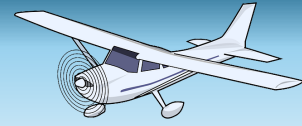


LAND, SEA, & AIR

Port of Astoria Newsletter



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The view from a cruise ship berthed on Pier 1 (left) and a picture of a cruise ship taken from the West Mooring Basin

Cruise Ships Return to Astoria

The Port of Astoria welcomed its first cruise ship of the season on April 8th, after a two-year lull brought on by the effects of the pandemic on the cruise industry. Most of these ships are making a stop in Astoria on their way to or from Alaska, a popular destination for ships leaving from Seattle, California, or other places on the West Coast.

When these impressive ships are berthed on Pier One west of the Megler bridge, they can be seen from almost anywhere in town. The Celebrity Millennium, pictured to the right, is an impressive 100 feet tall and almost 1,000 feet in length.

Larger, oceangoing vessels can carry thousands of passengers—the Majestic Princess, for example, has a passenger capacity of over 3,500 guests. The Port is grateful to the Clatsop Cruise Hosts for their efforts in welcoming cruise ship visitors and helping them to navigate the community.



The Celebrity Millennium was a guest on May 17, 2022

The tentative cruise ship schedule (left) has 16 reservations for September & October, with another 21 confirmed and 11 pending in the spring and fall of 2023. For the up-to-date cruise ship schedule and for more information, visit www.portofastoria.com.

Fall 2022 Cruise Schedule

9/6	Oceania Regatta
9/18	Celebrity Solstice
9/19	Ruby Princess
9/22	Scenic Eclipse
9/26	Ruby Princess
9/26	Celebrity Millennium
9/27	Grand Princess
9/27	Serenade of the Seas
9/28	Oceania Regatta
9/29	Seven Seas Mariner
10/4	Noordam
10/12	Norwegian Sun
10/13	Seven Seas Mariner
10/14	Royal Princess
10/16	Radiance of the Seas
11/4	Crown Princess

Port of Astoria Project Updates

Airport Projects

Airport Master Plan

Earlier this year, the Port contracted with planning, architecture and engineering firm, Mead & Hunt, to revise its Airport Master Plan, which was completed in 2008. Grant-funded master planning efforts are currently underway following the stakeholder kickoff meeting held on August 18th.

These planning efforts will include not only improvements to “airside” infrastructure such as runways, taxiways and hangars, but development of the Port’s “landside” resources including the Airport Industrial Park and surrounding industrial lands. Mead & Hunt will continue to work with the Port and other community members to ensure that the plan’s vision represents the best possible use of the airport as vital infrastructure and services for both locals and visitors. With planning efforts scheduled to conclude by the end of December 2023, the updated Airport Master Plan will be the guiding document for the Port’s management of the Airport and will provide necessary pre-requisite for grant funding which the Airport relies upon for maintenance of its airside infrastructure.

One of the priorities of the Port is to maintain and improve infrastructure of its assets. These projects are often major in scope, especially when dealing with the unique challenges of a working waterfront and airport. Grant funding is essential to maintain the balance between the Port’s fiduciary and maintenance responsibilities.

Waterfront Projects

Pier 2 West

The rehabilitation of Pier 2 is the Port’s number one priority in terms of infrastructure maintenance. The project is massive in scale, with current estimated project costs at \$19.3 million. The Port has been aggressively pursuing grant opportunities on the federal and state level to move forward as quickly as possible.

In April of 2022, the Port Commission approved an exception from competitive bidding and use of the Construction Management / General Contractor (CM/GC) alternative form of contracting. This allows the Port to streamline and coordinate project design and planning before and during construction. The Port previously contracted with engineering firm KPFF for structural engineering and design work and is now working on the CM/GC contract bidding and preliminary permitting of the project.

Dredging & Pile Replacements

The Port is in its third and final year of a 3-year contract with Bergerson Construction to dredge the West Mooring Basin. Dredging is necessary to maintain adequate depths for fishing and recreational vessels that use the marina.

Also in the works is another phase of pile replacements at the marina and along the piers. The Port has been replacing roughly 25 piles per year in an effort to stay ahead of failing pilings and keep the piers and marinas fully operational.

Boatyard Feasibility Study

With the forthcoming publication of the Boatyard Expansion Study, the Port takes a step forward in evaluating opportunities. The Boatyard represents major potential for the Port in terms of revenue growth and expansion of services to boat owners, as well as local vendors and suppliers who specialize in boat maintenance.

The study is in the process of being finalized by BST & Associates. Funding for the plan was provided, in part, by Business Oregon’s Planning and Marketing Fund. Preliminary recommendations include covered workspace and an expansion of the current footprint, potentially into the now-vacant Pier 3 lot which had previously been used by Astoria Forest Products for storing logs.

TENANT UPDATES

What's New on Port Property



Commission Chambers are on the Market

Suite 209 of the #10 Pier One Building is the current locale for the Port's bi-monthly commission meetings, and occasional meetings of the budget and finance committees. The spacious suite is one of the last in use by the Port at the Pier One building, which used to house the main administrative offices before the move to the 422 Gateway Building in 2019. The move was part of a conscientious effort by the Port to maximize the potential of the Pier One Building. Once the Port finds a tenant for Suite 209, the commission meetings will move to the Gateway Building.



Suite 209 (above) and the view from Suite 209 (left).

The suite is roughly 1,400 square feet of open space and has three walls of windows that feature amazing 270-degree views. This and other available suites are listed on the Port website at www.portofastoria.com.

RGS Structures Moves into the Gateway Building

The Port was very happy to welcome RGS Structures as a new tenant at the 422 Gateway Building this spring. RGS is a specialty subcontractor that performs structural concrete, site concrete, structural wood framing, and seismic upgrades on commercial construction projects and public infrastructure improvements. They are exclusively focused on coastal projects from Tillamook up to the Long Beach peninsula in Washington.

Geoff McGraw is president of RGS and one of the three owners of the company alongside Steve Anderson and Ryan Helligso. Ryan serves as the Corporate Secretary, but for anyone that recognizes the name, Ryan is also the President of Helligso Construction, a commercial general contractor located in Astoria. RGS is oftentimes hired as a concrete or wood framing subcontractor for Helligso, although it is important to note that RGS is open to working with other general contractors on their coastal projects.

Geoff talks about the vision for the company. "By focusing exclusively on projects along the coast, we are looking to build relationships and establish a long-term presence that keeps the dollars here in the community and employs local people". Their commitment to excellence is about putting safety first, applying their extensive knowledge of coastal conditions and materials to each project, and employing a highly trained and skilled field workforce that is committed to the coast.

The Port is happy to have RGS Structures joining the tenant family!



The RGS ownership team—Ryan Helligso, Geoff McGraw, and Steve Anderson (left to right)

RGS Structures is currently taking new customers. Their focus is on public and private commercial buildings and infrastructure projects valued above \$50,000.

To learn more about RGS Construction, visit their website at www.rgs-structures.com.

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Serving the Community Since 1910

www.PortofAstoria.com

The Port of Astoria seeks to generate income and economic growth and prosperity in a safe and environmentally responsible manner for its citizens through creation of family wage jobs and prudent management of its assets.



End-of-Summer BBQ Hosted by the Port of Astoria Boatyard

Matt Hansen takes on role of Security FSO

Matt Hansen has recently transitioned from patrol to assume his new responsibilities as the Port's Facility Security Officer (FSO). Matt served as Patrolman for the Port for almost nine years, landing the job right out of high school and remaining in that position until his promotion in June of 2022.

The Port of Astoria security department is responsible for the oversight of all Port property, with regular, around-the-clock patrols. The security staff also assists with incoming vessels and cruise ships by setting up boundaries and signs, coordinating traffic flows, and providing gate guards for the restricted areas on Pier One.

As the FSO, Matt believes that one of his primary tasks is relationship building. The security department coordinates with longshoremen, vessel owners, property owners, numerous local law enforcement agencies, and a myriad of other customers, departments, and community members. He believes that his long history with the Port and the relationships he has established have set him up well for the transition.



Matt Hansen, Security FSO (left) and Johnathon Rowden, Night Patrolman

Joining the security department is Johnathon Rowden. Matt describes him as a hard worker and a great fit for the position. Johnathon is originally from Clatskanie and has been in the area and working security for the past seven years.

Matt, Johnathon, and other members of the security department, many of whom have been with the Port for a decade or longer, work hard to ensure the safety of the Port and its users. We applaud their efforts and are grateful to have them on board!