

Board of Commissioners

Dirk Rohne – Chairman
 Robert Stevens – Vice-Chair
 Frank Spence – Secretary
 James Campbell – Treasurer
 Scott McClaine – Assistant Secretary/Treasurer

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

Regular Session

December 6, 2022 @ 4:00 PM
 10 Pier 1, Suite 209, 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. COMMISSION REPORTS
5. CHANGES/ADDITIONS TO THE AGENDA
6. 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.
7. CONSENT CALENDAR:
 - a. Meeting Minutes –
 - Workshop Session 10/18/2022..... 3
 - Regular Session 11/01/2022 6
 - b. Financials –
 - June 2022 Final..... 10
 - October 2022 13
 - c. Event Calendar – December 2022..... 19
8. ADVISORY:
 - a. Airport Master Plan Update 20
9. PRESENTATION:
 - a. Audit Results Presentation by Talbot, Korvola & Warwick, LLP (Please refer to packet addition)
10. ACTION:
 - a. Executive Director Evaluation/Contract – Presented by George Dunkel SDAO
 - b. Request for Expenditure #0134 – Airport T Hangar Fencing 45
11. 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.
12. EXECUTIVE DIRECTOR COMMENTS
13. UPCOMING MEETING DATES:
 - a. Finance Advisory Committee – December 14, 2022 at 12:00 PM
 - b. Workshop Session – December 20, 2022 at 4:00 PM
 - c. Regular Session – January 3, 2023 at 4:00 PM
14. ADJOURN

Please Note:

Agenda packets are available online at: <https://www.portofastoria.com/CommissionMeetings/AgendaMinutes.aspx>

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=amhtTTBFcE9NUElxNy9hYTFFPQTlzQT09>
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.

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Please allow time for the normal posting procedure for agendas and meeting packets.

**MEETING MINUTES
OCTOBER 18, 2022**

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

Call to Order:

Chairman Rohne called the Workshop Session to order at 4:00 pm.

Roll Call:

Commissioners Present: Dirk Rohne; Robert Stevens; Frank Spence; Jim Campbell, and Scott McClaine.

Staff Present: Executive Director Will Isom; Deputy Director Matt McGrath; and Finance, HR & Business Services Manager Melanie Howard.

Port Counsel: Eileen Eakins was not present.

Also Attending: Grant Writer Shane Jensen and Ethan Myers of *The Astorian*.

Pledge of Allegiance

Changes/Additions to the Agenda:

There were no changes or additions to the agenda.

Public Comment:

Local commercial fisherman and community member Randy Lymann addressed the Commission. Lymann refers to the boatyard feasibility study results and explains the importance of the boatyard for local fishermen, and asks the Port Commission to consider expanding to a 150-ton lift.

Advisory Items

6a. Real Estate Services RFP Discussion

Executive Director Isom refers to the draft Request for Proposal (RFP) on page three of the packet. Initially, the recommendation to reach out to a commercial realtor was a directive from the Finance Advisory Committee. The idea was then brought to the Port Commission, where the Commission directed staff to draft the RFP. Isom worked with Port Counsel, Eileen Eakins, to draft the RFP; key categories are outlined in the proposal. Proposals will be evaluated by a small committee for review. The evaluation will be based on three categories: the proposal's suitability, demonstrated experience and success, and cost and value.

Isom inquires if the Commissioners have any comments or questions.

- Commissioner Rohne notes that this is an excellent use of the Finance Committee's time.
- Commissioner Campbell comments that the Port will need to clear brush before looking to sell or lease property. Isom explains that this topic was discussed at length by the finance committee, and the idea is to work with the commercial realtor to see what improvements are needed before marketing properties.

- Isom adds that the Port has some leeway in awarding the proposal. Commercial realtor services fall under the personnel services category and are not subject to the restrictions that a construction project may have. The selection will be based on the parameters in the RFP.

Action Items:

7a. Baxter Family Medicine Lease Renewal

Executive Director Isom explains that the Baxter Family Medicine Lease renewal is for a five-year term at their current office space in the 10 Pier 1 Building. The original lease began two years ago, in November 2020.

Commissioner Cambell moved to approve the commercial lease agreement with Baxter Family Medicine. Commissioner Spence seconded. The motion carried unanimously 5-0 amongst the Commissioners present.

Commission Comments:

Commissioner Campbell did not have anything to report.

Commissioner Stevens commented on the following:

- Attended the Scoular ribbon cutting. Impressed by the facility.

Commissioner Rohne commented on the following:

- Agrees with Commissioner Stevens. The scope of the project is immense, and the partnership between Scoular and Bornstein, and Da Yang is mutually beneficial to all parties. Port staff deserve credit for moving the project forward.

Commissioner Spence commented on the following:

- Would like to see *The Astorian* do an article showcasing the process of converting waste into fishmeal. In the last ten years, Scoular has invested millions of dollars in this facility. This is a giant step forward for the Airport Industrial Park.

Commissioner McClaine commented on the following:

- Cindy Yingst has shut down production of the *Columbia Press*.
- Will be spearheading a questionnaire this winter to see how much the average cruise passenger spends downtown.

Executive Director Comments:

- It is nice to see the Scoular facility complete. This is a success for all those involved.
- Shane Jensen has joined the meeting in person to give a grant update. Shane Jensen is working with Port staff in person this week. Jensen explains that the pre-proposal conference for the CM/GC Pier 2 West Rehabilitation will be held this week. Jensen is working with Port staff to discuss grant compliance reporting for the Port Security grant. There are several projects at the airport in the pre-planning phase. Jensen is working to match projects to grants.
- Commissioner Spence inquires if a grant could help pay for a larger lift at the boatyard. Jensen explains that the boatyard feasibility study provides evidence that investments would be justified. The study justified improvements such as covered workspace, but the results for a larger lift were mixed.
- Jensen met with Ayreann Colombo to discuss what kind of grant writing assistance Col-Pac could provide to the Port.

- Commissioner Stevens refers to the success of the Port of Coos Bay and inquires how the Port can get the same attention from state legislators. Jensen explains that the rail line at the Port has drawn attention.
- Spence refers to the boatyard feasibility study and inquires if there are grant dollars for the alternative option at the East Mooring Basin. Jensen explains that the Port will need to look for public or private partnerships.
- Executive Director Isom continues. Will be meeting with consultants Walker Macy and City of Astoria Community Development Director, Megan Leatherman to discuss the rough draft of the zoning changes.
- Cruise ship will be coming in on Sunday. The last ship of the fall season is coming on November 4th.
- The in-water work window for dredging opens in two weeks. Port maintenance staff have been working on the dredge vessel to prepare. Will be meeting with Bergerson Construction to discuss project details for the West Basin dredging and pile replacement projects.
- Commissioner Spence thanks Susan Transue for her work with the cruise ships this year. Sue has done an outstanding job.

Upcoming Meeting Dates:

- Regular Session – November 1, 2022 at 4:00 PM
- Workshop Session – November 15, 2022 at 4:00 PM

Adjourned:

Chairman Rohne adjourned the meeting at 4:48 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

**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 McClaine moved to approve the Request for Expenditure #0132 RT 50-ton crane. Commissioner Stevens 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 Counsel.
- 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

Port of Astoria
Profit & Loss Actual vs. Budget
FINAL July through June 2022

	Jul 2021 - Jun 2022	Actuals Jul 2020 - Jun 2021	Budget Jul 2021 - Jun 2022	Budget Variance Through Jun	% of Budget Through Jun	Full '21-'22 Budget
<u>Operating Revenues</u>						
Dockage & Vessel Service	1,146,995	992,169	1,176,415	-29,420	97%	1,180,000
Lease & Rental Income	2,134,531	1,953,929	2,157,608	-23,077	99%	2,163,925
Rebilled Expenses	1,503,776	1,267,142	1,493,560	10,216	101%	1,499,380
Boat Haulout	617,760	434,763	388,461	229,298	159%	390,000
Marina Revenues	673,293	612,830	624,003	49,290	108%	626,480
Fuel Sales	1,513,761	922,163	1,369,831	143,929	111%	1,380,700
Ticket Revenues	6,495	7,195	8,449	-1,954	77%	8,500
Other Income	89,082	115,524	100,520	-11,438	89%	100,800
Total Operating Revenues	7,685,694	6,305,715	7,318,849	366,845	105%	7,349,785
<u>Operating Expenses</u>						
Personnel Services	2,596,572	2,557,550	2,870,946	-274,374	90%	2,879,677
Materials and Services	4,089,576	3,465,700	3,800,163	289,413	108%	3,817,098
Loss on Harbor Fee settlement	805,500	0	0	805,500	100%	0
Total Operating Expenses	7,491,648	6,023,249	6,671,108	820,540	112%	6,696,775
Income from Operations	194,046	282,465	647,741	-453,695	30%	653,010
<u>Non-Operating Revenues</u>						
Property Tax Revenues-Genl Fund	856,144	833,566	840,233	15,911	102%	841,048
Timber Tax Revenues	165,508	198,864	139,458	26,050	119%	139,458
Other County Revenues	36,258	42,931	39,458	-3,200	92%	39,500
Grants*	2,289,817	1,179,811	4,678,334	-2,388,517	49%	4,678,334
Settlement	0	0	0	0	0%	0
Interest Income	4,319	1,424	8,234	-3,915	52%	8,250
Total Non-Operating Revenues	3,352,046	2,256,596	3,343,250	8,796	100%	5,706,590
<u>Total Non-Operating Expenses</u>						
Capital Outlay*	3,436,582	2,803,347	6,881,192	-3,444,610	50%	6,881,192
Interest Expense	84,210	142,939	94,043	-9,833	90%	95,000
Principal Expense	206,962	139,262	216,055	-9,093	96%	220,000
Total Non-Operating Expenses	3,727,754	3,085,547	3,746,679	-18,925	99%	7,196,192
Net Income (Loss)	-181,661	-546,486	244,312	-425,973		-836,592

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

Port of Astoria
Balance Sheet
FINAL as of June 2022

June 29, 2022

ASSETS	
Current Assets	
Cash & Cash Equivalents	
Cash Funds	745
Operating Account #1442	904,502
Payroll Account #5344	17,204
Bornstein MMA #0004	63,309
Money Market #1259	262,410
Total Lewis & Clark Bank	1,247,424
Total Cash & Cash Equivalents	1,248,169
Accounts Receivable	875,070
Other Current Assets	1,445,019
Total Current Assets	3,568,259
Fixed Assets	34,408,861
Other Assets	
Long-term Receivables	6,269,621
TOTAL ASSETS	44,246,741
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	616,056
Other Current Liabilities	1,253,897
Total Current Liabilities	1,869,953
Long Term Liabilities	
Accrued Vacation Payable	137,170
Accrued Sick Leave	150,986
Notes Payable	13,991,007
Net Pension Liability	2,050,327
OPEB Liability	0
Pollution Remediation AOC 4 Liability	1,069,338
Less Current Portion LT Debt	1,456,000
Total Long Term Liabilities	-361,076
Total Liabilities	18,493,752
Equity	20,363,705
Retained Earnings	
Net Income	24,064,698
Total Equity	-181,661
TOTAL LIABILITIES & EQUITY	23,883,036

Capital Projects
June 2022
Budget to Actual

DEPARTMENT AND PROJECT		CAPITAL SPENDING & GRANTS - AS BUDGETED			ACTUAL CAPITAL SPENDING & GRANTS			REMAINDER & PRIORITY	
Department	Description	Adopted Capital Expenditure	Adopted Grant Funding	Adopted POA Expense	Expenses through 06/29/2022	Grants Received through 06/29/2022	Expenses through 06/29/2022 NET OF GRANTS	Budgetary Estimate of Remaining POA Expense	Priority Level (1-10) 9=Completed 10=Removed
WFW	P2 West 30% Design	40,000		40,000	82,277	-	82,277	(42,277)	1
WFW	P2 West Final PS&E Documents; Permitting & Mitigation	250,000		250,000	-	-	-	250,000	1
Airport	Backfill and Site Prep Behind Overbay	30,000		30,000	6,058	-	6,058	23,942	2
Airport	Backfill and Site Prep Behind Recology	25,000		25,000	13,538	-	13,538	11,462	2
Airport	FBO Upgrades	15,000		15,000	47,372	7,500	39,872	(24,872)	2
Airport	Hangar Maintenance	50,000		50,000	-	-	-	50,000	3
WFE - Marinas	EMB Dredging - Sampling & Analysis	29,650		29,650	36,738	-	36,738	(7,088)	3
WFW	Waterfront Bathymetry	22,000		22,000	-	-	-	22,000	3
Airport	Industrial Park	250,000	225,000	25,000	705	-	705	24,295	4
Boatyard	Boatyard Feasibility Study	66,666	50,000	16,666	73,627	45,000	28,627	(11,961)	4
Administration	2021-22 IT Upgrades	10,000		10,000	9,999	-	9,999	1	5
Airport	Airport Master Plan	107,500	90,000	17,500	6,830	-	6,830	10,670	5
WFW	422 Gateway - siding, windows, interior upgrades	75,000		75,000	-	-	-	75,000	6
WFE - Marinas	West Marina Dredging	482,500		482,500	403,392	-	403,392	79,108	9
Airport	AIP 26 Apron Ph. 2	2,388,852	2,381,352	7,500	1,642,521	1,717,265	(74,744)	-	9
Airport	Overbay Building - windows, siding, exterior upgrades	20,000		20,000	9,695	-	9,695	10,305	9
Airport	Repair Fencing	7,500		7,500	6,200	-	6,200	1,300	9
Airport	Vegetation Management	42,500		42,500	43,300	-	43,300	(800)	9
Boatyard	Heat Pump for new shop	5,500		5,500	-	-	-	5,500	9
WFE - Marinas	Marina Piling Replacement (25)	95,000		95,000	134,171	-	134,171	(39,171)	9
WFW	Fender Pile Replacement (40) Pier 1 West, Pier 2 East, Pier 2 West	125,000		125,000	273,712	-	273,712	(148,712)	9
WFW	Pier 1 Building - paint	25,000		25,000	36,589	-	36,589	-	9
WFW	Seal Coat and Stripe Pier 1 Lot	12,500		12,500	26,834	-	26,834	-	9
WFW	Slip 1 Debris Removal	25,000		25,000	21,750	-	21,750	3,250	9
Airport	Rehab Tetrahedron	15,000		15,000	-	-	-	15,000	10
Airport	Taxiway/Ramp Striping; Closed Runway Marking; 12,000 LF Refurbish Boatyard dually Forklift (new tower and hydraulic components)	10,000		10,000	-	-	-	10,000	10
Boatyard		20,000		20,000	-	-	-	20,000	10
Boatyard	Sandblasting Building	10,000		10,000	-	-	-	10,000	10
WFE	Central Waterfront Master Plan - Permitting and Design	12,500		12,500	-	-	-	12,500	10
WFE	Chinook Building Repairs (roof and interior)	5,000		5,000	-	-	-	5,000	10
WFE	Seal Coat and Stripe Chinook Lot	12,500		12,500	-	-	-	12,500	10
WFE - Marinas	Causeway Repairs	1,809,980	1,491,810	318,170	213,580	-	213,580	104,590	10
WFE - Marinas	Marina Truck	20,000		20,000	-	-	-	20,000	10
WFE - Marinas	T-Dock Power	150,000		150,000	-	-	-	150,000	10
WFW	AOC4	300,000	300,000	-	-	-	-	-	10
WFW	Central Waterfront Master Plan - Permitting and Design	12,500		12,500	-	-	-	12,500	10
WFW	Fire suppression/system upgrades - Pier 2	20,000		20,000	-	-	-	20,000	10
WFW	Pier 2 East - Repairs based on ODOT reports	50,000		50,000	-	-	-	50,000	10
WFW	Replace 200' storm water pipe	12,000		12,000	-	-	-	12,000	10
WFW	Security Upgrades: Trident equipment; Pier 1 Generator; Pier 1 Booth	201,544	140,172	61,372	-	-	-	61,372	10
WFW	Stormwater Upgrades / Maintenance	20,000		20,000	-	-	-	20,000	10
Misc					347,694	470,326	(122,632)	-	
TOTALS		6,881,192	4,678,334	2,202,858	3,436,582	2,240,091	1,196,491	827,415	



OCTOBER 2022 FINANCIALS NARRATIVE

For July through October 2022, the Port is showing an operating gain of \$474,321. This operating gain is trailing prior-year profits by \$329,945 and is \$484,669 below budget projections. Operating revenue YTD is at 92% and operating expense is at 105% of seasonally trended budget. Non-operating income is at 123% and non-operating expense is 76% of budget. Total net loss YTD is (\$6,507), which is \$199,058 behind budget expectations.

The budget and prior-year deficits for dockage are \$(109,320) and \$(231,867), respectively. For the year-to-date budget, \$132,768 had been included for estimated Harbor Fee income; the total FY23 budgeted amount for Harbor Fee income is \$380,000, none of which is expected to be collected. Looking at the prior-year differences, for July and October of 2021 the Port had received \$248,000 from the docked Pride of America cruise ship and \$124,500 of Harbor Fee income.

Lease and rental income was \$221,738 less than budgeted, primarily as a result of a partial deferment of the Bornstein warehouse loan; the decrease in income will be offset by a decrease to debt service.

Gross Marina revenues were roughly 98% of budget and prior year with Boatyard gross revenues at roughly 125% of budget and prior year. Net profits from fuel sales were up \$57,580 from prior year.

Personnel services came in \$89,142 under budget while materials and services were \$235,783 over budget. Included in October expenditures were corrected water/sewer invoices totaling roughly \$400,000, which had been incorrectly billed by the City of Astoria for the months of June through August of this year.

Looking at non-operating totals, debt service expense is \$236,592 below budget, as a result of a new debt deferment agreement with Business Oregon. Capital spending in October was primarily the new Linkbelt Crane, the Airport Master Plan, pile and fender replacements, and West Marina dredging.

Fuel Sales Summary:

Marina Fuel	Unleaded Sales \$	Unleaded Sales Gal	Unleaded COGS	Unleaded Profit	Diesel Sales \$	Diesel Sales Gal	Diesel COGS	Diesel Profit
Jul - Oct 2022	\$ 430,824	62,652	\$ 305,545	\$ 125,279	\$ 136,498	21,333	\$ 93,409	\$ 43,089
Jul - Oct 2021	\$ 395,029	71,608	\$ 258,161	\$ 136,868	\$ 113,425	29,352	\$ 74,145	\$ 39,280
Airport Fuel	Jet A Sales \$	Jet A Sales Gal	Jet A COGS	Jet A Profit	100LL Sales \$	100LL Sales Gal	100LL COGS	100LL Profit
Jul - Oct 2022	\$ 456,563	75,918	\$ 322,826	\$ 133,737	\$ 80,362	11,370	\$ 63,374	\$ 16,988
Jul - Oct 2021	\$ 225,681	55,678	\$ 147,519	\$ 78,162	\$ 38,454	7,191	\$ 31,251	\$ 7,203

Port of Astoria
Profit & Loss Actual vs. Budget
October 2022

	Actuals Jul 2022 - Oct 2022	Actuals Jul 2021 - Oct 2021	Budget Jul 2022 - Oct 2023	Budget Variance Through Oct	% of Budget Through Oct	Full '22-'23 Budget
<u>Operating Revenues</u>						
Dockage & Vessel Service	327,690	559,557	437,010	-109,320	75%	1,226,657
Lease & Rental Income	825,104	761,730	1,046,843	-221,738	79%	3,118,224
Rebilled Expenses	821,123	664,456	806,741	14,382	102%	1,713,380
Boat Haulout	271,210	215,132	219,434	51,776	124%	665,527
Marina Revenues	315,343	319,321	321,100	-5,757	98%	680,780
Fuel Sales	1,104,248	772,590	1,129,781	-25,533	98%	1,882,280
Ticket Revenues	2,075	4,440	7,308	-5,233	28%	9,540
Other Income	16,827	62,904	53,431	-36,604	31%	148,266
Total Operating Revenues	3,683,619	3,360,130	4,021,648	-338,029	92%	9,444,654
<u>Operating Expenses</u>						
Personnel Services	875,342	823,923	964,484	-89,142	91%	2,820,490
Materials and Services	2,333,957	1,731,940	2,098,174	235,783	111%	4,481,686
Total Operating Expenses	3,209,299	2,555,864	3,062,658	146,640	105%	7,302,176
Income from Operations	474,321	804,266	958,990	-484,669	49%	2,142,478
<u>Non-Operating Revenues</u>						
Property Tax Revenues-Genl Fund	86,261	81,654	25,907	60,354	333%	890,248
Timber Tax Revenues	0	0	0	0	0%	198,811
Other County Revenues	55	6,921	7,407	-7,352	1%	39,500
Grants*	172,555	1,834,085	172,555	0	100%	1,940,763
Interest Income	2,367	751	6,350	-3,983	37%	18,303
Total Non-Operating Revenues	261,238	1,924,623	212,219	49,019	123%	3,087,625
<u>Total Non-Operating Expenses</u>						
Capital Outlay*	682,425	2,349,944	682,425	0	100%	3,959,368
Interest Expense	23,453	24,746	98,862	-75,409	24%	474,936
Principal Expense	36,187	38,005	197,370	-161,184	18%	1,135,728
Total Non-Operating Expenses	742,065	2,412,696	978,658	-236,592	76%	5,570,032
Net Income (Loss)	-6,507	316,193	192,551	-199,058	-3%	-339,929

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

Port of Astoria

Balance Sheet as of October 2022

	<u>October 31, 2022</u>
ASSETS	
Current Assets	
Cash & Cash Equivalents	
Cash Funds	745
Operating Account #1442	1,547,166
Payroll Account #5344	20,638
Bornstein MMA #0004	63,319
Money Market #1259	262,476
Total Lewis & Clark Bank	<u>1,893,600</u>
Total Cash & Cash Equivalents	1,894,345
Accounts Receivable	776,973
Other Current Assets	2,616,134
Total Current Assets	<u>5,287,452</u>
Fixed Assets	35,731,756
Other Assets	
Long-term Receivables	<u>18,016,898</u>
TOTAL ASSETS	<u><u>59,036,107</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	1,072,483
Other Current Liabilities	15,977,486
Total Current Liabilities	<u>17,049,969</u>
Long Term Liabilities	
Accrued Vacation Payable	142,253
Accrued Sick Leave	158,204
Notes Payable	13,785,573
Net Pension Liability	829,427
OPEB Liability	725,809
Lease Liability	85,017
Pollution Remediation AOC 4 Liability	2,966,175
Less Current Portion LT Debt	-963,782
Total Long Term Liabilities	<u>17,728,678</u>
Total Liabilities	34,778,646
Equity	
Retained Earnings	24,263,967
Net Income	-6,507
Total Equity	<u>24,257,460</u>
TOTAL LIABILITIES & EQUITY	<u><u>59,036,107</u></u>



Capital Projects
October 2022
Budget to Actual

DEPARTMENT AND PROJECT		CAPITAL PROJECTS & GRANTS As Budgeted			CAPITAL PROJECTS & GRANTS Actual Spending To-Date			REMAINDER & PRIORITY	
		Adopted Capital Expenditure	Adopted Grant Funding	Adopted POA Expense	Expenses through 10/31/2022	Grants Received through 10/31/2022	Expenses through 10/31/2022 NET OF GRANTS	Budgetary Estimate of Remaining POA Expense	Priority (1-10) 9=Comp 10=Remvd
Department	Description								
WFW	P2 West PS&E Documents; CM/GC work to 100% Design	250,000	-	250,000	3,070	-	3,070	246,930	1
Airport	Airport Master Plan	389,253	361,163	28,090	174,423	172,555	1,868	26,222	2
WFE - Marinas	West Marina Dredging	496,250	-	496,250	2,075	-	2,075	494,175	2
WFE - Marinas	West Marina Piling Replacement (25)	133,500	-	133,500	131,463	-	131,463	2,037	2
Administration	2022-23 IT Upgrades	30,000	-	30,000	19,042	-	19,042	10,958	3
Airport	Backfill and Site Prep Behind Overbay	30,000	-	30,000	-	-	-	30,000	3
Airport	Backfill and Site Prep Behind Recology	55,000	-	55,000	6,253	-	6,253	48,747	3
WFW	Fender Pile Replacement (25) Pier 1 West, Pier 2 East, Pier 2 West	221,875	-	221,875	83,437	-	83,437	138,438	3
WFW	Security Upgrades: Trident equipment; Pier 1 Generator; Pier 1 Booth; Cyber Security	200,000	150,000	50,000	2,200	-	2,200	47,800	3
Airport	Airport Generator	20,000	10,000	10,000	535	-	535	9,465	4
Airport	Hangar Maintenance	50,000	-	50,000	-	-	-	50,000	4
WFW	Pier 2 East - Repairs based on ODOT reports	50,000	-	50,000	1,762	-	1,762	48,238	4
Airport	T-Hangar Fencing	50,000	37,500	12,500	2,189	-	2,189	10,311	4
Airport	Vegetation Management	30,000	-	30,000	5,401	-	5,401	24,599	4
WFW - Boatyard	Boatyard Electrical Upgrades	10,000	-	10,000	-	-	-	10,000	5
WFW - Boatyard	Boatyard Stands	16,390	-	16,390	-	-	-	16,390	5
WFW - Boatyard	Boatyard Upgrades	650,000	455,000	195,000	136	-	136	194,864	5
WFW	Fire suppression/system upgrades - Pier 2	20,000	-	20,000	-	-	-	20,000	5
Airport	Gator Utility Vehicle	15,000	-	15,000	-	-	-	15,000	5
Airport	Industrial Park	250,000	225,000	25,000	500	-	500	24,500	5
WFE	Maintenance - Flatbed Truck	13,500	-	13,500	-	-	-	13,500	5
WFW	Maintenance - Flatbed Truck	31,500	-	31,500	-	-	-	31,500	5
WFW	Repave Gateway Avenue / Restripe	110,000	110,000	-	-	-	-	-	5
WFW	Replace Cruise Ship Gangway Decking	15,000	-	15,000	-	-	-	15,000	5
Airport	Terminal Building Upgrades	150,000	142,500	7,500	2,305	-	2,305	5,195	5
Airport	Tide Gate Feasibility Study	99,600	99,600	-	2,170	-	2,170	(2,170)	5
Airport	Utility Trailer	7,500	-	7,500	-	-	-	7,500	5
WFE - Marinas	East Mooring Basin Causeway Design & Repairs	500,000	350,000	150,000	-	-	-	150,000	6
WFW	Pier 1 Face Chip Seal	15,000	-	15,000	14,285	-	14,285	715	9
WFW	Repave Pier 2 Entrance to Gateway	50,000	-	50,000	41,500	-	41,500	8,500	9
	Misc				189,679	-	189,679	(189,679)	
TOTALS		3,959,368	1,940,763	2,018,605	682,425	172,555	509,870	1,508,735	

9:15 AM

11/04/22

Accrual Basis

Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
102-00 - Cash					
102-02 - CCB Operating #1442					
Bill Pmt -Check	11/03/2022	81645	A Coastal Lock & Key, LLC		60.00
Bill Pmt -Check	11/03/2022	81646	Anchor Graphics		197.00
Bill Pmt -Check	11/03/2022	81647	Astoria Ford	W/O#2197	27.44
Bill Pmt -Check	11/03/2022	81648	AT&T	Acct # 019 295 1870 001	23.16
Bill Pmt -Check	11/03/2022	81649	Blue Line Courier, LLC		200.00
Bill Pmt -Check	11/03/2022	81650	Capt Robert Stevens - Commissioner	Reimb for Commission Mtgs	300.00
Bill Pmt -Check	11/03/2022	81651	Card Service Center		5,263.40
Bill Pmt -Check	11/03/2022	81652	Charter Business - 0229	8787 14 680 0000229	2,113.16
Bill Pmt -Check	11/03/2022	81653	Charter Business - 5587	Acct # 8787 14 002 0105587	39.99
Bill Pmt -Check	11/03/2022	81654	Charter Business - 5595	Acct # 8787 14 002 0105595	179.97
Bill Pmt -Check	11/03/2022	81655	Cintas Corporation	10829	183.02
Bill Pmt -Check	11/03/2022	81656	City Lumber	Cust # 7259	1,462.71
Bill Pmt -Check	11/03/2022	81657	City of Astoria - utilities		124,905.02
Bill Pmt -Check	11/03/2022	81658	Clatsop County Lawn & Tractor	544212	38.94
Bill Pmt -Check	11/03/2022	81659	Columbia Fire & Safety, LLC	Airport	330.00
Bill Pmt -Check	11/03/2022	81660	Columbia Steel Supply		1,237.54
Bill Pmt -Check	11/03/2022	81661	Cowlitz Clean Sweep		5,690.80
Bill Pmt -Check	11/03/2022	81662	DEQ	Project # 117915-00	13,920.61
Bill Pmt -Check	11/03/2022	81663	DredgeMasters International, Inc.	W/O#2498	4,172.12
Bill Pmt -Check	11/03/2022	81664	EPIC Aviation, LLC - fuel	AST0770GP	130.00
Bill Pmt -Check	11/03/2022	81665	Erin Hawkinson	Reimb for mileage driven - June to October 2022 - MM	228.00
Bill Pmt -Check	11/03/2022	81666	Frank Spence, Commissioner	Reimb - Oct 2022	100.00
Bill Pmt -Check	11/03/2022	81667	Great Panes Window Washing LLC		2,300.00
Bill Pmt -Check	11/03/2022	81668	Harold Culver (Retiree)		264.78
Bill Pmt -Check	11/03/2022	81669	Hauer's Lawn Care & Equip		34.60
Bill Pmt -Check	11/03/2022	81670	iFocus Consulting, Inc.		3,000.00
Bill Pmt -Check	11/03/2022	81671	J P Plumbing Company, Inc.	Cust ID: AS75	1,951.00
Bill Pmt -Check	11/03/2022	81672	J. Burk (A/P)	Reimbursement	411.98
Bill Pmt -Check	11/03/2022	81673	Jim Varner's Automotive		97.30
Bill Pmt -Check	11/03/2022	81674	Lawson Products		396.90
Bill Pmt -Check	11/03/2022	81675	Lump Family LLC		1,188.00
Bill Pmt -Check	11/03/2022	81676	MarinaWare	Quarterly Software License - October, November and...	450.00
Bill Pmt -Check	11/03/2022	81677	Matt Hansen (A/P)	Reimbursement	67.60
Bill Pmt -Check	11/03/2022	81678	Matthew McGrath (A/P)		5,749.02
Bill Pmt -Check	11/03/2022	81679	McDougall Enterprises LLC		79,000.00
Bill Pmt -Check	11/03/2022	81680	Mead & Hunt		75,325.50
Bill Pmt -Check	11/03/2022	81681	Melanie Howard (A/P)		66.42
Bill Pmt -Check	11/03/2022	81682	Northwest Local Government Legal Advi...	Oct 2022	6,765.00
Bill Pmt -Check	11/03/2022	81683	Northwest Parking Equipment Co.		4,938.65
Bill Pmt -Check	11/03/2022	81684	NW Natural	Acct #2737126-9	132.71
Bill Pmt -Check	11/03/2022	81685	Pacific Power		8,499.37
Bill Pmt -Check	11/03/2022	81686	PacificSource Administrators	Employer ID: P00431	1,817.06
Bill Pmt -Check	11/03/2022	81687	PetroCard, Inc.	01-0004280	2,366.53
Bill Pmt -Check	11/03/2022	81688	S. Bruce Conner	November 2022	2,100.00
Bill Pmt -Check	11/03/2022	81689	SAIF Corporation	Claim # 8598149H	1,700.90
Bill Pmt -Check	11/03/2022	81690	Shane Jensen - Grant Writer	Grant Writing - Oct 2022	11,521.17
Bill Pmt -Check	11/03/2022	81691	Shred-It	Cust # 16971101	60.00
Bill Pmt -Check	11/03/2022	81692	Spectrio, LLC	Acct # SPX755863	105.00
Bill Pmt -Check	11/03/2022	81693	Standard Insurance Co.	Policy # 00 158620 0001	1,847.15
Bill Pmt -Check	11/03/2022	81694	Staples Advantage		39.32
Bill Pmt -Check	11/03/2022	81695	State of Oregon - Employment Tax	BUS ID#: 0504015-4	844.11
Bill Pmt -Check	11/03/2022	81696	Sunset Auto Parts - NEW	Cust # 76004	5.39
Bill Pmt -Check	11/03/2022	81697	Terry's Plumbing LLC.	W/O 221932	3.57
Bill Pmt -Check	11/03/2022	81698	The North Coast Oregonian		80.00
Bill Pmt -Check	11/03/2022	81699	TICOR Title Insurance		550.00
Bill Pmt -Check	11/03/2022	81700	ULINE	Cust # 21657453	840.61
Bill Pmt -Check	11/03/2022	81701	US Bank Equipment Finance	5 yr lease end July 2022	160.00
Bill Pmt -Check	11/03/2022	81702	Verizon Wireless #7705-1	270297705-00001	562.82
Bill Pmt -Check	11/03/2022	81703	Wadsworth Electric		208.50
Bill Pmt -Check	11/03/2022	81704	Western Fishboat Owners Assoc.	2023 Membership Dues	100.00
Total 102-02 - CCB Operating #1442					376,353.82
Total 102-00 - Cash					376,353.82
TOTAL					376,353.82

g. J. E. OK
11-4-22

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11/4/22

Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
102-00 · Cash					
102-02 · CCB Operating #1442					
Bill Pmt -Check	11/21/2022	81706	A Coastal Lock & Key, LLC		20.00
Bill Pmt -Check	11/21/2022	81707	Advanced Remediation Technologies, Inc.		960.00
Bill Pmt -Check	11/21/2022	81708	ALS Environmental	Cust # 205142-01	385.00
Bill Pmt -Check	11/21/2022	81709	America's Phone Guys		577.80
Bill Pmt -Check	11/21/2022	81710	Art's Automotive	W/O#2498	575.76
Bill Pmt -Check	11/21/2022	81711	Bergerson Construction, Inc	Project # 22107 POA FY 2022-23 PILE REPLACEM...	204,155.00
Bill Pmt -Check	11/21/2022	81712	Business Oregon	Acct # 1230000433 Loan # W04002	187,000.00
Bill Pmt -Check	11/21/2022	81713	Campbell Environmental		3,073.75
Bill Pmt -Check	11/21/2022	81714	Charter Business - 0590	8787 14 001 0420590	39.99
Bill Pmt -Check	11/21/2022	81715	CHS Inc/Cenex	Cust # 195072	346.47
Bill Pmt -Check	11/21/2022	81716	City of Astoria - utilities	Acct # 005175-000 Water Corrected Billings - 6/1/202...	150,000.00
Bill Pmt -Check	11/21/2022	81717	City of Warrenton		3,372.88
Bill Pmt -Check	11/21/2022	81719	Clean Sweep Maintenance, Inc.		230.00
Bill Pmt -Check	11/21/2022	81720	Clean Water Technologies, LLC	September to October Support	323.75
Bill Pmt -Check	11/21/2022	81721	Cowlitz Clean Sweep		4,017.00
Bill Pmt -Check	11/21/2022	81722	Earthworx Excavation, LLC		3,243.75
Bill Pmt -Check	11/21/2022	81723	Englund Marine (Airport)		165.33
Bill Pmt -Check	11/21/2022	81724	Englund Marine (Boatyard)		129.85
Bill Pmt -Check	11/21/2022	81725	Englund Marine (Marina)		4,851.08
Bill Pmt -Check	11/21/2022	81726	Englund Marine (MX)		1,669.03
Bill Pmt -Check	11/21/2022	81727	EPIC Aviation, LLC - fuel	AST0770GP	41,202.89
Bill Pmt -Check	11/21/2022	81728	Haglund Kelley LLP		1,270.20
Bill Pmt -Check	11/21/2022	81729	Harold Culver (Retiree)		264.78
Bill Pmt -Check	11/21/2022	81730	Home Depot	6035 3225 3191 4798	505.52
Bill Pmt -Check	11/21/2022	81731	iFocus Consulting, Inc.		4,802.00
Bill Pmt -Check	11/21/2022	81732	Jackson and Son Oil		25,024.50
Bill Pmt -Check	11/21/2022	81733	Jordan Ramis PC	Client ID 43046	1,226.00
Bill Pmt -Check	11/21/2022	81734	Landside Resources, Inc.	October 2022	925.00
Bill Pmt -Check	11/21/2022	81735	Lawson Products	Cust # 10075026	189.47
Bill Pmt -Check	11/21/2022	81736	Maritime Fire & Safety Assoc.	Cust ID: PORAST02	1,080.00
Bill Pmt -Check	11/21/2022	81737	Maul Foster & Alongi, Inc.	Project: 0475.02.17	10,000.00
Bill Pmt -Check	11/21/2022	81738	OLSEN BAY MARINE SERVICES		1,200.00
Bill Pmt -Check	11/21/2022	81739	Oregon Government Ethics Commission	Cust # OGE0001057	658.59
Bill Pmt -Check	11/21/2022	81740	Pacific Power		9,270.46
Bill Pmt -Check	11/21/2022	81741	Platt Electric Supply (Rexel)	Acct #135946	850.83
Bill Pmt -Check	11/21/2022	81742	Recology Western Oregon		3,299.02
Bill Pmt -Check	11/21/2022	81743	Recology Western Oregon (LA)	A1080000232	1,561.57
Bill Pmt -Check	11/21/2022	81744	Sierra Springs	928320221793628	351.24
Bill Pmt -Check	11/21/2022	81745	Special Districts Health Premiums	Cust # 03-0016324	58,800.67
Bill Pmt -Check	11/21/2022	81746	Special Touch Janitorial, Inc.	November 2022	3,890.00
Bill Pmt -Check	11/21/2022	81747	Sweet Septic and Portable Service	October 2022	415.00
Bill Pmt -Check	11/21/2022	81748	TKE (Thyssenkrupp Elevator Corp)	Cust # 71259	666.84
Bill Pmt -Check	11/21/2022	81749	Trails End Recovery		78.95
Bill Pmt -Check	11/21/2022	81750	United Rentals		1,089.89
Bill Pmt -Check	11/21/2022	81751	VenTek International	Cust # PORTASTORIA	380.00
Bill Pmt -Check	11/21/2022	81752	Wood's Logging Supply	Cust ID 11402 W/O#2498	3,348.00
Bill Pmt -Check	11/21/2022	81718	City of Warrenton		700.00
Total 102-02 · CCB Operating #1442					738,187.86
Total 102-00 · Cash					738,187.86
TOTAL					738,187.86

11-21-22
JRO OMT

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December 2022

December 2022							January 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	4	5	6	7	8	9	1	2	3	4	5	6	7
11	12	13	14	15	16	17	8	9	10	11	12	13	14
18	19	20	21	22	23	24	15	16	17	18	19	20	21
25	26	27	28	29	30	31	22	23	24	25	26	27	28
							29	30	31				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Nov 27	28	29	30	Dec 1	2	3
4	5 7PM Astoria City Council Mtg	6 4PM Regular Session 6PM CB City Council Mtg	7 7PM Gearhart City Council Mtg	8	9	10
11	12 7PM Seaside City Council Mtg	13 6PM CB City Council Work Mtg 6PM Warrenton City Council Mtg	14 12PM Finance Cmte 6PM Clatsop Cnty Commission	15	16	17
18	19 7PM Astoria City Council Mtg	20 4PM Regular Workshop Session	21	22	23 Christmas Holiday Observance - Office Closed	24 Christmas Eve
25 Christmas Day	26 7PM Seaside City Council Mtg Christmas Holiday Observance - Office Closed	27 530PM Astoria Planning Commission 6PM Warrenton City Council Mtg 7:30AM AWACC Breakfast Mtg	28 6PM Clatsop Cnty Commission	29	30	31



Port of Astoria
Commission Meeting #1

Astoria Regional Airport Master Plan

12/6/2022

Project Overview

Master Plan Central Questions

- **How busy will the airport be in 20 years?**
- **Are the existing facilities sufficient?**
- **What are the future trends and challenges in aviation?**
- **What are the highest and best uses for the airport property?**
- **What are opportunities for economic development?**
- **What are the vehicle access and parking needs?**
- **What are the FBO/Terminal needs?**



Airport Master Plan Overview

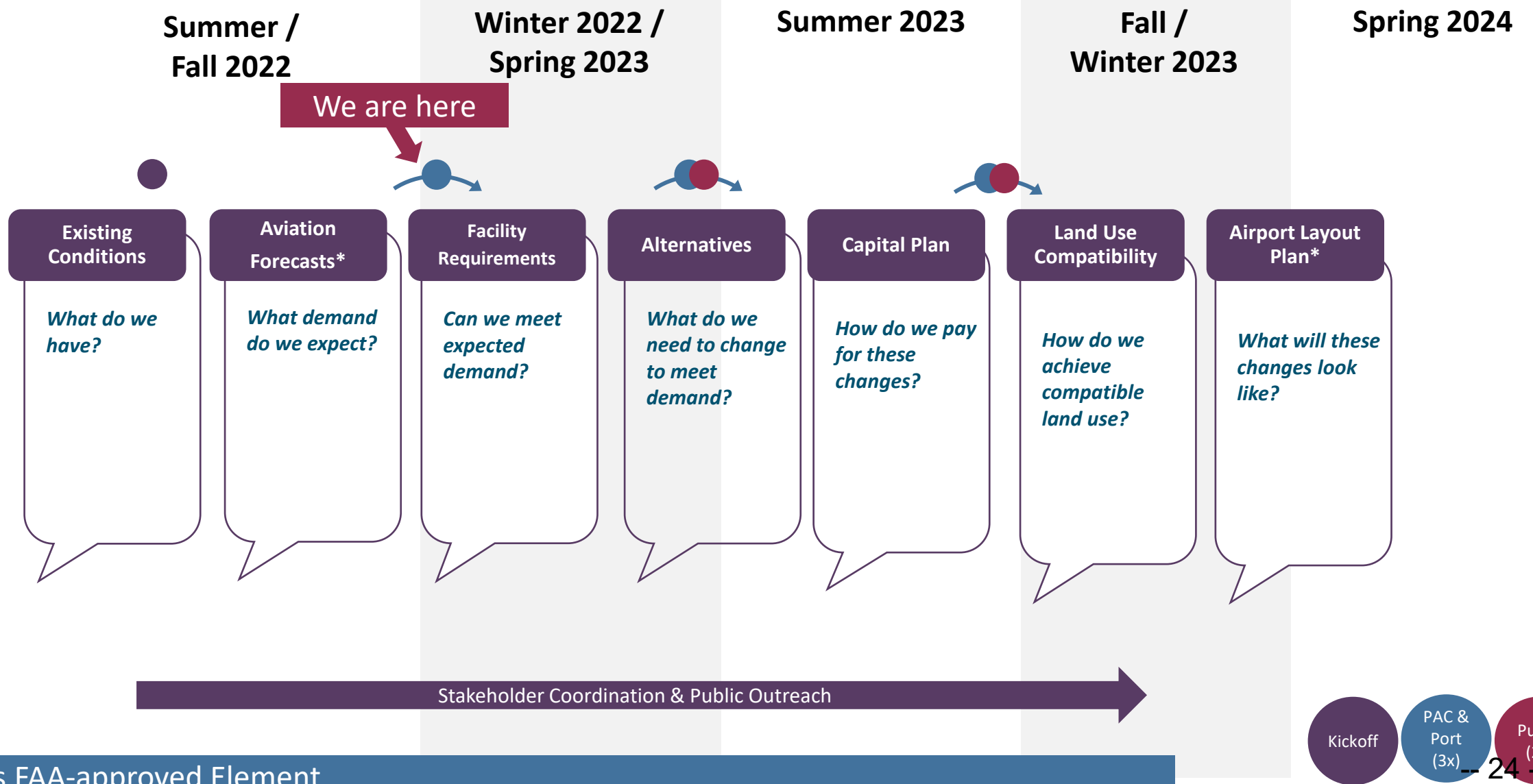
Purpose

- **Evaluating the Airport's Needs For Over a 20-year Planning Period**
- **Meeting FAA Requirements and Design Standards**
- **Complementing Community Interests**
- **Updating the Capital Improvement Plan**
- **Approving the Airport Layout Plan**
- **Receiving the Grant Funding**

Revenue Generation Goals

- **User Fees**
- **Fuel Sales**
- **Hangar Rentals**
- **Airport Industrial Park Development**
- **Non-Aeronautical Development**
- **Infrastructure Improvements**
- **Electric Aircraft Integration**

Schedule and Project Tasks



Existing Conditions

Airport Overview

Airport Attributes	Description
Airport Owner	Port of Astoria
Owner Type - Facility Use	Public - Public
FAA NPIAS Classification	General Aviation
Airport Property	870 acres
Primary Runway	Runway 8/26 - 5,794 ft. x 100 ft.
Crosswind Runway	Runway 14/32 - 4,467 ft. x 100 ft.
Design Aircraft	B-II
Elevation	14.3 feet above sea level (ASL)



Aeronautical Facilities - Airside & Landside

Airside	Landside
Runway System	Airfield Communication Facilities and Equipment
Taxiway System	Airfield Vehicle Access Routes
Aircraft Parking and Transient Aprons	Aircraft Hangars
NAVAIDS, Lighting System, and Shelters	Airport Maintenance and Material Storage
Pavement Markings, Lighting, Signage	Fencing/Gates/Security
Air Cargo/Freight Facilities	General Aviation Service Operator Facilities
Aircraft Fuel Storage and Dispensing Systems	General Aviation Terminal & Airport Tenant Facilities

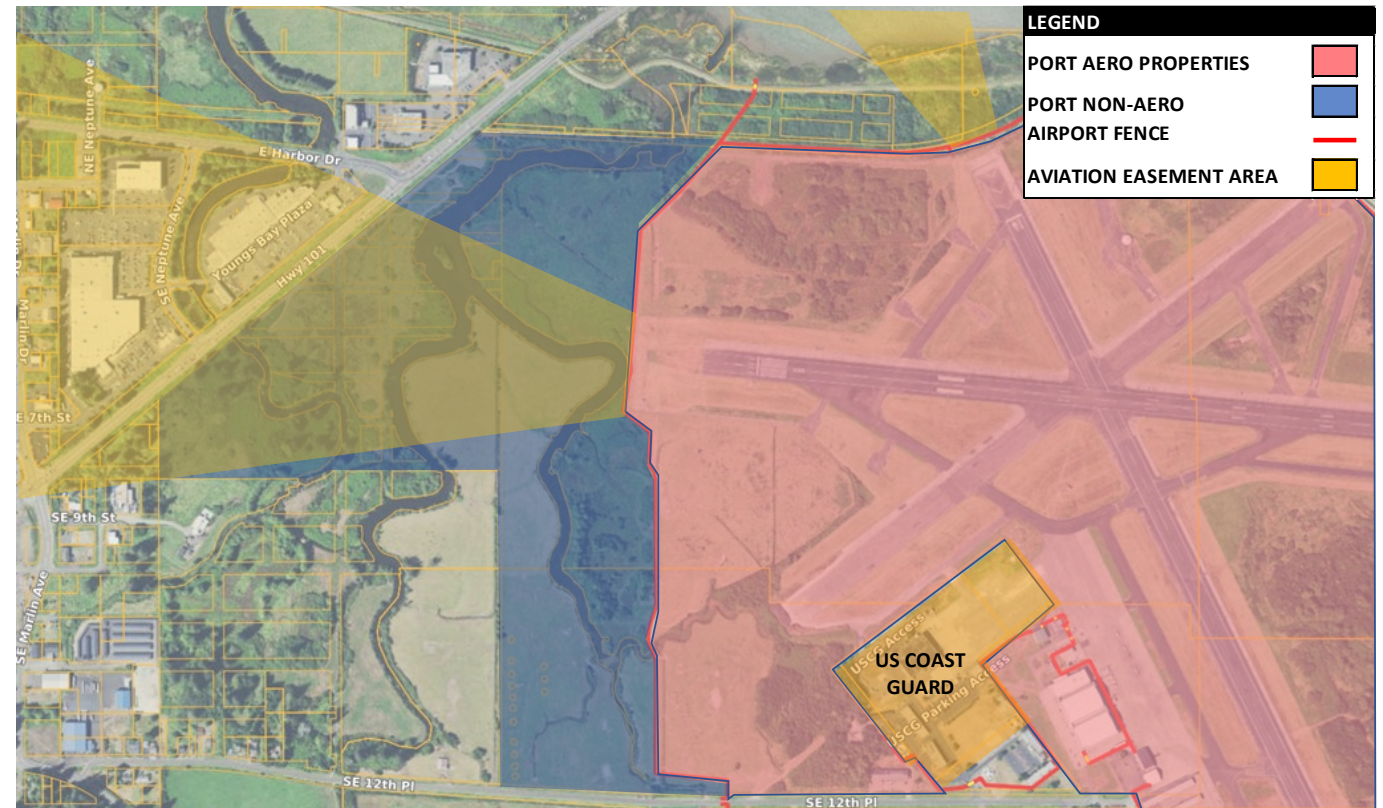


Non-Aeronautical Facilities

Non- Aeronautical Properties

Purpose

- To help diversify AST revenues and promote continued financial self-sufficiency.
- Includes:
 - Location of Non-aeronautical Areas and Zoning
 - Properties for Lease
 - Environmental Impacts



Industrial Park

January 2022 the FAA released 24.5 acres under a FAA Section 163 Release.

- **Property is no longer needed to directly support airport activity.**

Scoular Companies (Scoular, Da Yang Seafood, and Bornstein Seafoods) is the new tenant as of October 2022.

- **Primary mission of the Airport Industrial Park is to generate revenue for AST as well as bring jobs to the community.**

Necessary infrastructure is currently in place.

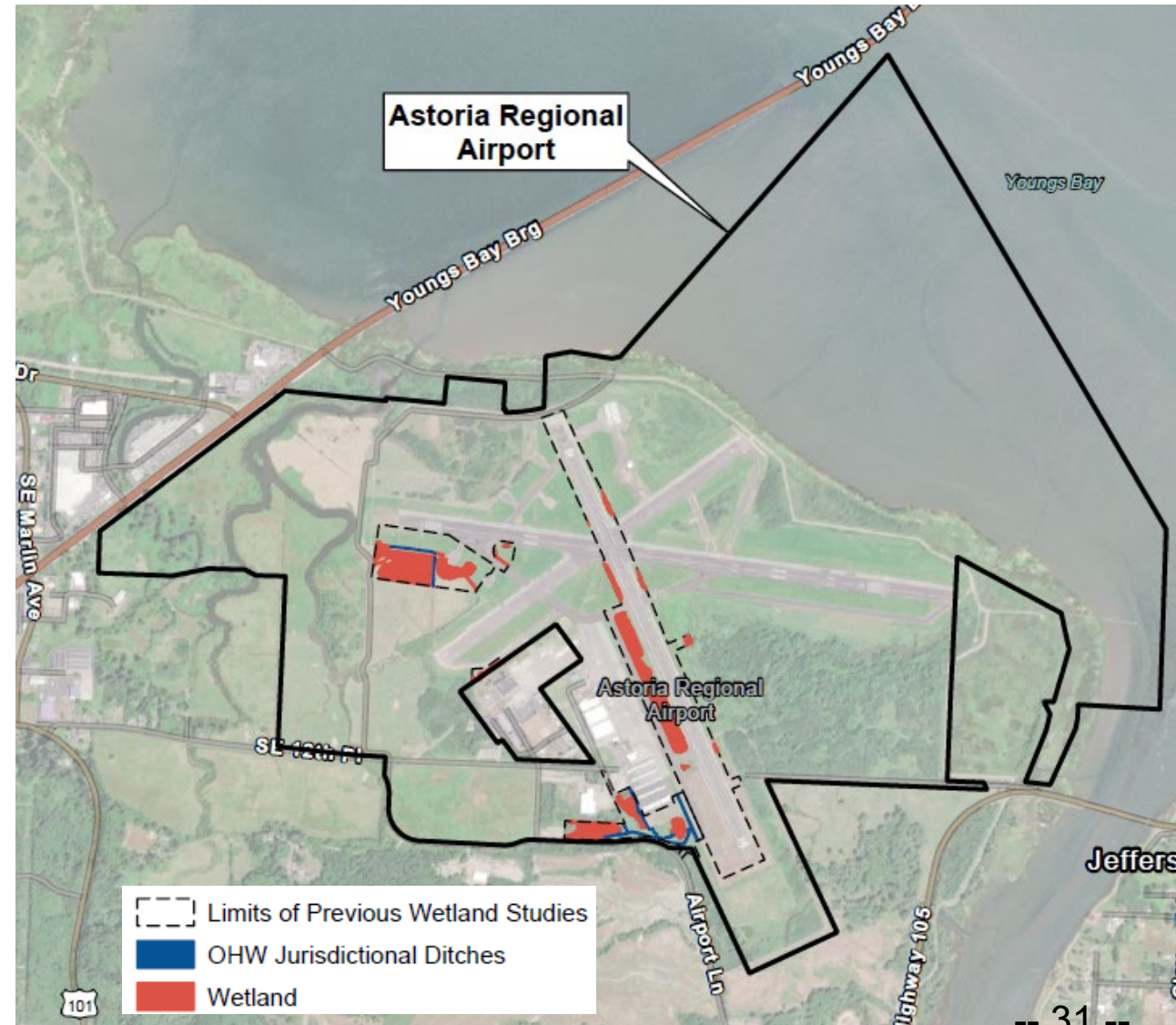
Benefits the Airport through:

- **Non-Aeronautical Revenue Generation**
- **Provides opportunities for Economic Growth**

Environmental Considerations

Environmental Overview

- Assist in the avoidance and minimization of environmental effects
- Environmental resources known to occur on or near AST:
 - AST in Oregon’s federally approved Coastal Zone
 - Cattle grazing (agricultural use)
 - Federally listed threatened or endangered species (fish – Vera Slough and Columbia River)
 - Floodplains
 - Energy supply (fuel for aircraft and maintenance and electricity for buildings)
 - Wetlands



Aviation Forecasts

Aviation Activity Profile

- **Air Carrier Activity** – covers scheduled passenger and cargo flights and non-scheduled charter flights.
- **New Air Service Opportunities** – electrification presents several opportunities depending on the use case.

eVTOL	Characteristics		
	Range (NM)	ARI	Wingspan
BETA (Alia-250c)	250	8	50'
Pipistrel (801)	162	7.2	45'
Archer (Maker 101)	52	7.4	40'

1. ARI = [AAM Reality Index](#)
 2. Sources: [FutureFlight](#), [BETA Technologies](#), [Archer](#), and [AAM Reality Index](#)



Critical Aircraft

ARC	Civilian	Military	Total
A-I	1,074	0	1,074
A-II	125	3	128
Subtotal A	1,199	3	1,202
B-I	133	1	134
B-II	1,007	12	1,019
Subtotal B	1,140	13	1,153
C-I	43	0	43
C-II	29	0	29
C-IV	4	2	6
Subtotal C	76	2	78
D-I	2	0	2
D-II	2	0	2
D-III	4	3	7
D-IV	7	0	7
D-V	1	0	1
Subtotal D	16	3	19

Source: TFMSC.

C208 – Cessna 208 Caravan



The critical aircraft is defined as being the most demanding type or group of aircraft with more than 500 annual operations (not touch-and-go) at an airport.

Aviation Forecast Summary

Fiscal Year	2011	2021	2031	2041	'21-'41 CAGR ¹
Operations	54,077	48,745	62,665	77,165	
Itinerant GA ²	11,660	11,787	14,800	21,300	3.0%
Itinerant Military	14,000	14,000	20,399	20,399	1.9%
Local GA ²	17,007	11,410	14,500	20,900	3.1%
Local Military	11,410	11,548	12,966	14,566	1.2%
Based Aircraft	43	34	53	75	4.0%
Single Engine	38	23	32	42	3.1%
Jet	-	-	2	3	-
Multi Engine	3	5	8	14	5.3%
Helicopter	2	3	7	10	6.2%
Other ³	-	3	4	6	3.5%

1 CAGR: Compound Annual Growth Rate

2 GA: General Aviation

3 Other = Light sport aircraft, gliders, experimental aircraft, ultralights

Source: Based Aircraft = Preferred Forecasting Method Electrification; Itinerant GA = Preferred Forecasting Method Operations Per Based Aircraft; Local GA = Preferred Forecasting Method Operations Per Based Aircraft; Military Operations =TAF and data provided by United States Coast Guard

Facility Requirements

Facility Requirements Analysis

Analyzes the following:

- Airport Design Standards
- Airfield Demand and Capacity
- Runway Length
- Electric Aircraft Facilities
- Non-Aeronautical Facilities
- Auto Parking and Circulation



Airfield Design Standards

Airfield Requirements

- Airfield Design Standards
- Runway Safety Area (RSA), Object Free Area (OFA), Obstacle Free Zone (OFZ), Runway Protection Zone (RPZ)
- Line of Sight
- Pavement Strength

Taxiway Design Standards

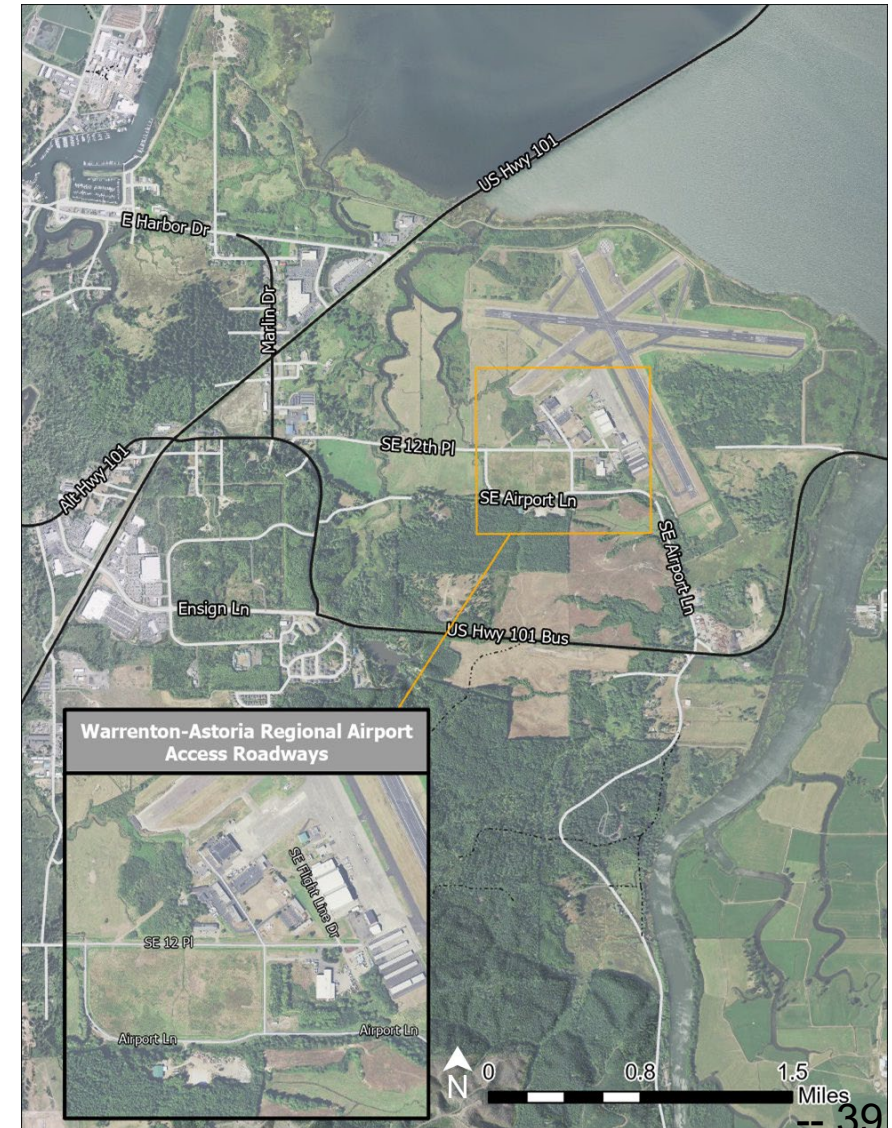
- Pilot Awareness
- Runway Crossings
- Visibility
- Direct Access
- Taxiway Design Group (TDG)



Auto Parking and Circulation

Purpose

- To accurately evaluate a conceptual layout of parking and transportation design alternatives
- Includes:
 - Public and private surface streets providing direct access to AST
 - On-site parking
 - General site-circulation (vehicular)
 - Existing structure use and occupants/employees
 - Last-mile options between Airport and destination



Next Steps

Next Steps

- **Chapter PAC Review – Winter 2022**
 - Inventory
 - Environmental
 - Aviation Forecasts – FAA review
- **Chapter Preparations – Winter 2023**
 - Facility Requirements
 - Land Use Planning
 - Alternatives Development
- **Meetings – Summer 2023**
 - Planning Advisory Committee #2
 - Public Meeting #1
 - Port Commissioner Meeting #2





Questions?



Thank you.

Contact Information



Angela Archibeque – PM

angela.archibeque@meadhunt.com

Office: 971-231-3095

Cell: 505-304-3062



Marieke Armstrong – AGIS

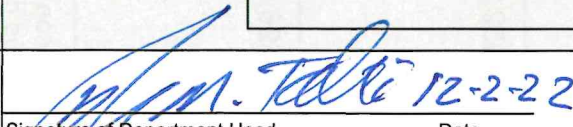
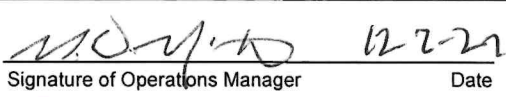
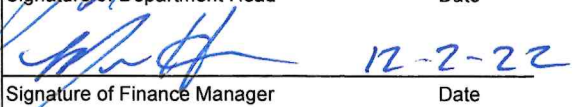

marieke.armstrong@meadhunt.com

Office: 916-993-4627



RE# 0134

REQUEST FOR EXPENDITURE

SECTION A	Date:	Dec 2, 2022	Department:	Airport
	Staff Contact:	Matt McGrath	Vendor (if determined):	Olson Asphalt
	Description of Product or Service being requested:	~ 600' of chain link fence installation at AST, behind the T-Hangars		
	Purpose of Product or Service being requested:	Improve airport security		
Cost Estimate:	\$35,000			
SECTION B	1. Does this expenditure exist within the current budget? (Original Budget Amount)			
	<input type="checkbox"/> No (Skip to Section C-2)	/	<input checked="" type="checkbox"/> Yes (Proceed)	\$ 50,000
	2. Does this expenditure exceed \$5,000?			
<input type="checkbox"/> No (Skip to Section D)	/	<input checked="" type="checkbox"/> Yes (Proceed to Section C-1)		
3. Will services be performed on Port of Astoria property?				
<input type="checkbox"/> No				<input checked="" type="checkbox"/> Yes
SECTION C	1.			
		TOTAL		NET OF GRANTS
	Account # for Budgeted Item (ex: XXX-XX)	710-00		
	FY 2022-2023 Budget for this Account	\$ 3,959,368	\$ 2,018,605	
	Amount Spent Year-to-Date for this Account	\$ 759,528	\$ 586,973	
	Amount Available to Spend for this Account	\$ 3,199,840	\$ 1,431,632	
	Does this Request for Expenditure require Commission Approval (>=\$25,000)?			
	<input checked="" type="checkbox"/> Yes			<input type="checkbox"/> No
	2.			
	If Not included in the current budget or the current budget for this account # has been spent:			
Does this Request for Expenditure require Commission Approval (>=\$5,000)?				
<input type="checkbox"/> Yes			<input type="checkbox"/> No	
	TOTAL		NET OF GRANTS	
Account # to deduct funds from to reallocate & accommodate this expenditure (ex: XXX-XX)				
FY 2022-2023 Budget for the Account being reduced	\$	\$		
Amount Spent Year-to-Date for this Account	\$	\$		
Amount Available to Spend for this Account	\$	\$		
What is being given up to accommodate the reallocation of funds for this expenditure?				
SECTION D	3			
	If Commission approval is required, please specify date Request for Expenditure will be submitted to Commission for approval.			
(Specify date of Commission meeting when item is scheduled to be heard/approved)				
<div style="border: 1px solid black; width: 200px; height: 20px; margin: 0 auto;"></div>				
SECTION E	 Signature of Department Head		 Signature of Operations Manager	
	Date		Date	
	12-2-22		12-2-22	
	 Signature of Finance Manager		 Signature of Executive Director	
Date		Date		
12-2-22		12/2/22		
(required if cost is unbudgeted, or > \$5,000 budgeted)				

(over for Quotation Analysis)

Project: AST T-Hangar Fencing

Project Manager: Matt McGrath

Quotes obtained by: Shane Jensen

Procurement Method: Small procurement Intermediate procurement Request for Bid
 Sole source Emergency Request for Proposal

Solicitation Method: Verbal quotes (informal) Requests for written quotes (informal) Public solicitation (formal)

Vendor	Amount	Description	Availability	Specific expertise	Other information
Pacific Fence	\$39,123	All bids were based on the same general specification sheet			
Town & Country Fence	\$47,900				
Graber Fence	\$52,300				
Olson Asphalt	\$26,400				

Vendor selection & justification: (REQUIRED)
 Olson Asphalt was selected because 1) they were the least expensive - one reason for which is the fact that they are local and thus no need for room and board for workers (which applied to all other quotes); 2) Olson provided comprehensible specification sheets for the fencing materials and their quote includes fencing materials with 1.8 oz/square foot of galvanization (greater than the standard 1.0 oz)



13770 SE AMBLER RD
 PO BOX 125
 CLACKAMAS, OR 97015

OR CCB # 15121 – 2/26/24
 WA L&I #PACIFFW330BW – 4/12/22
 (503) 233-6248

November 4, 2022

Company/Project	Port Of Astoria
Contact/Phone/Email	Matt McGrath / 503 298 0909 / mmcgrath@portofastoria.com
Project Billing	422 Gateway Ave. Suite 100 , Astoria , Ore. 97103
Site Address	1110 SE Flight Line Dr. , Warrenton , Ore. 97146

As requested, please find my bid value of **\$ 39,123.00** for the following described installation:

We propose to install 570' of 6' high galvanized 2 oz. chain link. All the materials are Domestic. We will be driving all the post 4' into the ground instead of setting them in concrete. Room & food costs added. We will supply all labor and materials to complete the job.

- **All posts to be driven into the ground**
- **This job is bid with prevailing wage applied**
- **Option – same job but without prevailing wage \$ 40,925.00**

Bid pricing valid for 10 days.

Exclusions: Engineering, Private Underground Utility Locate Cost, OCIP, CCIP Insurance and any Special Insurance requirements exceeding our Standard Coverage. Clearing, grading, staking of fence lines. Union labor and any/all liability related to all union matters. Liquidated damages. Prevailing Wages. Permits, bonds, and Sales Tax. Core drilling/ rock drilling. All electrical wiring, conduits and electrical connections including regular and low voltage service. Spoils from the holes to be left on site. Gate automation is not included in this proposal & to be provided/installed by others. Pacific Fence & Wire Co. is not responsible for UL325 compliance for gate automation unless specified above.

Qualifications and Terms: This agreement is added to any contract signed as Exhibit A. This agreement takes precedent over all contracts signed between the parties. Terms are: Balance Due on Completion OAC. The undersigned consents to Pacific Fence & Wire Co. to obtain any and all credit reports. Terms are Balance Due on Completion.

Default: If payment is not made as set forth above, SERVICE CHARGES shall be added to the unpaid balance and shall be computed by a single periodic interest rate of 1.5% per month which is an ANNUAL PERCENTAGE RATE OF 18% per annum. Owner shall be responsible for all costs, including attorney's fees incurred by Pacific Fence & Wire Co. in connection with the collection of monies owed by Owner.

Signer is authorized to sign for Company and authorizes Pacific Fence & Wire Co. to proceed with installation described above including Terms, Exclusions and Qualifications, and Default.

Signature

Title

Date

Name Printed

Purchase Order Number

Randy Sweet
 Project Manager/Estimator
 randys@pacificfence.com
 phone: (503) 233-6248
 fax: (503) 786-2863

Shane Jensen

From: Just Graber <graberfenceco@yahoo.com>
Sent: Monday, October 31, 2022 9:38 AM
To: Shane Jensen
Subject: Re: Request for Proposal - Port of Astoria - Airport T-Hangar Fencing

Good morning Shane ,

I haven't had time to get the proposal on paper and emailed over yet but what I can do is give you the cost based on the project scope 600lf

Of 6' galvanized commercial chainlink no barb wire and working with the wet land situation.

Site unseen pricing off of plot map sent in bid package.

My cost is \$52,300.00

All labor and materials

All materials to be American made and consist of c20 wieght galvanized materials

Let me know what you want to do and I can have you on paper tomorrow morning with all the specs.

Thanks,Just

Graber fence company

[Sent from Yahoo Mail for iPhone](#)

On Thursday, October 27, 2022, 2:19 PM, Shane Jensen <shane@grantwriter.us> wrote:

Just,

Forwarding as discussed.

Shane

From: shane@grantwriter.us <shane@grantwriter.us>
Sent: Friday, October 7, 2022 11:00 AM
To: 'graberfenceco@yahoo.com' <graberfenceco@yahoo.com>
Cc: Matt McGrath <mmcgrath@portofastoria.com>
Subject: Request for Proposal - Port of Astoria - Airport T-Hangar Fencing

To Graber Fence Company:

The Port of Astoria is seeking Proposals for the installation of approximately 600' of chain link fencing at the Astoria-Warrenton Regional Airport (AST). Bid documents are attached.

The Port appreciates your consideration of this project.

Feel free to contact me with any questions.

Regards,

Shane Jensen, JD

Grant Consultant

208-260-1592

TOWN & COUNTRY FENCE CO. OF OREGON

8810 S.E. HERBERT COURT • P.O. BOX 443
CLACKAMAS, OREGON 97015-0443
PHONE: (503) 655-2055 • FAX: (503) 655-0353

DATE: October 31st, 2022

Page 1 of 1

TO: Port of Astoria
ATTN: Matt McGrath

RE: Astoria Regional Airport
Warrenton, OR
T-Hanger Fencing Project

Scope Clarification Letter:

600 Lineal Feet of 6' Tall Galvanized Chain Link Fence

Total \$47,900.00

Specifications- Matching same specifications for materials we installed at the Cottage Grove Regional Airport in 2021 and the Independence State Airport in 2022.

2"-9ga- 6' Tall Galvanized Chain Link Mesh
1 5/8" OD – DQ-40 WT. Top Rail & Brace Rails
1 7/8" OD – DQ-40 WT. Line Posts
2 3/8" OD – DQ-40 WT. Terminal Posts
7ga Bottom Tension Wire

Bid Includes:

Private Utility Locates

Standard Private Wages- If BOLI State Wages are required, additional costs will apply.

Excludes:

Clearing of Fence Line

Survey and Staking of Fence Line

Fence Grounding

Major Clearing / Tree Trimming

Bid Expires in 60- Days



David Edie- CFP
VP / Operations

TOWN & COUNTRY FENCE CO. OF OREGON

8810 S.E. HERBERT COURT • P.O. BOX 443
CLACKAMAS, OREGON 97015-0443
PHONE: (503) 655-2055 • FAX: (503) 655-0353

October 31st, 2022

TO: Port of Astoria

ATT: Matt McGrath

RE: Astoria Airport
Warrenton, Or
T-Hanger Fencing Project

This will be a brief resume of Town & Country Fence Co. of Oregon.

The company was started by Dennis Fleck in 1973 in Portland, Oregon. In 1979, the company was incorporated in the State of Oregon. Officers are Dennis Fleck, President and Secretary/Treasurer; Jon Lohn, Vice-President/ General Manager and David Edie, Vice President/Operations. The company has 30 employees. The office and shop are in Clackamas, Oregon. Revenue last year was \$10,000,000. We are licensed to work in Oregon, Washington, and California.

Our sales are 85% commercial-industrial and government agencies, and 15% residential. Our customer list includes: Multnomah County, Oregon; Clackamas County, Oregon; City of Portland, Oregon; Oregon City School District; Oregon Dept. of Transportation; Oregon Dept. of Corrections; Oregon Youth Authority; FAA; Precision Castparts Corp.; Rite-Aid Corp; Warn Industries; Willamette Falls Hospital; St. Vincent Hospital; Providence Medical Center; Nike, Inc.; Intel Corporation; Oregon State Hospital; Oregon State University; University of Oregon; Oregon Military Department and Oregon Bureau of Land Management.

Some contractors we have worked with on projects are: Hoffman Construction Company of Oregon, Inc.; Pence Construction Co.; J.E. Dunn Construction NW; Hamilton Construction Co.; R & H Construction; Walsh Construction; Kerr Contractors; Slayden Construction Group, Inc.; Stacy Witbeck; Mowat Construction Co.; Goodfellow Brothers.; Bechtel Corp.; Wildish Standard Paving; Howard S. Wright; Engineered Structures, Inc.; Skanska USA Building; CSI Construction; Ferguson Construction; Berschauer Phillips; Absher Construction; Lease Crutcher Lewis; Lydig Construction; Kiewit Infrastructure West Co.; Fortis Construction, Inc.; Performance Contracting, Inc.; P&C Construction Company; DPR Construction; K&E Excavating; Turner Construction Co.; Hoffman Skanska JV; Balfour Betty Construction, LLC; Tapani, Inc and Andersen Construction Company of Oregon, LLC

Working as a general contractor and a subcontractor, we have completed over 14,000 + projects. References are available upon request. Our bank is U.S. National Bank and our bonding company is Markel Surety. Our bond capacity is \$5,000,000 single project / \$10,000,000 aggregate.

Sincerely,



David Edie Vice President - Operations

de
c: File

LIST OF RECENTLY COMPLETED MAJOR PROJECTS

10/28/2022

<u>OWNER</u>	<u>PROJECT</u>	<u>GENERAL CONTRACTOR</u>	<u>AMOUNT</u>	<u>YEAR</u>	<u>BOND</u>
State of Oregon Department of Aviation	Cottage Grove Airport Cottage Grove, OR	Town & Country Fence Co. of Oregon David Edie 503-655-2055	\$727,959	2022	*
State of Oregon Department of Aviation	Independence Airport Independence, OR	Town & Country Fence Co. of Oregon David Edie 503-655-2055	\$625,292	2022	*
Flexential	Flexential H3 Hillsboro, OR	Coffman Excavation- Sub to GC Joey Lafemia (971)563-8505	\$1,138,977	2022	
Tri-County Metropolitan Transportation District of Oregon	Tri-Met Powell Garage Portland, OR	JE Dunn Construction Jeff Byrne 503-575-8791	\$932,717	2022	
Prologis	EUGS- PDX Potland, OR	Sierra Construction Scott Burns (503)310-9920	\$887,826	2022	
Oregon Dept. of Transportation	I-5 Roberts Creek Rd- South Umpqua River Douglas County, OR	Kerr Constructors Matt Pittam (503)899-2858	\$235,007	2022	
Portland Public Schools	Madison High School Modernization Portland, OR	Fortis Construction Marcus Klein (503) 459-4477	\$749,048	2022	
Oregon City School District	Ogden Middle School Renovations Oregon City, OR	P&C Construction Steve Malany (503)655-0165	\$306,260	2022	
Portland General Electric	PGE- Integrated Operations Center Tualatin, OR	Lease Crutcher Lewis Mike Sager (503) 223-0500	\$2,004,881	2021	
Metro, a Metropolitan Service of the State of Oregon	The Oregon Zoo Polar Passage, Primate Forest and Rhino Habitat, Portland, OR	Lease Crutcher Lewis Alex Roth (971) 727-6115	\$302,046	2021	
Sherwood School District	Sherwood High School Sherwood, OR	Skanska USA Building, Inc. Sean Walker (503) 382-0900	\$2,098,952	2021	
WA County Fair Events Center	WASHCO Event Center Portland, OR	Swinteron Builders John Ciepiela (503) 244-6888	\$583,626	2021	
QTS Investment Properties	QTS Project Umbrella Hillsboro, OR	Fortis Construction Greg Becker (503) 459-4477	\$856,486	2020	
Amazon-AZ2	Security Building Umatilla, OR	Balfour Beatty Construction, LLC Collen Goff (503) 545-5734	\$890,500	2020	
Seaside School District	Seaside High School Seaside, OR	Hoffman Construction Co. Josh Faulkner (503) 954-3714	\$362,206	2020	
North Clackamas School District	Milwaukie High School - Lake Road Field Milwaukie, OR	Skanska USA Building, Inc. Robert Strength (503) 382-0900	\$469,000	2019	
Intel Corporation	Lark Logistic Support Hillsboro, OR	Skanska USA Buidling, Inc Jaylene Vanderhoff (971) 420-6426	\$350,627	2019	
Portland Public School District	Grant High School Modernization Portland, OR	Andersen-Colas Construction Tom Sheridan (503) 956-2406	\$316,928	2019	
Oregon Department of Transportation	OR62: Corridor Solutions Unit 2 Medford, OR- ODOT Contract 14786	Knife River Materials Tyler Douglas (541) 732-2753	\$456,531	2019	
North Clackamas School District	Milwaukie High School Field- Lake Rd Milwaukie, OR	Skanska USA Building RJ Strength (503) 381-1309	\$401,363	2019	
Facebook	PRN Bluebird Phase 2 Prineville, OR	Precision Construction Company Mike Krejci (971) 727-4968	\$1,133,743	2018	

<u>OWNER</u>	<u>PROJECT</u>	<u>GENERAL CONTRACTOR</u>	<u>AMOUNT</u>	<u>YEAR</u>	<u>BOND</u>
ViaWest, Inc	ViaWest Brookwood Data Center Expansion Hillsboro, OR	DPR Construction Martin Dickenson (503) 864-4030	\$190,500	2018	
Oregon Youth Authority	Rogue Valley Youth Correctional Facility- New Bridge High School- Grants Pass, OR	Adroit Construction Company, Inc. Jason Stranberg (541) 482-4098	\$848,746	2018	
Port of Portland, OR	T6 Marine Reserve Expansion Portland, OR	Transdevelopment Group Matthew Henjun (503) 241-3514	\$240,189	2018	
US Postal Service Southern Facilities	USPS Processing & Distribution Center Portland, OR	The Korte Company Rich Bowen (618) 407-2845	\$342,046	2018	

Olson Asphalt Maintenance, LLC
 PO Box 2683
 Gearhart, OR 97138
 Office: 503-738-2644
 E-mail: Rex@oamnw.com
 Website: www.oamnw.com

Estimate # 5988

11/22/2022
 Quote is valid for 30 days

Grant Writers
 Shane Jensen

Description	Qty	Total
<p>Astoria Airport</p> <p>Supply and install apprx 600 LF of 6ft tall galvanized chain link fence, schedule 40, 9 gauge. Fabric will be knuckle barb. All posts are to be 12' in length. All posts are to be set in the ground, no concrete. No gates. Oregon No Tax</p>	600	26,400.00 0.00

<p><i>Sealcoat customers: We reserve the right to deem the weather conditions inappropriate, as unfavorable weather affects the quality and ability to perform the work. Your understanding and flexibility in scheduling is greatly appreciated.</i></p>	<p>Total \$26,400.00</p>
---	---------------------------------

CCB# 198923 WA: OLSONAM870KO
 Check out our latest work at www.facebook.com/OlsonAsphalt