

Board of Commissioners

Robert Stevens - President
Tim Hill – Vice-President
Thaddeus Fickel – Secretary
James Campbell – Treasurer
Dirk Rohne – Assistant Secretary/Treasurer

422 Gateway Ave, Suite 100
Astoria, OR 97103
Phone: (503) 741-3300
Fax: (503) 741-3345
www.portofastoria.com

Regular Meeting

November 03, 2026 @ 4:00 PM
422 Gateway Ave, Suite 100, Astoria, OR*

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting by calling the Port of Astoria at (503) 741-3300.

*This meeting will also be accessible via Zoom. Please see page 2 for login instructions.

Agenda

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CHANGES/ADDITIONS TO THE AGENDA
5. PUBLIC COMMENT – for items on the agenda, when not covered by a public hearing
This is an opportunity to speak to the Commission for 3 minutes regarding any item on the agenda.
Public comment received by the deadline will be read aloud at the meeting.
6. CONSENT CALENDAR
 - a. Meeting Minutes –
 - Regular Meeting 10/06/2026 3
 - Workshop Session 10/20/2026 7
 - b. Financials – September 2026 11
 - c. Event Calendar – November 2026 19
7. ADVISORY
 - a. Boatyard Update – Brendon Stock
8. PUBLIC COMMENT – for non-agenda items
This is an opportunity to speak to the Commission for 3 minutes regarding Port concerns not on the agenda. Public comment received by the deadline will be read aloud during the meeting.
9. COMMISSION REPORTS
10. EXECUTIVE DIRECTOR COMMENTS
11. UPCOMING MEETING DATES
 - a. Workshop Session – November 17, 2026, at 4:00 PM
 - b. Regular Meeting – December 01, 2026, at 4:00 PM
12. ADJOURN

Please Note:

Agenda packets are available online at: <https://www.portofastoria.com/commission-meetings>. Please allow time for the normal posting procedure for agendas and meeting packets.



Board of Commissioners

HOW TO JOIN THE ZOOM MEETING:

Online: Direct link: <https://us02web.zoom.us/j/86905881635?pwd=amhtTTBFcE9NUeIxNy9hYTZFPQTlZQT09>
Or go to [Zoom.us/join](https://zoom.us/join) and enter Meeting ID: 869 0588 1635, Passcode: 422

Dial In: (669) 900-6833, Meeting ID: 869 0588 1635, Passcode: 422

This meeting is accessible to persons with disabilities or persons who wish to attend but do not have computer access or cell phone access. If you require special accommodations, please contact the Port of Astoria at least 48 hours prior to the meeting by calling [\(503\) 741-3300](tel:5037413300) or via email at admin@portofastoria.com.

Please Note:

Agenda packets are available online at: <https://www.portofastoria.com/commission-meetings>. Please allow time for the normal posting procedure for agendas and meeting packets.



**MEETING MINUTES
OCTOBER 06, 2026**

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

Call to Order

President Stevens called the Regular Meeting to order at 4:00 PM.

Roll Call

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

Staff Present: Executive Director Will Isom; Deputy Director Matt McGrath; Finance and HR Director Melanie Howard; and Administrative Assistant Katie Brown.

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

Also Attending: Jay Corella of *The Daily Astorian*; Rob Seitz; Greg Morrill of *Bergerson Construction* via zoom; and Shane Jensen of *AVH Consulting* via zoom.

Pledge of Allegiance

Changes/Additions to the agenda

No changes or additions were made to the agenda.

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 09/01/2026, Workshop Session 09/15/2026
- Financials – August 2026
- Event Calendar – October 2026

Commissioner Campbell moved to approve the consent calendar as presented. Commissioner Fickel seconded. The motion carried 5-0 amongst the Commissioners present.

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

Action Items

7a. Boatyard Haulout and West Basin Marina Dredging

Deputy Director McGrath summarized the dredging needs and bid results. Key points included:

- Accumulation of sediment has become significantly heavier on the marina side, where natural currents tend to deposit more material. Larger vessels are making contact with the bottom while maneuvering.

- The boatyard haulout is beginning to drag straps when lifting vessels.
- Estimated dredge volumes include:
 - 8,359 Cubic Yards (CY) from the Boatyard haulout
 - 24,923 CY from the Marina Dredge Material Management Unit 1 (DMMU)
 - 7,570 CY from the Marina DMMU 2.
- The lowest responsive bid was from Bergerson Construction; the contractor agreed to hold the pricing through November 1, 2027.
- The work is slated to begin November 1, 2027, to align with budget planning and potential external funding opportunities. No expenditure for this project is expected in FY 2026.
- Central Waterfront dredging by J.F. Brennan will be completed in November 2026; allowing budget focus on the dredging of West Basin DMMUs and the Boatyard haulout areas

Commissioner Rohne moved to authorize the Executive Director to enter into a contract with Bergerson Construction for \$1,097,954 with the contingency that work may not commence until a notice to proceed is issued. Commissioner Hill seconded. The motion carried 5-0 amongst the Commissioners present. Votes were as follows: Stevens – Aye, Hill – Aye, Fickel – Aye, Campbell – Aye, Rohne – Aye.

7b. Resolution 2026-07 Loan Authorization

Finance & HR Director Melanie Howard presented Resolution 2026-07 to authorize a 25-year, non-revolving loan up to \$1,800,000 at 4.86% (Finance Contract No. 525211) with Business Oregon for eligible Pier 2 West cleanup costs.

Additional discussion noted:

- Total cleanup approximately \$2.1M; a prior \$250,000 payment was made from insurance proceeds.
- Vendor late fees have been deferred pending financing completion.

Commissioner Campbell moved to approve the adoption of Resolution 2026-07, authorizing execution of Financing Contract No. 525211 for a non-revolving loan up to \$1,800,000 at 4.86% for eligible Pier 2 West cleanup costs. Commissioner Hill seconded. The motion carried 5-0 amongst the Commissioners present. Votes were as follows: Stevens – Aye, Hill – Aye, Fickel – Aye, Campbell – Aye, Rohne – Aye.

7c. AVH Contract Amendment

Executive Director Isom introduced the amendment to the Professional Services Agreement with Shane Jensen of AVH Consulting, LLC. Isom noted that while Jensen is often referred to as the Port's grant writer, his services extend well beyond grant preparation. Isom stated that the proposed amendment would increase the hourly rate from \$100 to \$125 per hour.

Discussion included:

- Commissioner Campbell asked Jensen about the role of Campbell Environmental Consulting. Jensen explained that Campbell Environmental serves as the Port's primary environmental consulting firm and is responsible for coordinating permitting activities on many Port projects, including Pier 2 West.
- Commissioner Fickel questioned the contract language regarding interest on overdue balances. Jensen noted that the language reflected the existing agreement and would be subject to applicable state law.

Commissioner Rohne moved to approve the amendment to the contract between Port of Astoria and AVH Consulting, LLC, as presented. Commissioner Fickel seconded. The motion carried 5-0 amongst the Commissioners present. Votes were as follows: Stevens – Aye, Hill – Aye, Fickel – Aye, Campbell – Aye, Rohne – Aye.

Public Comment for items not on the agenda

No Public Comment was received.

Commission Reports

Commissioner Campbell did not have anything to report.

Commissioner Rohne did not have anything to report.

Commissioner Fickel reported on the following:

- Referenced public comments made during September 15 Workshop Session regarding ICE activity on Port property and requested an update on the Port's responsibilities under Oregon sanctuary law.
 - Isom responded that the Port has been working with Oregon Department of Justice (DOJ) regarding an inquiry related to the June 7 incident involving ICE officers at the Port. Port staff and legal counsel have responded to DOJ inquiries and provided requested information, including participating in communications and interviews with DOJ representatives. A recent media report incorrectly suggested that the Port had not responded to DOJ. Isom stated that the Port responded promptly and that legal counsel requested correction to that information. The Port is currently awaiting additional direction or findings from the DOJ and will follow any recommendations or requirements provided as part of that process.

Commissioner Hill reported on the following:

- Commended Port staff for integrity and responsiveness on sensitive issues.

Commissioner Stevens reported on the following:

- Attended the Oregon Public Ports Association (OPPA) meeting hosted in Astoria. He noted discussions with legislators, representatives from MARAD, and transportation officials regarding issues affecting ports throughout Oregon.
- Met with the Captain of the *Norwegian Joy* during the vessel's Inaugural visit to Astoria and participated in the traditional plaque exchange ceremony. Acknowledging the participation and support of Port staff during the cruise ship visit.

Executive Director Comments

- The Port recently hosted the OPPA annual meeting in Astoria. Discussion topics included dredging, infrastructure funding needs, regulatory challenges, and other issues commonly facing ports throughout Oregon. Representatives from the Coastal Caucus participated in the meeting and expressed continued interest in supporting port-related priorities and infrastructure investments. Director Isom noted that dredging was one of the primary topics of discussion, with many ports facing increasing costs and challenges associated with maintaining navigational access.
- The Department of Human Services (DHS) office located in the 422 Gateway building will continue occupying its current space under the holdover provisions of its lease agreement. The tenancy has converted to month-to-month status, with rent increasing to 150% of the standard lease rate until relocation occurs.
 - Isom, McGrath and Andrew Bornstein recently met with Deputy Chief of Staff Vince Porter from the Governor's Office. The group toured Pier 2 West, the new Bornstein dissolved air flotation (DAF) system, and local seafood processing facilities. Isom noted that the visit provided an opportunity to show the condition of Port infrastructure, highlight ongoing capital improvement needs, and showcase the economic importance of the waterfront and seafood processing industries.

- Informed the commission of upcoming community events including:
 - The American Association of University Women (AAUW) Candidate forum scheduled for October 06 at 7:00 PM
 - Clatsop-Tillamook Natural Resource Leaders tour scheduled to visit the Port on Thursday, October 15.
 - Congresswoman Suzanne Bonamici's town hall meeting scheduled for Saturday October 17 at the Liberty Theater at 1:00 PM, with an RSVP only elected officials pre-session at 12:30 PM.

Upcoming Meeting Dates

- Workshop Session – October 20, 2026, at 4:00 PM
- Regular Meeting – November 03, 2026, at 4:00 PM

Adjourned

President Stevens adjourned the meeting at 4:34 PM.

APPROVED:**ATTEST:**

Robert Stevens, President
Board of Commissioners

Thaddeus Fickel, Secretary
Board of Commissioners

Respectfully submitted by:
Katie Brown
Administrative Assistant

November 03, 2026
Date Approved by Commission



**MEETING MINUTES
OCTOBER 20, 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 4:00 PM.

Roll Call

Commissioners Present: Robert Stevens; Tim Hill; James Campbell; and Dirk Rohne. Thaddeus Fickel joined the meeting via zoom at 4:05 PM.

Staff Present: Executive Director Will Isom; Properties and Customer Support Manager Sue Transue; and Administrative Assistant Katie Brown.

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

Also Attending: Jay Corella of *The Daily Astorian*; Budget Committee Member Steve Kraske; and Shane Jensen of *AVH Consulting* via zoom.

Pledge of Allegiance

Changes/Additions to the Agenda

There were no changes or additions to the agenda.

Public Comment

There was no public comment.

Advisory Items

6a. Pacific Northwest Waterways Association (PNWA) Update

President Stevens provided a summary of the PNWA annual convention. Topics included transportation funding, dredging, waterways, proposed Interstate 5 bridge replacement, Northwest jetty systems, shipbuilding capacity, and maritime economic development. Presentations by the U.S. Army Corps of Engineers addressed recapitalization of the federal dredging fleet and future dredging capacity needs. Additional discussions covered trade, export opportunities, marine transportation issues, sea lion management, and potential sea otter reintroduction. Stevens participated in discussions regarding impacts to port infrastructure, fisheries, and regulatory issues affecting waterways and coastal communities.

Action Items

7a. DHS Lease Amendments

Properties and Customer Support Manager Sue Transue presented five lease amendments for Oregon Department of Human Services (DHS) spaces in the 422 Gateway building. The amendments extend the leases through February 2027 and adjust rental rates.

Executive Director Isom explained that DHS requested the extension while the renovation of their

future location are completed.

Commissioners discussed the lease extensions and rent adjustments. The Commission agreed to consider all five lease amendments under a single motion and vote.

Commissioner Campbell moved to consider all five lease amendments under a single motion and vote. Commissioner Rohne seconded. The motion carried 5-0 amongst the Commissioners present. Votes were as follows: Stevens – Aye, Hill – Aye, Fickel – Aye, Campbell – Aye, Rohne – Aye.

Commissioner Rohne moved to approve all five lease amendments between the Port of Astoria and DHS as presented. Commissioner Fickel seconded. The motion carried 5-0 amongst the Commissioners present. Votes were as follows: Stevens – Aye, Hill – Aye, Fickel – Aye, Campbell – Aye, Rohne – Aye.

7b. Spectrum Lease Renewal

Transue presented a lease renewal with Spectrum Pacific West for approximately 21,170 square feet of land at 1390 SE Flightline Drive at Astoria Regional Airport. The proposed renewal extends the lease from October 1, 2026, through September 30, 2031. The lease provides for annual 3% increases beginning October 1, 2027, and includes an option for an additional five-year renewal term.

Commissioner Hill moved to approve the Lease Agreement Renewal between the Port of Astoria and Spectrum as presented. Commissioner Rohne seconded. The motion carried 5-0 amongst the Commissioners present. Votes were as follows: Stevens – Aye, Hill – Aye, Fickel – Aye, Campbell – Aye, Rohne – Aye.

7c. Team Oregon Lease Amendment

Isom presented an amendment to Team Oregon's existing lease for motorcycle training activities at the Astoria Regional Airport. The amendment extends the lease through December 31, 2028. The amendment provides that the Port will give Team Oregon 42 days' notice when a scheduling conflict affects previously requested training dates. Effective January 1, 2028, the daily use fee will increase from \$372.42 to \$428.28.

Commissioner Rohne moved to approve the amendment to the contract between the Port of Astoria and Team Oregon as presented. Commissioner Campbell seconded. The motion carried 5-0 amongst the Commissioners present. Votes were as follows: Stevens – Aye, Hill – Aye, Fickel – Aye, Campbell – Aye, Rohne – Aye.

7d. Consulting Agreement – Campbell Environmental

Shane Jensen presented a one-year consulting services agreement with Campbell Environmental. Jensen explained that Campbell Environmental has assisted the Port with environmental permitting for several years and continues to support active projects, including the rehabilitation of Pier 2 West. The agreement would provide permitting and environmental consulting services for one year and for up to 336 hours.

Isom noted that the proposed agreement is consistent with the Port's recent permitting workload and historical spending.

Commissioner Campbell moved to approve the Consulting Agreement between the Port of Astoria and Campbell Environmental as presented. Commissioner Rohne seconded. The motion carried 5-0 amongst the Commissioners present. Votes were as follows: Stevens – Aye, Hill – Aye, Fickel – Aye, Campbell – Aye, Rohne – Aye.

Commission Comments

Commissioner Fickel commented on the following:

- Expressed appreciation for the ability to participate remotely.
- The importance of clear market rates and long-term-use considerations when making lease decisions involving valuable airport property.

Commissioner Campbell did not have anything to report.

Commissioner Rohne commented on the following:

- Reported that he attended the Elected Leaders Natural Resource Industry Tour hosted in part by the Port. Noted Isom gave attendees an overview of Port operations. The tour continued to Bornstein Seafoods, Hampton Lumber, and Tillamook. The event provided an opportunity to educate elected officials and candidates about the Port and the local seafood industry.

Commissioner Hill commented on the following:

- Thanked President Stevens for his report on the PNWA convention and Commissioner Rohne for representing the Port during the natural-resource tour.

Commissioner Stevens commented on the following:

- Reported that he attended a candidate forum hosted by the American Association of University Women. The event provided an opportunity to hear from candidates seeking local and state offices and discuss issues affecting the community.
- Also noted that he walked the airport dike with Commissioner Campbell and Deputy Director McGrath to observe the tide gates and low-lying wet areas. Based on their observations, the tide gates appeared to be functioning properly.

Executive Director Comments

- Reported that he also attended the candidate forum. He explained Port staff have met with candidates during the election season to help them understand the Port's operations, economic impact, and major challenges.
- Discussed the Elected Leaders Natural Resource Industry Tour and thanked Hampton Lumber representative Lindsey Davis for coordinating the event. The tour was well attended and gave the Port another opportunity to educate elected officials and candidates.
- Clarified that Port permits educational activities involving candidates but does not allow political rallies or campaign signs on Port property.
- Provided the Commission with information regarding a major fire at a cruise-ship terminal in Whittier, Alaska, and noted that the relatively new facility has reportedly been declared a total loss.

Upcoming Meeting Dates

- Regular Meeting – November 03, 2026, at 4:00 PM
- Workshop Session – November 17, 2026, at 4:00 PM

Adjourned:

President Stevens adjourned the meeting at 4:43 PM.

APPROVED:

Robert Stevens, President
Board of Commissioners

ATTEST:

Thaddeus Fickel, Secretary
Board of Commissioners

Respectfully submitted by:
Katie Brown, Administrative Assistant

November 03, 2026
Date Approved by Commission

DRAFT

10:56 AM

10/05/26

Accrual Basis

Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
102-00 - Cash					
102-02 - CCB Operating #1442					
Check	09/21/2026	EFT 2063	PNC Bank National Assoc.		250.19
Bill Pmt -Check	09/22/2026	EFT 2064	PMA	PAY BY WIRE TRANSFER	1,212.60
Check	09/22/2026	EFT 2065	MAPS Credit Union (L&C Bank) - Wi...	8100569422	20.00
Check	09/23/2026	EFT 2066	PNC Bank National Assoc.		551.52
Bill Pmt -Check	09/23/2026	EFT 2067	AFLAC	BM482	172.04
Bill Pmt -Check	09/25/2026	EFT 2068	OR PERS	EFT PAYMENT	27.84
Check	10/01/2026	EFT 2069	Intuit (cc fees)	Intuit Customer Payment fee	20.01
Bill Pmt -Check	10/05/2026	86989	A & A Pest Control	105650	345.00
Bill Pmt -Check	10/05/2026	86990	Ag-Bag Forage Solutions	Parts & Services	404.95
Bill Pmt -Check	10/05/2026	86991	Airside Solutions, Inc.		179.02
Bill Pmt -Check	10/05/2026	86992	Amazon	Acct#: A3O230TH9VG0U	394.22
Bill Pmt -Check	10/05/2026	86993	America's Phone Guys	Cust #1271	430.86
Bill Pmt -Check	10/05/2026	86994	AVH Consulting, LLC	PoA_040824	14,033.36
Bill Pmt -Check	10/05/2026	86995	Cable Huston LLP	File Number: 34009.001	2,590.00
Bill Pmt -Check	10/05/2026	86996	Campbell Environmental	Environmental Services	1,233.75
Bill Pmt -Check	10/05/2026	86997	CenturyLink	Acct # 497163267	126.90
Bill Pmt -Check	10/05/2026	86998	CHS Inc/Cenex	Cust # 195072	75.00
Bill Pmt -Check	10/05/2026	86999	Cintas Corporation	10829	418.23
Bill Pmt -Check	10/05/2026	87000	City Lumber	Cust # 7259	134.90
Bill Pmt -Check	10/05/2026	87001	City of Astoria - Finance	Cust #132	1,500.00
Bill Pmt -Check	10/05/2026	87002	City of Astoria - utilities	Utilities - Water & Sewer	567.85
Bill Pmt -Check	10/05/2026	87003	CityServiceValcon (CSV) / Coleman...	Fuel Supplies & Refuelers	46,725.72
Bill Pmt -Check	10/05/2026	87004	Del's OK Point S Tire	POR101	50.15
Bill Pmt -Check	10/05/2026	87005	Dr. Roof, Inc.		1,685.00
Bill Pmt -Check	10/05/2026	87006	Englund Marine (Boatyard) 15589	Acct# 15589	401.06
Bill Pmt -Check	10/05/2026	87007	Englund Marine (Marina) 14130	Acct# 14130	285.82
Bill Pmt -Check	10/05/2026	87008	Englund Marine (MX) 14129	Acct# 14129	61.32
Bill Pmt -Check	10/05/2026	87009	Harold Culver (Retiree)	Reimb Medicare Supplement Plan	349.06
Bill Pmt -Check	10/05/2026	87010	J P Plumbing Company, Inc.	Cust ID: AS75	25.00
Bill Pmt -Check	10/05/2026	87011	Jackson and Son Oil		17,477.65
Bill Pmt -Check	10/05/2026	87012	Key Government Finance, Inc.	LOAN Acct # 581049019	50,633.33
Bill Pmt -Check	10/05/2026	87013	Larry Jones (Retiree)		349.06
Bill Pmt -Check	10/05/2026	87014	Lawson Products		461.93
Bill Pmt -Check	10/05/2026	87015	MarinaWare		560.00
Bill Pmt -Check	10/05/2026	87016	Napa Auto Parts	Cust # 76004	34.37
Bill Pmt -Check	10/05/2026	87017	North Coast Truck Parts	Acct# 358	149.50
Bill Pmt -Check	10/05/2026	87018	North Current Legal LLC	00033-Port of Astoria	280.00
Bill Pmt -Check	10/05/2026	87019	NW Natural	Natural Gas Services	601.37
Bill Pmt -Check	10/05/2026	87020	P & L Johnson Mechanical, Inc.		421.25
Bill Pmt -Check	10/05/2026	87021	Pacific Coast Congress		595.00
Bill Pmt -Check	10/05/2026	87022	Pacific Office Automation - Printers		174.06
Bill Pmt -Check	10/05/2026	87023	Pacific Office Automation -Subscrip ...	Cust# 80M829	151.25
Bill Pmt -Check	10/05/2026	87024	Pacific Power	Electrical Power Services	8,695.41
Bill Pmt -Check	10/05/2026	87025	PERS Health	AS-Group:10013822 Subscriber: H80550901 A...	349.06
Bill Pmt -Check	10/05/2026	87026	Platt Electric Supply (Rexel)	Acct #135946	420.08
Bill Pmt -Check	10/05/2026	87027	Precision Approach Engineering	Airport: Hangar Rehab Services	8,926.64
Bill Pmt -Check	10/05/2026	87028	REIC Rentals (formerly ERS)	Cust # 205559	148.75
Bill Pmt -Check	10/05/2026	87029	S. Bruce Conner		2,100.00
Bill Pmt -Check	10/05/2026	87030	Special Touch Janitorial, Inc.		8,520.00
Bill Pmt -Check	10/05/2026	87031	SSA Conventional, Inc. - SSA Pacific	Cust # P075 630 4PA1	18,670.00
Bill Pmt -Check	10/05/2026	87032	Staples Advantage	Act #LA 1833939 - Office Supply	254.49
Bill Pmt -Check	10/05/2026	87033	VenTek International	Cust # PORTASTORIA	475.00
Bill Pmt -Check	10/05/2026	87034	Verizon Wireless #7705-1	270297705-00001	675.14
Bill Pmt -Check	10/05/2026	87035	Walker Macy		23,095.00
Bill Pmt -Check	10/05/2026	87036	Walter E. Nelson Co.	Cust # 1629	1,005.67
Bill Pmt -Check	10/05/2026	87037	Warren L. Junes LTD		250.47
Total 102-02 - CCB Operating #1442					219,745.85
Total 102-00 - Cash					219,745.85
TOTAL					219,745.85

OK
270
10-5-26

OK
Wm
10-5-26

11:01 AM

10/20/26

Accrual Basis

Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
102-00 - Cash					
102-02 - CCB Operating #1442					
Check	10/20/2026		Bartholemey Construction, Inc.:Hanga...	Final Refund - Hangar E-4	304.84
Bill Pmt -Check	10/20/2026		A & A Pest Control	105650	100.00
Bill Pmt -Check	10/20/2026		Advanced Remediation Technologie...		682.50
Bill Pmt -Check	10/20/2026		ALS Environmental	Cust # 205142-01	958.00
Bill Pmt -Check	10/20/2026		Amazon	Acct#: A3O230TH9VG0U	727.78
Bill Pmt -Check	10/20/2026		Anchor Graphics		408.00
Bill Pmt -Check	10/20/2026		B&S Pest Management, LLC	Acct#: 5096	95.00
Bill Pmt -Check	10/20/2026		Brendon Stock (A/P)		44.95
Bill Pmt -Check	10/20/2026		C-TechSolutions LLC		321.20
Bill Pmt -Check	10/20/2026		Cable Huston LLP		1,960.00
Bill Pmt -Check	10/20/2026		Canon Financial Services	Cust# 939795	237.00
Bill Pmt -Check	10/20/2026		Cartomation, Inc.	GIS Applications	800.00
Bill Pmt -Check	10/20/2026		CHS Inc/Cenex	Cust # 195072 - Propane	493.81
Bill Pmt -Check	10/20/2026		Cintas Corporation	10829	278.96
Bill Pmt -Check	10/20/2026		City Lumber	Cust # 7259	568.30
Bill Pmt -Check	10/20/2026		City of Warrenton	Water & Sewer Services	23,362.61
Bill Pmt -Check	10/20/2026		CityServiceValcon (CSV) / Coleman...	Fuel Supplies & Refuelers	104,769.01
Bill Pmt -Check	10/20/2026		CivicPlus LLC	A627DDCE-0016	367.00
Bill Pmt -Check	10/20/2026		Clean Water Technologies, LLC (C...		1,768.93
Bill Pmt -Check	10/20/2026		Consolidated Supply Co.	Cust # 141554	591.66
Bill Pmt -Check	10/20/2026		Del's OK Point S Tire	POR101	50.15
Bill Pmt -Check	10/20/2026		Dr. Roof, Inc.		69,532.50
Bill Pmt -Check	10/20/2026		Elite Dynamics USA Ltd - Services		2,645.12
Bill Pmt -Check	10/20/2026		Home Depot	6035 3225 3191 4798	439.08
Bill Pmt -Check	10/20/2026		Jackson and Son Oil		30,668.87
Bill Pmt -Check	10/20/2026		Julian A. McDermott Corp.		123.48
Bill Pmt -Check	10/20/2026		Lawson Products	Cust # 10075026	222.56
Bill Pmt -Check	10/20/2026		Lum's Auto Center	Port of Astoria 1269	95.68
Bill Pmt -Check	10/20/2026		Maritime Fire & Safety Assoc.	Cust#PORAST02	540.00
Bill Pmt -Check	10/20/2026		Metro Overhead Door	Acct # 14678/ 80007*A	770.90
Bill Pmt -Check	10/20/2026		Napa Auto Parts	Cust # 76004	620.69
Bill Pmt -Check	10/20/2026		Northwest Parking Equipment Co.		2,250.00
Bill Pmt -Check	10/20/2026		NW Natural	Natural Gas Services	305.40
Bill Pmt -Check	10/20/2026		Olson Asphalt Maintenance, LLC		632.50
Bill Pmt -Check	10/20/2026		Pacific Office Automation -Subscrip ...	Cust# 80M829	11,770.70
Bill Pmt -Check	10/20/2026		Pacific Power	Electrical Power Services	6,274.85
Bill Pmt -Check	10/20/2026		PAPE Group	Cust # 101890	358.38
Bill Pmt -Check	10/20/2026		PetroCard, Inc.	01-0004280 & 00-0300590	2,421.88
Bill Pmt -Check	10/20/2026		PRIMO / Sierra Springs	928320221793628	171.38
Bill Pmt -Check	10/20/2026		Quadiant (leasing)	Lease# N23081094 Postage Machine Lease	242.97
Bill Pmt -Check	10/20/2026		Recology Western Oregon	8100569422	9,656.46
Bill Pmt -Check	10/20/2026		Recology Western Oregon (AIRP)	8100552492	47.93
Bill Pmt -Check	10/20/2026		Recology Western Oregon (Piers)	8100550041	1,135.07
Bill Pmt -Check	10/20/2026		Shred Northwest		60.00
Bill Pmt -Check	10/20/2026		Special Districts Health Premiums	Cust # 03-0016324 Health Insurance	62,979.90
Bill Pmt -Check	10/20/2026		Spectrum - 0901	Acct # 176560901	199.73
Bill Pmt -Check	10/20/2026		Spectrum - 1001	Acct # 176561001	48.15
Bill Pmt -Check	10/20/2026		Spectrum - 1101	250481101	1,882.28
Bill Pmt -Check	10/20/2026		Spectrum - 6401	Acct # 176526401	276.22
Bill Pmt -Check	10/20/2026		Staples Advantage	Act #LA 1833939 - Office Supply	2.66
Bill Pmt -Check	10/20/2026		TASC		400.00
Bill Pmt -Check	10/20/2026		ULINE	Cust # 21657453	82.47
Bill Pmt -Check	10/20/2026		US Bank - Credit Cards	Card# 2090 - CPN# 002706885	6,113.65
Bill Pmt -Check	10/20/2026		VCS Enterprises		396.00
Bill Pmt -Check	10/20/2026		Walter E. Nelson Co.	Cust # 1629	915.33
Bill Pmt -Check	10/20/2026		WHA Insurance Agency, Inc.	Policy #AAPN16735413003 - Acct#25481	5,917.00
Bill Pmt -Check	10/06/2026	EFT 2073	PMA	PAY BY WIRE TRANSFER	4,716.83
Check	10/06/2026	EFT 2074	PNC Bank National Assoc.		73.50
Check	10/06/2026	EFT 2075	MAPS Credit Union (L&C Bank) - Wi...	8100569422	20.00
Check	10/07/2026	EFT 2076	Intuit (cc fees)	Intuit Customer Payment fee	60.38
Check	10/08/2026	EFT 2077	Intuit (cc fees)	Intuit Customer Payment fee	1.39
Bill Pmt -Check	10/13/2026	EFT 2078	OR PERS		27,732.41
Bill Pmt -Check	10/13/2026	EFT 2079	OR PERS		11,190.51
Bill Pmt -Check	10/13/2026	EFT 2080	PMA		6,262.14
Check	10/13/2026	EFT 2081	Clover Network, Inc	Merchant Equipment Fees - MARINA 3-EQUIP ...	35.85
Check	10/13/2026	EFT 2082	MAPS Credit Union (L&C Bank) - Wi...	8100569422	20.00
Bill Pmt -Check	10/14/2026	EFT 2083	Colonial Life	EFT	293.60
Check	10/14/2026	EFT 2084	Intuit (cc fees)	Intuit Customer Payment fee	5.49
Check	10/15/2026	EFT 2085	PNC Bank National Assoc.		726.00
Check	10/16/2026	EFT 2086	Intuit (cc fees)	Intuit Customer Payment fee	20.36
Check	10/19/2026	EFT 2087	Intuit (cc fees)	Intuit Customer Payment fee	36.86
Check	10/19/2026	EFT 2088	Intuit (cc fees)	Intuit Customer Payment fee	110.50
Check	10/19/2026	EFT 2089	PNC Bank National Assoc.		563.24
Bill Pmt -Check	10/08/2026	87038	AVH Consulting, LLC	PoA_040824	14,033.36
Total 102-02 - CCB Operating #1442					424,991.91

11:01 AM
10/20/26
Accrual Basis

Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
Total 102-00 - Cash					424,991.91
TOTAL					<u>424,991.91</u>

OK J70
10-20-26

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JULY-SEPTEMBER 2026 FINANCIALS NARRATIVE*

Summary

For July through September 2026, the Port reported an operating net gain of \$837,000, which was \$177,000 ahead of budget and \$223,000 behind the prior year. Operating revenue was 105% of budget while operating expenses were 100% of budget. Non-operating revenues were at 94% and non-operating expenses were at 100% of budget.

Overall, the Port reported total net profits of \$583,000, which was \$165,000 ahead of budget expectations and \$570,000 ahead of the prior year.

Operating Revenue

- **Dockage:** Behind both prior-year and budget by approximately \$27,000. Activity on the piers fluctuates and is difficult to anticipate.
- **Lease & Rentals:** Close to budget and ahead of prior year by \$47,000.
- **Rebilled Expenses:** Ahead of budget by \$206,000 but behind prior year by \$160,000. A significant portion of the increase was due to water/sewer rebilling, which was offset by an increase in related expenses.
- **Marina & Boatyard:**
 - Marina revenue was \$38,000 ahead of budget expectations and \$43,000 ahead of prior year (115%), indicating a robust busy season in the months of August & September.
 - Boatyard revenue was \$67,000 behind budget (83%) but \$15,000 ahead of prior year (105%). Budget projections were optimistic, based on exponential growth over the past five years. Revenues were strong in July and August but had a slight dip in September.
- **Fuel Profits:**
 - Marina net fuel profits totaled \$166,000 – \$24,000 below budget but \$7,800 above prior year.
 - Airport fuel profits totaled \$119,000 – \$9,000 below budget and close to prior year.

Operating Expense

Personnel costs and materials and services were at 96% and 102% of budget, respectively, resulting in a budget variance of only \$2,500. The overage in budgeted materials and services was mostly attributable to utility costs and fuel cost of sales.

Capital Spending

September's capital spending was primarily towards a covered maintenance building at the Boatyard. After grant activity, net capital spending was down \$800,000 from the prior year.

Port of Astoria
Profit & Loss Actual vs. Budget
September 2026

	Actuals Jul - Sep 2026	Actuals Jul - Sep 2025	Budget Jul - Sep 2026	Budget Variance Through Sep	% of Budget Through Sep	Full 2026-27 Budget
<u>Operating Revenues</u>						
Dockage & Vessel Service	177,521	206,671	204,651	-27,130	87%	991,867
Lease & Rental Income	915,637	868,220	913,087	2,550	100%	3,482,006
Rebilled Expenses	1,016,181	1,176,097	809,433	206,748	126%	3,000,170
Boat Haulout	338,908	323,985	406,522	-67,614	83%	1,250,000
Marina Revenues	319,170	276,366	281,314	37,856	113%	717,400
Fuel Sales	1,019,149	837,881	1,010,552	8,597	101%	2,102,905
Ticket Revenues	13,515	2,075	2,237	11,278	604%	3,100
Other Income	25,815	26,686	18,142	7,673	142%	70,778
Total Operating Revenues	3,825,896	3,717,981	3,645,938	179,958	105%	11,618,226
<u>Operating Expenses</u>						
Personnel Services	879,727	806,995	911,716	-31,989	96%	3,766,029
Materials and Services	2,108,889	1,851,044	2,074,372	34,517	102%	5,622,408
Bad Debt Expense	0	0	0	0		0
Total Operating Expenses	2,988,615	2,658,039	2,986,088	2,527	100%	9,388,437
 Income from Operations	 837,281	 1,059,942	 659,850	 177,431	 127%	 2,229,789
<u>Non-Operating Revenues</u>						
Property Tax Revenues-Genl Fund	25,217	17,277	17,887	7,330	141%	1,089,989
Timber Tax Revenues	47,317	58,890	63,325	-16,008	75%	171,322
Other County Revenues	0	195	194	-194	0%	280
Grants*	90,453	544,580	90,453	0	100%	52,683
Settlement	0	0	0	0	0%	0
Interest Income	10,059	11,116	13,102	-3,043	77%	33,450
Total Non-Operating Revenues	173,046	632,057	184,961	-11,915	94%	1,847,724
 Total Non-Operating Expenses	 212,454	 1,461,558	 212,454	 0	 100%	 128,252
Capital Outlay*	212,454	1,461,558	212,454	0	100%	128,252
Interest Expense	47,701	50,736	47,702	-1	100%	363,722
Principal Expense	167,126	166,148	167,126	0	100%	1,281,972
Total Non-Operating Expenses	427,281	1,678,441	427,282	-1	100%	1,773,946
 Net Income (Loss)	 583,045	 13,558	 417,529	 165,517	 140%	 2,303,567

**Capital Outlay/Grants year-to-date budget set to match Revenue/Expense, not seasonally adjusted.

Port of Astoria

Balance Sheet as of September 2026

September 30, 2026

ASSETS

Current Assets

Cash & Cash Equivalents

Cash Funds	745
Operating Account #1442	736,054
Payroll Account #5344	20,743
Money Market #1259	204,742
Restricted AOC4 MMA #0760	266,891
LGIP Savings #6728	1,139,209
Undeposited Funds	80,401

Total Cash & Cash Equivalents 2,448,785

Accounts Receivable 516,244

Other Current Assets

Grant Receivables	90,453
Inventory	174,616
Prepaid Expenses	81,720
Property Taxes Receivable	52,972
Deferred Pension Outflows	775,080
Deferred OPEB Outflows	70,821
Current Maturities LT Rcvble	2,299,984

Total Other Current Assets 3,545,647

Total Current Assets 6,510,676

Fixed Assets 36,223,181

Other Assets

Long-term Receivables 13,911,243

TOTAL ASSETS 56,645,100

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable	2,906,143
Accrued Interest Payable	80,688
Retainage Payable	34,686
Accrued Liabilities	0
Accrued Payroll Liabilities	-88
Prepaid Rent	53,615
Deposits and Overpayments	44,462
LT Debt Obligation - Current Portion	1,623,117
Unearned Tenant Improvements	8,400
Deferred Pension Inflows	257,068
Deferred OPEB Inflows	386,620
Deferred Lease Inflows	11,074,222

Total Current Liabilities 16,468,932

Long Term Liabilities

Accrued Vacation Payable	261,856
Accrued Sick Leave	299,751
Notes Payable	9,833,249
Net Pension Liability	1,527,416
OPEB Liability	570,368
Lease Liability	831,285

Port of Astoria

Balance Sheet

as of September 2026

	September 30, 2026
Pollution Remediation AOC 4 Liability	2,841,786
Less Current Portion LT Debt	-1,623,117
Total Long Term Liabilities	14,542,595
Total Liabilities	31,011,527
Equity	
Retained Earnings	25,050,527
Net Income	583,045
Total Equity	25,633,573
TOTAL LIABILITIES & EQUITY	56,645,100

Capital Projects
July - September 2026

DEPARTMENT AND PROJECT		BUDGETED SPENDING & GRANTS			ACTUAL SPENDING & GRANTS			Estimate of Remaining POA Expense	Priority 9 = Def'd 10 = Comp
Department	Description	Adopted Capital Expenditure	Adopted Grant Funding	Adopted Port of Astoria Expense	Expenses through 09/30/2026	Received through 09/30/2026	through 09/30/2026 NET OF		
WFW	Pier 2 West - Construction Phase 1	50,000	-	50,000	-	-	-	50,000	1
WFW	Pier 2 West Mitigation & Permitting	10,000	7,500	2,500	3,056	2,292	764	1,736	1
WFW	Pier 2 West NEPA Requirements	50,500	-	50,500	-	-	-	50,500	1
Airport	Airport Industrial Park - Design Phase 2	300,000	250,000	50,000	-	-	-	50,000	2
Airport	Runway 8/26 Rehabilitation - Design	140,000	133,000	7,000	-	-	-	7,000	2
Airport	Taxiway A and B Realignment - Predesign	400,000	396,000	4,000	-	-	-	4,000	2
Airport	T-Hangar B Row Rehabilitation	337,200	333,828	3,372	-	-	-	3,372	2
Security	2025-26 Security Upgrades: Camera and Infrastructure Upgrades	107,153	80,365	26,788	-	-	-	26,788	2
Marinas	East Basin Boarding Docks Replacement	295,750	227,728	68,022	-	-	-	68,022	2
Marinas	East Mooring Basin Dredging	672,100	334,225	337,875	23,095	17,321	5,774	332,101	2
WFW	Gateway Avenue Repair / Restripe	90,000	80,000	10,000	-	-	-	10,000	2
WFW	Water Infrastructure Upgrades	100,000	90,000	10,000	-	-	-	10,000	2
Boatyard	Boatyard Expansion - Phase 1	600,000	480,000	120,000	-	-	-	120,000	2
Boatyard	Pier 3 Haulout Equipment & Structural Reinforcement	4,310,480	3,879,432	431,048	-	-	-	431,048	2
WFW	2025-28 CWD Piers Maintenance Dredging	816,850	-	816,850	1,365	-	1,365	815,485	3
WFW	Boatyard Haulout / WMB Entrance Dredging	150,000	-	150,000	-	-	-	150,000	3
WFW	Pier 2 Warehouse Roof Repairs	100,000	-	100,000	24,863	-	24,863	75,138	3
Boatyard	Boatyard Travelift Wheels	25,000	-	25,000	-	-	-	25,000	3
WFW	Equipment Storage Building - Maintenance	55,000	-	55,000	-	-	-	55,000	4
WFW	Pier One Building - Remodel/Upgrades	75,000	-	75,000	-	-	-	75,000	4
Boatyard	Boatyard Upgrades	100,000	-	100,000	30,448	-	30,448	69,552	4
WFW	Pier 2 East - Repairs based on ODOT reports/bent repairs	100,000	-	100,000	-	-	-	100,000	5
WFW	413 Gateway - Remodel/Upgrades	50,000	-	50,000	-	-	-	50,000	7
WFW	422 Gateway - Siding	50,000	-	50,000	-	-	-	50,000	8
WFW	422 Gateway Remodel/Upgrades	50,000	-	50,000	-	-	-	50,000	8
	Misc	-	-	-	129,627	70,840	58,787	(58,787)	
TOTALS		9,035,033	6,292,078	2,742,955	212,454	90,453	122,001	2,620,954	

NOVEMBER 2026

SUN

MON

TUES

WED

THURS

FRI

SAT

1 6:00PM Astoria City Council Meeting	2	3 4:00PM POA Regular Meeting 6:00PM CB City Council Meeting	4 10:30AM Clatsop County Board of Commissioners Work Session & Regular Meeting 6:00PM Gearhart City Council Meeting	5	6	7
8 5:00PM Seaside City Council Work Session 6:00PM Seaside City Council Meeting	9	10 6:00PM CB City Council Work Session & Special Meeting 6:00PM Warrenton City Commission Meeting	11 Veterans Day - POA Office Closed	12 6:00PM Warrenton Planning Commission Meeting 1:30PM Clatsop Cruise Hosts Meeting	13	14
15 6:00PM Astoria City Council Meeting	16	17 4:00PM POA Workshop Session	18	19	20	21
22 5:00PM Seaside City Council Work Session 6:00PM Seaside City Council Meeting 6:00PM Astoria City Council Work Session	23 7:45AM AWACC Breakfast Networking 3:00PM CEDR Meeting @ Astoria Golf & Country Club 5:30PM Astoria Planning Commission Meeting 6:00PM Warrenton City Commission Meeting	24	25	26 Thanksgiving - POA Office Closed	27 POA Office Closed	28-29
28	30					