



MEETING MINUTES

JULY 21, 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 4:02 PM.

Roll Call

Commissioners Present: Robert Stevens; Tim Hill, and James Campbell. Thaddeus Fickel and Dirk Rohne were absent.

Staff Present: Executive Director Will Isom; Environmental Compliance & Permits Manager Stacy Bandy; and Administrative Assistant Katie Brown.

Port Counsel: Eileen Eakins was not present at this session.

Also Attending: Jay Corella of *The Daily Astorian*; Clatsop County Commissioner Mike Brosius; Kyle Horgan of *Da Yang Seafoods*; and Allen & Abby Ismond of *Aqua Terra Consultants*.

Pledge of Allegiance

Changes/Additions to the Agenda

There were no changes to the agenda.

Public Comment

Advisory Items

6a. First Reading -AN ORDINANCE ENACTING RULES AND REGULATIONS GOVERNING ENVIRONMENTAL PROTECTION, STORMWATER MANAGEMENT, AND TENANT HOUSEKEEPING AND NUISANCE ABATEMENT ON PORT PROPERTIES; ESTABLISHING ENFORCEMENT PROCEDURES AND PENALTIES FOR VIOLATION THEREOF AND REPEALING PRIOR ORDINANCES.

The commission held a first reading of a new ordinance to update environmental rules and regulations for port tenants and properties. Environmental Compliance & Permits Manager Stacy Bandy explained the ordinance addresses outdated environmental regulations, establishes port-wide framework for environmental protection, stormwater management, housekeeping, and nuisance abatement. The ordinance provides consistent enforcement mechanisms, including the ability to levy fines for violations, and aims to reduce preventable problems and ensure compliance with state and federal laws. Development of the document involved extensive research, collaboration with counsel, and review of environmental regulations adopted by other ports and municipalities.

Commissioners discussed sampling locations, overlapping jurisdictions, and the authority to issue fines. The ordinance is intended to create consistency and local control, superseding

inconsistencies in lease documents. The second reading and potential adoption are scheduled for August 04, 2026, regular meeting.

6b. City of Astoria – Right-of-Way

Executive Director Will Isom informed the Commission of a developing concern involving parking and right-of-way areas adjacent to port property, specifically related to Clatsop Behavioral Healthcare (CBH) and the City of Astoria. Key points Include:

- CBH, now operating from a new facility and no longer a port tenant, approached the port requesting renewed parking privileges previously granted under their former lease.
- Prior to CBH's relocation, Isom discussed parking needs with CBH leadership, who had indicated their new project design would provide sufficient parking, an expectation that has since proven inaccurate.
- The City of Astorian identified a 23-stall right-of-way area, previously unknown to both organizations, yet historically maintained and enforced by the port.
- Without collaborating with the port, the city entered an agreement granting CBH eight of the right-of-way parking spaces.
- This decision raises concerns for the port regarding revenue loss, operational consistency, and misalignment with jointly adopted Waterfront Master Plan.
- Commissioner Campbell expressed frustration over the city's actions and noted the importance of reserving parking for current tenants and future waterfront development.
- The Port is now researching history and legal standing of the right-of-way and is continuing discussions with city officials to seek a solution.

Commission Comments

Commissioner Hill commented on the following:

Congratulated staff, including Stacy Bandy and Matt McGrath, on their extensive work developing the environmental ordinance.

Commissioner Campbell commented on the following:

- Commented on the critical role of parking in port development, tenant support, tourism, and future retail or hospitality projects identified in the Waterfront Master Plan.
- Raised concerns about the sediment buildup and insufficient drainage at the airport's tide gates. Observations suggest that silt and debris have accumulated to the point that water is not draining as designed, causing saturation of the subsurface beneath the airfield. Recommended evaluating the condition of the primary channel, determining whether dredging or other sediment removal may be necessary.

Commissioner Stevens commented on the following:

Reported attending the Astoria column foundation dinner, where he engaged with numerous local and county officials, visited with elected representatives, and represented the Port in conversations highlighting current port activities and community partnerships.

Executive Director Comments

- Reported that the USDA Rural Development State Director will visit next week to discuss Pier 2 and the ongoing permitting process, specifically focusing on federal mitigation requirements now that the state has determined mitigation will not be required at their level. This meeting is intended to clarify the port's remaining obligations, identify potential pathways to satisfy federal mitigation needs, and explore whether USDA can help accelerate or support resolution of outstanding permitting challenges.

- Reported that staff, including Isom, McGrath and Shane Jensen will participate in a scheduled call with the Oregon Freight Advisory Committee as the next step in the Connect Oregon application process. The Port recently completed an interview and presentation for the program, and this meeting will help determine how the port's project aligns with statewide freight priorities and available funding opportunities.
- Informed the commission that the Pacific Northwest Waterways Association (PNWA) has announced its annual conference, scheduled for October 13-15, 2026, in Vancouver, Washington. Commissioners are eligible to attend. He confirmed that the port will cover registration and lodging for commissioners who choose to participate.

Upcoming Meeting Dates

- Regular Meeting – August 04, 2026, at 4:00 PM
- Workshop Session – August 18, 2026, at 4:00 PM

Adjourned:

President Stevens adjourned the meeting at 4:40 PM.

APPROVED:

Robert Stevens, Board 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