



**MEETING MINUTES  
FEBRUARY 18, 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; Jim Campbell; Tim Hill; Dirk Rohne; Frank Spence via Zoom.

Staff Present: Executive Director Will Isom; Deputy Director Matt McGrath; Office Manager Dianna Delgado.

Port Counsel: Eileen Eakins was not present.

Also Attending: Thaddeus Fickel of Astoria Aviation, Port Finance Advisory Committee member Steve Kraske, Tom Brownson, and Ray Liebe of Northwest Forest Link.

**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. Budget Committee Term Extension – Randolph (Tad) Pedersen

Executive Director Will Isom presented the proposal to renew Randolph Pedersen's term on the Budget Committee, which expired on June 30, 2024, extending it through June 30, 2027.

*Commissioner Campbell moved to Approve the Extension of Mr. Randolph Petersen's Term. The motion carried 5-0 amongst the Commissioners present.*

6b. NW Forest Link Lease Amendment

The proposed lease amendment includes a four-month standby rate effective March through June 2025. During this period, no export operations would take place on the pier, and the lease rate would be reduced to \$1,467 per month.

Isom and Commissioner Robert Stevens met with Northwest Forest Link (NFL) to discuss ongoing challenges, and the Port remains committed to supporting their operations. Ray Liebe of NFL provided an overview of current market difficulties highlighting the following key issues:

- There is uncertainty regarding potential upcoming tariffs and their impact.

- Weakness in the Chinese economy.
- A significant portion (25-35%) of all lumber comes from Canada.
- Financial losses on the last four exports to China.

Commission Rohne inquired whether recent storms on the East Coast and wildfires on the West Coast could drive demand for rebuilding and positively impact lumber prices. Liebe explained that while these events are significant, their overall market impact is minimal, estimated at only a 0.01% improvement.

Isom directed attention to section 2.1 of the amendment, which grants the Port the ability to terminate the lease if another tenant expresses interest in paying full rent. In such a case, NFL would have the option to either waive the abatement and continue paying the full lease amount or allow the lease to be terminated.

For the complete discussion, please refer to the meeting audio.

Commissioner Rohne moved to Approve the First Amendment to the Commercial Lease Agreement Between Port of Astoria and NW Forest Link. Commissioner Hill seconded. The motion carried 5-0 amongst the Commissioners present.

#### 6c. Pier 1 Generator Project

This action item addressed the disagreement between the Port and Bogh Electric regarding the contract awarded for the Pier 1 Generator Project, as well as the associated \$6,939 charge from Pacific Power that is required to complete the scope of work. While the Commission expressed respect and appreciation for Bogh Electric, the language in the published request for proposal clearly outlined the responsibilities of both parties.

The Commission discussed the Pier 1 Generator Project. No motion was made, and the item was dismissed.

#### **Commission Comments:**

Commissioner Campbell commented on the following:

A State Aviation Board meeting will be held on April 3<sup>rd</sup> at the county building. Everyone is invited.

Commissioner Rohne did not have any comments.

Commissioner Hill did not have any comments.

Commissioner Spence commented on the following:

The Clatsop Cruise Hosts Committee will meet in the Commission Chambers on Friday at 1:00 P.M. This will be the first opportunity to review the schedule for the upcoming spring cruise ship season. The meeting is open to the public and will be accessible via Zoom.

Commissioner Stevens commented on the following:

Three candidates have expressed interest in learning more about the role of a Port Commissioner and have reached out for additional information. All have officially filed for a seat on the Port Commission.

#### **Executive Director Comments:**

- Election time brings unique considerations for staff. An open-door policy is maintained for sharing information about the port and answering any related questions. The filing deadline for a Commission seat is March 20<sup>th</sup>.
- Senator Merkley and Congresswoman Bonamici will hold a town hall this Saturday, February 22<sup>nd</sup>, at Clatsop Community College.
- A message was received from the Warrenton City Manager regarding continued efforts to secure grant funding for the wastewater treatment plant project. Commissioner Stevens previously



prepared a letter of support for Warrenton’s grant application, and the City has requested that the same letter be submitted with a current date.

- Announced the resignation of Kate Fleischman and the posting of her position. Appreciation was expressed for Kate’s contributions to the Port over the last nine years.

**Upcoming Meeting Dates:**

- Regular Meeting – March 4, 2025, at 4:00 PM
- Airport Advisory Committee – March 17, 2025, at 4:00 PM
- Workshop Session – March 18, 2025, at 4:00 PM

**Adjourned:**

Chairman Stevens adjourned the meeting at 4:33 PM.

**APPROVED:**

  
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Robert Stevens, Board Chairman  
Board of Commissioners

**ATTEST:**

  
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Tim Hill, Secretary  
Board of Commissioners

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

March 4, 2025  
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Date Approved by Commission