



**MEETING MINUTES
NOVEMBER 1, 2022**

**PORT OF ASTORIA
REGULAR SESSION
PIER ONE BUILDING
#10 PIER 1, SUITE 209
ASTORIA, OR 97103**

Call to Order:

Chairman Rohne called the Regular Session to order at 4:01 PM.

Roll Call:

Commissioners Present: Dirk Rohne; Robert Stevens; Frank Spence; Jim Campbell. Commissioner Scott McClaine was not present.

Staff Present: Executive Director Will Isom; Deputy Director Matt McGrath; Finance, HR, and Business Services Manager Melanie Howard; Maintenance Director Joe Tadei; and Executive Assistant/Administrative Coordinator Stacy Bandy.

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

Special Guest: Kevin Leahy of Clatsop Economic Development Resources

Also Attending: Bob Dorn Hyak Maritime; Ryan Fabian of WCT Marine; and Ethan Myers of *The Astorian*

Pledge of Allegiance

Commission Reports:

Commissioner Campbell had nothing to report.

Commissioner Stevens reported on the following:

- The Airport Advisory Committee and Marina Advisory Committee are not holding meetings on a regular basis. Stevens would like the committee members to meet and bring issues to discuss.

Commissioner Rohne reported on the following:

- Would like to set up a committee to look at developing a Request for Proposal for the East Mooring Basin. The committee would include Port staff and stakeholders.
- Will be contacting the Special Districts Association of Oregon to begin the annual process of evaluating the Executive Director.

Commissioner Spence reported on the following:

- The *Astorian* reported last week that the Coast Guard operations at the airport have been formally converted to base status.
- Would like to welcome the new Astoria City Manager, Scott Spence.
- The City Councilor for District 1, representing the Port, Roger Rocka, will be stepping down. Elections are one week away.
- Last cruise ship of the season is scheduled for this Friday, November 4th. The Port welcomed cruise ships this year for the first time since 2019. There are 34 ships booked for the 2023 cruise season.

Changes/Additions to the Agenda:

There were no changes or additions to the agenda.

Public Comment for items on the agenda:

There were no requests for public comment.

Consent Calendar:

The Consent Calendar consisted of the following:

- Meeting Minutes – 09/7/2022 Finance Cmte Meeting; 09/20/2022 Workshop Session; and 10/04/2022 Regular Session Minutes
- Financials – September 2022
- Event Calendar – November 2022

Commissioner Spence requested to separate the financials from the consent calendar. Spence inquires as to the budgeted harbor fee income. Finance, HR & Business services manager Melanie Howard explains that the results of the Harbor Fee lawsuit were received after the budget was published.

Commissioner Cambell moved to approve the meeting minutes and event calendar as presented. Commissioner Stevens seconded. The motion carried unanimously 4-0 amongst the Commissioners present. Commissioner Stevens moved to approve the September 2022 financials. Commissioner Spence seconded. The motion carried unanimously 4-0 amongst the Commissioners present.

Action Items:**9a. Enterprise Zone Approval Request – Kevin Leahy Executive Director of CEDR**

Executive Director Kevin Leahy introduces himself to the Commission and gives an overview of the Enterprise Zone approval request. At the Clatsop Enterprise Zone work session on October 6th, Clatsop Economic Development Resources presented a refresher on the long-term rural enterprise zone specifics. WCT Marine has submitted an application for the long-term tax incentive. WCT Marine intends to lease new and redevelop property from HYAK Maritime. The investment is approximately 22 million dollars, with a projected in-service date of August 1, 2024. All four enterprise jurisdictions must approve the same document for the Enterprise Zone approval request. The Clatsop County Commissioners approved the Enterprise Zone request last week. The City of Astoria will review the application at their meeting on November 7th, and the City of Warrenton will review the application at the November 22nd City Commission Meeting. Once the agreement is approved, there will be a resolution for Clatsop County and the City of Astoria. Leahy inquires if the Commissioners have any questions.

- Commissioner Rohne thanked Leahy for attending the meeting. Rohne notes that this is a fantastic way for the Port to be an economic driver for the community.
- Commissioner Spence notes that typically these tax incentives would be for a shorter period, but this agreement is for much longer since the investment is so large. Leahy notes that for the 15-year exemption period, the Port would not be collecting 34 thousand dollars. Leahy adds that WCT Marine has agreed to hire at 130% of Clatsop County's average annual wage. WCT marine is expected to add 50-100 family-wage jobs.
- Commissioner Spence notes the lift at Tongue Point is the first all-electric lift in the country.
- Commissioner Campbell comments that he has always favored private ownership at Tongue Point. Campbell thanks Bob Dorn for his efforts.

Commissioner Spence moved to approve the agreement for the long-term rural Enterprise Zone abatement. Commissioner Stevens seconded. The roll call vote occurred as follows:

Commissioner Spence: Yes.

Commissioner Stevens: Yes.

Commissioner Campbell: Yes.

Commissioner Rohne: Yes.

The motion carried unanimously 4-0 amongst the Commissioners present.

9b. Request for Expenditure #0132 RT 50-Ton Crane

Deputy Director McGrath refers to the Request for Expenditure #0132 included in the packet and explains the RT 50-ton crane is needed to replace the Badger Crane. The Badger crane is no longer operational, and sourcing parts is increasingly difficult. McGrath and Maintenance Director, Joe Tadei, have been looking for a replacement for the Badger crane for several months. McGrath refers to the quotation analysis on page 59 of the packet and highlights the used RT 50 Link-Belt. The machine has high hours but is in very good condition. The crane is located in Portland, and shipping costs are minimal.

McGrath adds that the Port will need a motion in order to surplus the Badger Crane.

- Commissioner Campbell inquires if Port staff have inspected the crane. Tadei answers that yes, he and one of the Port crane operators traveled to Portland to inspect the crane.
- Executive Director Isom adds that initially, costs were projected to be \$750,000 to purchase a new crane. Since that time, Isom reached out to Commissioner Campbell, and Port staff have done considerable outreach and analysis. This is a good example of staff and the Commission coming together to find a solution for what was at first an insurmountable problem. Isom thanks Port staff for their efforts.

Commissioner Campbell moved to approve the Request for Expenditure #0132 RT 50-ton crane.

Commissioner Spence seconded. The motion carried unanimously 4-0 amongst the Commissioners present.

Commissioner Campbell moved to surplus the Badger crane. Commissioner Stevens seconded. The motion carried unanimously 4-0 amongst the Commissioners present.

9c. Business Oregon Contract Amendment – Boatyard Feasibility Study

Finance, HR, and Business Services Manager Howard explains that the original grant documents for the Boatyard expansion feasibility study from Business Oregon did not include language for the East Mooring Basin. The Port requested that Business Oregon create an amendment for the feasibility study to include the East Mooring Basin. Port staff request for the Port Commission to approve Commissioner Rohne to sign the amendment.

Commissioner Spence moved to approve the amendment with Business Oregon for the boatyard feasibility study. Commissioner Stevens seconded. The motion carried unanimously 4-0 amongst the Commissioners present.

Public Comment for items not on the agenda:

There were no requests for public comment.

Executive Director Comments:

- Met with Walker Macy to discuss the draft code amendments in progress with the City of Astoria. Isom has a summary draft of changes to share with the Commissioners.
- Will be meeting with representatives from Lewis & Clark Bank this week. The Port maintains deposit accounts with Lewis & Clark Bank.
- Isom verifies that Port Commissioners have completed the required trainings with the SDAO to receive the maximum insurance credit for the Best Practices program.

- Next Tuesday is election day. It's an exciting time; there are two city councilors not running for re-election, and there will be changes to the City of Astoria City Council.
- Commissioner Spence inquires about the RFP in progress for commercial real estate services. Isom explains that the RFP will go out this week.
- Commissioners ask Bob Dorn if he'd like to give an update on Hyak operations.
- Bob Dorn steps up to the podium and thanks the Port for their unanimous support of the WCT Marine Enterprise Zone application. Dorn explains that the first payment has been made for the lift, which is being manufactured in Italy. Today, Hyak received confirmation that permitting is complete and now will be finalized with the Corps of Engineers. Bergerson will be the general contractor, and pile driving is anticipated to begin in December. The all-electric lift will be transformative for the west coast. Dorn adds that WCT marine is projected to grow to 150 employees in the next decade. This is a great partnership between Hyak Maritime, WCT Marine, and Bergerson Construction.

Upcoming Meeting Dates:

- Workshop Session – November 15, 2022 at 4:00 PM
- Regular Session – December 6, 2022 at 4:00 PM
- Finance Committee Meeting – December 14, 2022 at 12:00 PM

Adjourned:

Chairman Rohne adjourned the meeting at 4:39 PM.

APPROVED:**ATTEST:**

Dirk Rohne, Board Chairman
Board of Commissioners

Frank R. Spence, Secretary
Board of Commissioners

Respectfully submitted by:
Stacy Bandy
Executive Assistant – Administrative Coordinator

December 6, 2022

Date Approved by Commission