

**MEETING MINUTES
JANUARY 07, 2025**

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

Call to Order

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

Roll Call

Commissioners Present: Robert Stevens; Jim Campbell; Tim Hill; and Frank Spence via Zoom. Dirk Rohne was absent.

Staff Present: Executive Director Will Isom; Deputy Director Matt McGrath; Head of Maintenance Joe Tadei; Finance & HR Director Melanie Howard; Office Manager Dianna Delgado.

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

Also Attending: Tom Brownson of City of Astoria via zoom; Port Finance Advisory Committee Chairman David Oser, Port Finance Advisory Committee member Steve Kraske, and Olivia Palmer of *The Astorian*.

Pledge of Allegiance

Commission Reports

Commissioner Campbell did not have anything to report.

Commissioner Spence reported the following:

Recently experienced a fall that caused an equilibrium issue, which is why he has joined the meeting via Zoom.

Commissioner Hill did not have anything to report.

Commissioner Stevens did not have anything to report.

Changes/Additions to the Agenda

There were no changes 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 – Workshop Session 11/19/2024
- Financials – November 2024
- Event Calendar – January 2025

Commissioner Campbell moved to Approve the Consent Calendar as Presented. Commissioner Hill seconded. The motion carried 4-0 amongst the Commissioners present.

Action Items:

8a. Surplus Dredge “S. Felkins” for Auction

This action seeks approval to designate the S. Felkins as a surplus and proceed with the sale through auction.

Isom stated that the dredge is no longer safe for operation. The Port is currently exploring alternative options for future dredging operations.

Commissioner Campbell moved to Approve the Sale of the Dredge S. Felkins. Commissioner Hill seconded. The motion carried 4-0 amongst the Commissioners present.

8b. Surplus “Sentinel” Workboat for Auction

This action item seeks approval to designate the Sentinel workboat as surplus and proceed with the sale through auction.

Head of Maintenance Joe Tadei explained that the Port has not yet conducted an appraisal, and the vessel’s value will remain unknown until discussion with auction sites takes place.

The Port has smaller boats available for use in the meantime and plans to purchase a replacement of a similar size in the future.

Commissioner Hill moved to Approve the Sale of the Sentinel Workboat. Commissioner Campbell seconded. The motion carried 4-0 amongst the Commissioners present.

8c. ODOT – Statewide UCP Agreement

The action item is a Unified Communication Program agreement, which is a requirement set by the Federal Government for the Port of Astoria to continue to receive grant funding from the Department of Transportation.

Commissioner Campbell moved to Approve the Staff Going Forward with the Agreement for the Unified Communication Program. Commissioner Hill seconded. The motion carried 4-0 amongst the Commissioners present.

Public Comment for items not on the agenda:

There were no public comments.

Executive Director Comments:

- Last month, the deadline passed for the Port’s Request for Expressions of Interest (RFEI) for the redevelopment of the Central Waterfront, as part of the Waterfront Master Plan. The Port received nine well-prepared responses.
 - Four respondents submitted proposals covering all or most of the redevelopment scope. These were larger, full-service firms capable of managing comprehensive development projects.
 - The remaining proposals focused on specific components of the redevelopment, such as small retail spaces and restaurants.
- The Port plans to interview the four larger developers on Monday, January 13, and Tuesday, January 14. The interview committee will include Commissioner Hill, Commissioner Rohne, Director of the Chamber of Commerce David Reid, and Port staff. Additionally, consultant John Southgate and Popkin Real Estate will be involved in the process. The committee will provide final reports with recommendations based on their findings.
- Representatives from Denmark will visit next week to discuss industrial symbiosis processes and tour Port properties and other locations. McGrath outlined the group’s itinerary, which



includes a brainstorming session to explore potential solutions.

- Bergerson is currently working at the east end mooring basin, conducting demolition on the East Basin Causeway.
- The next meeting agenda will include a presentation on the Airport Master Plan.

Upcoming Meeting Dates:

- Workshop Session – January 21, 2025 at 4:00 PM
- Regular Session – February 4, 2025 at 4:00 PM

Adjourned:

Chairman Stevens adjourned the meeting at 4:25 PM.

APPROVED:

A blue ink signature of Robert Stevens, written over a horizontal line.

Robert Stevens, Board Chairman
Board of Commissioners

ATTEST:

A blue ink signature of Tim Hill, written over a horizontal line.

Tim Hill, Secretary
Board of Commissioners

Respectfully submitted by:
Katie Brown and Dianna Delgado
Office Manager

February 4, 2025

Date Approved by Commission