasurer. Unanimous vote for Commissioner Rohne.  
Commissioner Rohne was declared the Commission Assistant Secretary/Treasurer.

#### **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 06/02/2026, Airport Advisory Committee 06/08/2026, and Workshop Session 06/16/2026
- Financials – May 2026
- Event Calendar – July 2026

Commissioner Fickel moved to approve the consent calendar as presented. The motion carried 5-0 amongst the Commissioners present.

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

#### **Advisory Items**

##### **8a. Letter from Airport Advisory Committee**

A letter was received from the Airport Advisory Committee Chairman Steve Dillard praising staff efforts to improve, renovate, and upgrade the airport. Commissioner Rohne noted the letter's positive comments, particularly regarding Deputy Director Matt McGrath's work.

#### **Action Items**

##### **9a. TKW Audit Engagement Letter**

Executive Director Isom summarized Talbot, Korvola, & Warwick LLP's (TKW) long-standing role as the Ports auditing firm. He emphasized the high quality of service TKW has consistently delivered and highlighted the professionalism and reliability the firm has demonstrated over the past decade. The engagement letter presented for approval outlined the scope of the Fiscal Year 2026 audit, including the responsibilities of both TKW and Port staff, [and follows the established annual audit procedure].

Commissioner Campbell moved to approve the TKW Audit Engagement Letter as presented. 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.

##### **9b. RFE #0251 – Pier 2 Building 75 Roof Replacement**

Deputy Director McGrath reviewed the need for replacing the deteriorating roof on Building 75 at Pier 2, noting that ongoing leaks were now damaging electrical components inside the structure.

- During discussion, Commissioners Campbell addressed an optional Bilco-style roof access hatch included in the bid, expressing concern that such feature could create future leak issues; McGrath confirmed the hatch option would not be used.
- McGrath explained that the roof replacement would utilize a standing-seam system with no exposed fasteners, significantly reducing the likelihood of leaks and providing long-term durability.
- Commissioner Campbell briefly discussed deterrent methods for seagulls, including the possible use of helium balloons, based on past success at other facilities.

Commissioner Rohne moved to approve the TKW Audit Engagement Letter 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.

#### 9c. Commission Committee Assignments 2026-2027

Assignments were reviewed; no commissioner requested changes. Commissioner Rohne asked that staff notify commissioners of meetings to improve attendance.

- Airport Advisory Committee – Commissioners Campbell and Hill
- Budget Committee – All Commissioners
- CEDR – Commissioners Fickel and Campbell
- Clatsop Cruise Committee – Commissioners Stevens and Campbell
- Col-Pac EDD/NOEA – Commissioner Fickel
- Columbia River Salmon Advisory - Commissioner Rohne
- Finance Advisory Committee – All Commissioners
- Fish Expo – Commissioners Stevens and Hill
- LCSG – Commissioner Rohne
- Marina Advisory Committee – Commissioners Campbell and Rohne
- NWACT – Commissioner Rohne
- OCZMA – Commissioner Stevens
- OPPA – Commissioners Campbell and Stevens
- Regional Solutions Group – Commissioner Rohne
- WFOA – Commissioner Hill
- PNWA – All Commissioners
- City of Astoria, Cannon Beach, Gearhart, Seaside, Warrenton, and Clatsop County – As Needed Basis: Staff/Commissioner

These appointments did not require a formal vote.

#### 9d. Resolution 2026-06 Making Business Appointments and Authorizations

Isom introduced Resolution 2026-06, explaining that this annual action formalizes the Port's required business appointments and authorizations for the new fiscal year. Two substantive updates from the prior year were noted:

- Lewis & Clark Bank, where several Port accounts have historically been maintained, was recently acquired by Maps Credit Union, necessitating changes in the Port's financial institution listings.
- Port Counsel Eileen Eakins, who continues to serve as legal advisor, has transitioned from her previous firm to Cable Huston LLP.

Commissioner Rohne moved to approve Resolution 2026-06 Making Business Appointments and Authorizations. 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.

#### **Public Comment for items not on the agenda**

There were no public comments.

#### **Commission Reports**

Commissioner Hill reported on the following:

- Praised the Airport Advisory Committee letter and commended staff for their continued efforts at the Airport.

Commissioner Fickel reported on the following:

- Shared how much he enjoyed being in the July 4<sup>th</sup> parade Port boat with fellow commissioners, highlighting the positive community engagement.
- Expressed his longstanding belief that the airport is exceptionally well managed.

Commissioner Rohne reported on the following:

- Reported that Clatsop County Commissioner Mike Brosius informed him of a recent \$500,000 funding cut by the Bonneville Power Administration to the Select Area Fishery Program administered by Oregon Fish and Wildlife (ODFW). He expressed concern about the impact this could have on both commercial and sport fisheries and contacted Representative Suzanne Bonamici, who responded promptly and began follow-up with her staff. Commissioner Rohne noted that Oregon and Washington delegations are now working together to determine the reason for the cuts to funding, emphasizing that this program has historically been used to offset hydroelectric impacts on fisheries, making the cut especially troubling.

Commissioner Campbell reported on the following:

- Raised concerns about developing sinkholes at the airport due to drainage issues near the tide gate and emphasized the need for Port staff to speak to engineers regarding the issue.
- Reminded commissioners of the Port's financial constraints, urging caution in spending due to recent events, including the Pier 2 oil spill and other potential impacts.
- Requested a report on McGrath's recent trip to Iceland, prompting McGrath to provide extensive explanation of Iceland's 100% fish utilization model and how similar innovation concepts could be utilized at the Port. Commissioner Hill supported the value of exploring higher-value uses of fish byproducts, noting parallels in U.S. food production industries where fish organ and byproduct utilization is gaining economic traction.
- Requested clarification on the \$18,000 piling inspection conducted at Pier 1, asking when commissioners would receive the full report.
  - Director Isom explained that the inspection was performed on Pier 1 in cooperation with Bergerson Construction and Appledore Marine Engineering. He reported that the overall condition of the structure was rated "poor" meaning that significant deterioration exists across the pier, though load-bearing capacity is not yet critically compromised.
  - McGrath stated that Appledore Marine Engineering is developing a proposal on 3D scans of all the piles, which will help determine the appropriate repair methods and provide a more accurate engineering cost estimate. Additional information should be received within two weeks.

Commissioner Stevens reported on the following:

- Echoed Commissioner Fickel's comments regarding the Ports participation in the July 4<sup>th</sup> parade and commended FSO/Port Authority Chief Matt Hansen for his strong safety awareness while navigating tight 90-degree turns while towing the Port fire boat.
- Reminded commissioners of the upcoming Clatsop Cruise Host monthly meeting scheduled for Thursday at 1:30 PM, noting that while staff planned to attend, commissioner participation would be beneficial.

#### **Executive Director Comments**

- The Department of State Land has officially lifted the mitigation requirements for the Pier 2 rehabilitation project, an important and long-awaited development after several years of delays, complex land-use questions, and extensive coordination with regulating agencies. Isom expressed appreciation to Regional Solutions representative Nate Stice, whose ongoing

involvement and communication helped advance the issue, as well as to leadership within the Department of State Lands for ultimately resolving the matter.

- Updates the Commission on continued efforts to secure approximately \$10 million in Connect Oregon funding for Pier 2, explaining that Port staff recently presented the project to the committee. Isom stated while the request is substantial, it reflects the true need of the project, and staff remain hopeful given the project's importance and strong scoring potential.
- Isom noted that planning is well underway for the Airport Open House & Fly-In scheduled for August 22, highlighting that the previous year was very well attended and positively received by the community. Commissioners were encouraged to attend and help support community engagement.
- Announced the addition of a new member to the Finance team, Isabella Troxell, who recently joined the Port in a part-time capacity.

**Upcoming Meeting Dates**

- Workshop Session – July 21, 2026, at 4:00 PM
- Regular Meeting – August 04, 2026, at 4:00 PM

**Adjourned**

President Stevens adjourned the meeting at 4:39 PM.

**APPROVED:**

Robert Stevens, President  
Board of Commissioners

**ATTEST:**

Thaddeus Fickel, Secretary  
Board of Commissioners

Respectfully submitted by:  
Katie Brown  
Administrative Assistant

September 01, 2026

Date Approved by Commission