

**MEETING MINUTES
APRIL 21, 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
Staff Present: Deputy Director Matt McGrath; Terminal & Customer Support Manager Sue Transue; Office Manager Dianna Delgado; Port Grant-Writer Shane Jensen.

Port Counsel: Eileen Eakins was not present.

Also Attending: Jay Corella of *The Daily Astorian*; Budget Committee Member Steve Kraske; Finance Committee Member David Oser; Greg Morrill of Bergerson Construction; Joel Bergeman of Bergeman Construction; Oregon Department of State Lands Proprietary Coordinator Dario Frisone via zoom; Oregon Department of State Lands Operations Manager Brandy Bryant via zoom; Kelsey Balensifer and Rob Seitz.

Pledge of Allegiance

Changes/Additions to the Agenda

No changes were made to the agenda.

Public Comment

No public comment was received.

Advisory

6a. Pier 2 Mitigation Update – Shane Jensen

- AVH Consulting Grant Writer Shane Jensen provided an update regarding the Pier 2 West Rehabilitation Project mitigation site and a recently identified 1957 easement between Clatsop County and the U.S. Army Corps of Engineers related to the Skipanon Peninsula. Jensen explained that the issue was raised through the Corps' Section 408 review process in March. For the full discussion, refer to the meeting audio.
 - Jensen reported that Ironmark Surveying confirmed the mitigation site falls within the easement area based on legal descriptions and GIS data. However, the Department of State Lands (DSL) believes state ownership may predate county ownership, which could impact the validity of the easement. DSL and Department of Justice counsel are currently reviewing the ownership history.

- The Port was able to obtain the title reports from Ticor Title, but the 1957 ownership document included in the report was unreadable.
- Commissioners discussed the scope of the easement, potential impacts to the project, and possible outcomes depending on whether the easement is determined to be valid. Jensen explained that the mitigation footprint is less than one acre within a larger 237-acre tract and would likely not materially interfere with dredge spoil activities.
- Commissioners discussed the uncertainty surrounding the review timeline and emphasized the urgency of resolving the issue due to risks facing Pier 2. Coordination with DSL, DOJ, and the federal delegation may be necessary if delays continue.

Action Items

7a. DSL Draft Waterway Easement

- A 30-year waterway easement covering state-owned waterways that are currently occupied by airport approach infrastructure for runway 26, was presented to the Commission by Dario Frisone with DSL. The easement was triggered during review of the culvert/tide-gate replacement application, which revealed that there is existing airport infrastructure on DSL land without current authorization.
- Full compensation must be paid upfront since DSL cannot issue the easement with annual payments under current rules. If not approved, DSL could pursue trespass for unauthorized use of state lands. Refer to the meeting audio for the full discussion.

Commissioner Campbell moved to approve the 30-year State Waterway Easement No. 65395-EA from the Department of State Lands and authorize payment in the amount of \$31,141.03.

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.

Commission Comments

Commissioner Campbell commented on the following:

- Requested a report regarding the Deputy Director's Port-related trip to Iceland and asked what the purpose of the visit was. Deputy Director, Matt McGrath clarified that the trip would take place on the week of April 27th and a debrief will be placed on a future meeting agenda.

Commissioner Stevens commented on the following:

- Reported that HB 4177 related to public meetings and serial communications was vetoed by the Governor.
- Attended the Clatsop Community College Foundation dinner and encouraged more Port representation.
- Noted seeing an RFP published in The Astorian for the Pier 3 haul-out repairs and upgrades. McGrath explained that the work would strengthen the ways to be able to support a 150-ton travel lift, up from the current 88-ton lift. The work will require new piles and prestressed concrete panels.

Commissioner Fickel commented on the following:

- Noticed recent fuel price fluctuations and noted that there have been significant increases in auto fuel in the region and asked whether aviation fuel prices should be adjusted more frequently. McGrath explained that the prices are adjusted often according to the cost of fuel.

Commissioner Hill did not have anything to report.

Commissioner Rohne commented on the following:

- Attended the Astoria School District's Vocational FFA Banquet. The program includes over 400 middle and high school students and provides opportunities to learn skills such as parliamentary procedure, Robert's Rules of Order, among others.

Executive Director Comments

- The Port hosted the Northwest Marine Terminals Association conference in Astoria last week. Appreciation was extended to Sue Transue and Stacy Bandy, who led the tours for the conference attendees. He noted that the conference coincided with a cruise ship arrival, adding to the activity on the waterfront.
- Shared a letter the Port received from a visiting boater, Ben Grudenskas, who traveled from the East Coast to purchase a vessel in Astoria. The letter expressed strong praise for the professionalism, skill, and customer service demonstrated by Boatyard manager Brendon Stock and boatyard member Billy Burgher. Isom stated receiving such positive feedback from customers is meaningful and reflects the quality of work performed by the Boatyard team.
- Isom informed the commission that May will be a busy meeting month due to the annual budget process. Finance and HR Director Melanie Howard has been working extensively to prepare the proposed budget for FY 2026-27. Isom thanks Howard her for the considerable effort involved in assembling the annual budget.

Upcoming Meeting Dates

- Finance Committee Meeting – May 4, 2026, 12:00 PM
- Regular Meeting – May 5, 2026, at 4:00 PM
- Budget Committee Meeting – May 13, 2026, at 1:00 PM
- Airport Advisory Committee Meeting – May 18, 2026, 4:00 PM
- Workshop Session – May 19, 2026, at 4:00 PM
- Tentative Budget Committee Meeting – May 20, 2026, 1:00 PM

Adjourned:

Chairman Rohne adjourned the meeting at 5:03 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

June 2, 2026

Date Approved by Commission