

**MEETING MINUTES
MAY 5, 2026**

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

Call to Order

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

Roll Call

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

Staff Present: Executive Director Will Isom; Deputy Director Matt McGrath; Terminal and Customer Support Manager Sue Transue; and Office Manager Dianna Delgado.

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

Also Attending: Budget Committee member Steve Kraske, and Jay Corella of *The Daily Astorian*.

Pledge of Allegiance

Changes/Additions to the agenda

Action Item 8c., Executive Director Contract Extension, was removed from the agenda and postponed to the May 19 Workshop Session.

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 04/07/2026
- Financials – April 2026
- Event Calendar – May 2026

Commissioner Stevens moved to approve the Consent Calendar, consisting of the meeting minutes, April Financial Reports and the May 2026 event calendar. Commissioner Campbell seconded. The motion carried 4-0 amongst the Commissioners present.

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

Action Items

8a. Lease Renewal – NOAA

Terminal and Customer Support Manager Sue Transue presented a renewal to the airside lease agreement with NOAA at the Airport. The lease covers approximately 2,675 sq. feet of land, which NOAA utilizes for the installation and operation of government-owned wind program equipment. The renewed lease is scheduled to begin June 1, 2026, and conclude on May 31, 2036.

Commissioner Campbell moved to approve the lease agreement between the Port of Astoria and NOAA as presented. Commissioner Fickel seconded. The motion carried 4-0 amongst the Commissioners present.

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

8b. Business Oregon Grant Award – East Mooring Basin Dredge Permitting

- Deputy Director Matt McGrath presented the Business Oregon grant award related to ongoing challenges with securing dredge permits for the East Mooring Basin. McGrath explained that delays have largely been caused by conflicts within the City of Astoria's zoning codes, creating complications between reviewing agencies, including the Department of State Lands (DSL), U.S. Army Corps of Engineers, and the City of Astoria.
- To help move the permitting process forward, the Port engaged Walker Macy, Winterbrook, and Moffatt & Nichol to develop a proposal aimed at addressing the zoning inconsistencies. The total project cost is approximately \$35,000, with Business Oregon contributing \$26,250 and the Port responsible for the remaining \$8,750.
- McGrath also noted a correction to Exhibit B of the agreement, clarifying that the project involves in-water disposal rather than upland disposal. Business Oregon representatives Becky Bryan and Melanie Olson were recognized for their continued assistance and support.

Commissioner Fickel moved to approve the Business Oregon Grant Agreement in the amount of \$26,250 for the East Mooring Basin Dredge Permitting project. Commissioner Stevens seconded. The motion carried 4-0 amongst the Commissioners present.

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

Public Comment for items not on the agenda

No public comment was received.

Commission Reports

Commissioner Fickel commented on the following:

- Recognized the large community effort behind the Astoria High School Prom at the Astoria Column, and commended the leadership students, bus drivers, volunteers, donors, and sponsors.

Commissioner Rohne commented on the following:

- Attended Columbia Memorial Hospital Foundation auction and noted that there was strong participation from the community.

Commissioner Stevens commented on the following:

- Thanked the Port staff for their work at the Crab Expo.
- Attended the Finance Committee meeting and reported that the Port's current software system consisting of QuickBooks is outdated and no longer adequately supports operational needs. To evaluate potential upgrades Port staff received presentations from NetSuite and Elite Dynamics. While both options would significantly improve the system integration and efficiency, Stevens noted that the new software would require substantial and ongoing budget commitment.
- Discussed declining cruise ship visits.

Commissioner Campbell commented on the following:

- Requested an Executive Session at the next meeting to discuss an issue of proprietary nature.

Executive Director Comments

- Attended a second presentation for the ERP software and discussed the need to modernize the Port's software systems used across accounting, marinas, properties, and other departments.
- DEQ requested an update regarding the 2024 enforcement actions on Pier 2 due to stormwater and processing water contamination. Isom noted that the delays in corrections are due to delays in permitting for the disposal site at the Skipanon.

Upcoming Meeting Dates

- Budget Committee Meeting – May 13, 2026, at 1:00 PM
- Workshop Session – May 19, 2026, at 4:00 PM
- Tentative Budget Committee Meeting – May 20, 2026, at 1:00 PM
- Regular Meeting – June 2, 2026, at 4:00 PM

Adjourned

Chairman Rohne adjourned the meeting at 4:23 PM.

APPROVED:**ATTEST:**

Dirk Rohne, Board Chairman
Board of Commissioners



Thaddeus Fickel, Secretary
Board of Commissioners

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

June 2, 2026
Date Approved by Commission