

**MEETING MINUTES
FEBRUARY 17, 2026**

PORT OF ASTORIA
WORKSHOP SESSION
COMMISSION CHAMBERS
422 GATEWAY AVE., SUITE 100
ASTORIA, OR 97103

Call to Order

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

Roll Call

Commissioners Present: Robert Stevens; Dirk Rohne; James Campbell; Tim Hill; and Thaddeus Fickel via Zoom.

Staff Present: Deputy Director Matt McGrath; Terminal & Customer Support Manager Sue Transue; Office Manager Dianna Delgado.

Port Counsel: Eileen Eakins was not present.

Also Attending: Jay Corella of *The Daily Astorian*.

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. Lease Agreement – Watershed Wellness Suite 200

Terminal and Customer Support Manager Sue Transue presented a lease agreement for Watershed Community Wellness for Suite 200. The proposed agreement would consolidate Suite 200 into the tenant's existing lease.

Commissioner Hill moved to approve the lease Agreement between the Port of Astoria and Watershed Wellness for Suite 200, as presented. Commissioner Stevens seconded. The motion carried 5-0 amongst the Commissioners present.

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

6b. RFE #0246 – AST Terminal Building Improvements

- Deputy Director Matt McGrath presented a request for expenditure to complete improvements to the Astoria Regional Airport Terminal Building. Two responsive bids were received for the project, with the lowest bid submitted by Helligso Construction.
- The work is anticipated to be completed by June 1, 2026, in advance of the Airport Open House and Fly-In.

Commissioner Stevens moved to approve RFE #0246 – AST Terminal Building Improvements, awarding the project to Helligso Construction Co., and authorize the Executive Director to enter into contract negotiations. Commissioner Campbell seconded. The motion carried 5-0 amongst the Commissioners present.

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

6c. Airport Engineering – Contract Authorization

- Deputy Director Matt McGrath explained that engineering services at the Airport are essential to maintain eligibility for Federal Aviation Administration (FAA) funding. A Request for Qualifications was issued for engineering services, and one statement of qualifications was received from Precision Approach Engineering (PAE), which has provided engineering services for the Airport over the past 10 years.

- PAE was noted to bring extensive expertise and experience working with the Airport.

Commissioner Campbell moved to authorize the Executive Director to execute a Professional Services Contract with Precision Approach Engineering services, based on the information provided in the Statement of Qualifications, for a five-year term ending February 2031.

Commissioner Fickel seconded. The motion carried 5-0 amongst the Commissioners present.

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

6d. Amendment to Airport Advisory Committee Meeting Minutes – 1/12/2026

An amendment to the January 12, 2026, Airport Advisory Committee meeting minutes was presented to the Commission. The amendment incorporated an additional quoted statement to more accurately reflect the discussion.

Commissioner Fickel moved to approve the amendment to the January 12, 2026, Airport Advisory Committee meeting minutes, as presented. Commissioner Hill seconded. The motion carried 5-0 amongst the Commissioners present.

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

Commission Comments

Commissioner Campbell did not have anything to report.

Commissioner Stevens commented on the following:

- Attended the Clatsop Cruise Host meeting. The pending Port agreement would provide compensation to hosts in the amount of \$1,500 per ship visit and includes a 30-day termination clause.

Commissioner Fickel commented on the following:

- Shared updates regarding training in Kansas and confirmed he will return in time to attend the March meeting in person.

Commissioner Rohne did not have anything to report.

Commissioner Hill did not have anything to report.

Executive Director Comments

Deputy Director Comments

- The Airport T-Hangar project began over the weekend, with contractors arriving Saturday to install barricades. Full construction activities commenced on Monday. To date, all doors on the north side of A Row (A1–A5) have been removed, the concrete has been cut, and the rails have

been removed. The project is currently one day ahead of schedule and is anticipated to be completed within four weeks.

- All submissions for the Pier 2 West Mitigation project have been completed. Approval from the Department of Land Conservation and Development (DLCD) is expected within the next few months, with National Marine Fisheries Service (NMFS) review potentially completed by year-end. Permitting is anticipated by early 2027. The obligation deadline with the Maritime Administration (MARAD) has been extended to September 2027.

Upcoming Meeting Dates

- Finance Advisory Committee – February 18, 2026, at 4:00 PM
- Regular Session – March 3, 2026, at 4:00 PM
- Workshop Session – March 17, 2026, at 4:00 PM

Adjourned:

Chairman Rohne adjourned the meeting at 4:23 PM.

APPROVED:



Dirk Rohne, Board Chairman
Board of Commissioners

ATTEST:



Thaddeus Fickel, Secretary
Board of Commissioners

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

March 3, 2026
Date Approved by Commission