

Board of Commissioners

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

422 Gateway Ave, Suite 100
 Astoria, OR 97103
 Phone: (503) 741-3300
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Regular Session

January 09, 2024 @ 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 –
 - Regular Session 11/07/20233
 - Workshop Session 11/21/2023.7
 - Regular Session 12/05/2023 9
 - b. Financials –
 - August 202312
 - September 2023.....16
 - October 2023 20
 - c. Event Calendar – January 2024 31
8. ADVISORY:
 - a. 2024 Commission Goals 32
9. 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.
10. EXECUTIVE DIRECTOR COMMENTS
11. UPCOMING MEETING DATES:
 - a. Workshop Session – January 23, 2024 at 4:00 PM
 - b. Regular Session – February 7, 2024 at 4:00 PM
12. 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=amhtTTBFcE9NUElxNy9hYTFPQTlzQT09>
Or go to [Zoom.us/join](https://zoom.us/join) and enter Meeting ID: 869 0588 1635, Passcode: 422

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

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

Please Note:

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<https://www.portofastoria.com/CommissionMeetings/AgendaMinutes.aspx>

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

**MEETING MINUTES
NOVEMBER 7, 2023**

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

Call to Order:

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

Roll Call:

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

Staff Present: Executive Director Will Isom; Deputy Director Matt McGrath; and Executive Assistant/Administrative Coordinator Stacy Bandy.

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

Also Attending: John McDougall and Ray Liebe of Northwest Forest Link; George Dunkel of SDAO; and Rebecca Norden-Bright of *The Astorian*.

Pledge of Allegiance

Commission Reports:

Commissioner Campbell did not have anything to report.

Commissioner Rohne reported on the following:

- The \$25 million dollar Pier 2 grant award is a huge thing for the Port and merits a moment of reflection. The work that Shane Jensen, Matt McGrath, Will Isom and the team have completed is unbelievably important. Would like to hear the long version of how the Port got to this point.

Commissioner Spence reported on the following:

- Attended the Astoria City Council meeting sitting as the Astoria Development Commission. The Oregon Department of Transportation Community Paths program awarded the City of Astoria's Parks and Recreation department \$433,766 for improvements to the Riverwalk trail from Hamburg Ave to the Maritime Museum. Improvements include Bollard lighting, wayfinding signage, and safety enhancements. The Port and the Astoria-Warrenton Chamber of Commerce both wrote letters of support for the application.
- The City of Astoria has implemented a system development charge for new developments connecting to utilities. Executive Director Isom comments that he has been in communication with City Manager Scott Spence in regard to this matter. The system development charge is only for new development and would not effect the Riverwalk Inn replacement hotel as the project would be a re-development. Isom does have concerns about the Port or Port tenants paying this charge in the future as the Port owns and maintains its own infrastructure regarding water and sewer utilities. It is unique for a landowner to maintain utilities. The Port is well aware of the surcharge and staff are working with the City to develop a proposal.

Commissioner Hill reported on the following:

- Would like to echo Commissioner Rohne's comments. Congratulations to all regarding the \$25 million dollar Pier 2 West grant received.

Commissioner Stevens reported on the following:

- Regarding the \$25 million dollar Pier 2 West grant, Stevens echoes the achievement of staff, particularly grant writer, Shane Jensen.
- Tonight, there is a significant development with the Port on the threshold of bringing back cargo operations with the Northwest Forest Link lease on the agenda.

Changes/Additions to the Agenda:

There were no changes or additions 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 – 09/19/2023 Workshop Session and 10/03/2023 Regular Session
- Financials – August 2023 and September 2023
- Event Calendar – November 2023

Commissioner Campbell moved to approve the meeting minutes as presented. Commissioner Spence seconded. The motion carried 5-0 amongst the Commissioners present.

Commissioner Spence moved to approve the financials as presented. Commissioner Rohne seconded. The motion carried 5-0 amongst the Commissioners present.

There was consensus to approve the event calendar.

Action Items:

8a. Northwest Forest Link - Lease

John McDougall, the General Manager of Northwest Forest Link (NFL) introduces himself as well as NFL staff Ray Liebe and Amber Rosewood. McDougall thanks Liebe and Executive Director Isom for bringing the agreement together. McDougall shares a PowerPoint presentation regarding the proposed NFL lease for Pier 1 operations. Presentation highlights include:

- NFL is primarily a log and lumber export company. The main office is based out of Longview, Washington. NFL has been in business for two and a half years and is a subsidiary of Western Coast Enterprises Ltd, headquartered in Richmond, BC, Canada. McDougall and Ray Liebe have been in the log export business for 15-20 years each.
- NFL is well positioned for growth and has historical relationships with local suppliers as well as a diversified customer base.
- NFL has log yards in Rainier, Oregon and Aberdeen, Washington. The Port of Astoria location fits in well with these locations.
- Primary export products include Douglas Fir, True Fir, Hemlock, and Spruce Fir for the Chinese, Japanese, and Korean markets.
- Operations on Pier 1 will include storing, handling, and shipping logs. NFL has agreed to minor terminal improvements, including rocking and paving, as well as roadway improvements.
- There are expected to be 20-25 inbound loads per day, and exports will be scheduled every two months. There will be no debarking on site.

The Commission thanks Liebe and McDougall for their presentation.

Commissioner Rohne moved to approve the commercial lease agreement between the Port of Astoria and Northwest Forest Link. Commissioner Campbell seconded. The motion carried 5-0

amongst the Commissioners present.

8b. Approve SDAO Contract

Executive Director Isom refers to the Consulting Services Agreement on page 43 of the packet. The contract with Special Districts Association of Oregon (SDAO) is not to exceed \$1,000.00. SDAO will be leading the Executive Director's evaluation process.

Commissioner Rohne moved to approve the Consulting Services Agreement between the Port of Astoria and SDAO. Commissioner Hill seconded. The motion carried 5-0 amongst the Commissioners present.

Advisory Items:

9a. Executive Director Evaluation – George Dunkel

George Dunkel begins by congratulating the Port on the Pier 2 West grant award and the log export lease on Pier 1. Dunkel comments that last year, the Commission asked to review the evaluation process to develop a new form; Isom has been working under the goals established last spring. SDAO will be sending the evaluation sheets this week. The email will include instructions and allow for one week to submit. SDAO will compile the five Commissioner reviews into a single document. The evaluation composite will be returned to the Port at the next meeting in December. Isom will also submit a self-evaluation. The process is confidential. Commissioners should expect emails from Shanta Carter at the end of the week. Stevens comments that in the past, there was a uncertainty if the reviews had been received. Dunkel comments that each Commissioner will receive a confirmation email after the review is received. Stevens requests that each Commissioner receive a copy of their submission. Dunkel notes that the confirmation response email can include the original submission as well.

The Commission thanks Dunkel for his time.

9b. Port Infrastructure Development Program Announcement

Executive Director Isom discusses the Port Infrastructure Development Grant (PIDP) grant award. It is an understatement to comment that this is huge news for the Port. Isom received call from Congressman Bonamici last week informing him of the PIDP grant award. Isom thought the call would be regarding the Community Funding Request announcement. Initially, the Port requested \$2.5 million dollars for Pier 2. Bonamici gave Isom the news that the Port would receive the \$25 million PIDP grant award.

The importance of Pier 2 to the Port, City, the seafood processors, and the local community cannot be overstated. The Port has contracted with Bergerson Construction to be the Construction Manager/General Contractor (CM/GC) to help guide the project. The Port has received \$1.2 million dollars from Business Oregon for pre-construction costs. The elephant in the room was that even if the Port brought the project to be shovel-ready, funding was still needed. There was overwhelming bi-partisan support on every level for this grant application. On the federal level, support from Senators Wyden and Merkley, Congresswoman Bonamici; and at the state level, Senator Suzanne Weber, and Representative Cyrus Javadi. The Port also received support from County Commissioner Leanne Thompson and organizations such as the Pacific Northwest Waterways Association (PNWA) and Oregon Public Ports Association (OPPA), as well as the local business community. In the current political climate, having support from both sides of the aisle is unique. The Port has done a good job over the last few years to repair our image and move things in the right direction. Grant writer, Shane Jensen, deserves real kudos for his efforts. His skills and talent and the work that he does for the Port cannot be overstated. Isom continues that, "although we've been successful with a lot of the smaller grants, I think it's a real feather in Jensen's cap that we were successful with this PIDP grant."

Earlier this year, Isom and McGrath went to Washington DC and Salem, Oregon. It can be difficult

to see if the money and time are worth the effort. Having a Commission that is supportive of staff is important; legislators are careful of who they associate with. The process has just begun for the Pier 2 West rehabilitation.

Public Comment for items not on the agenda:

There was no public comment.

Executive Director Comments:

- McGrath gives an update on dredge season. The EMB dredge meeting was held yesterday. There are 2 dredging projects this year. The central waterfront permit will be finalized next week; the Port will be able to begin dredging Slip 1 in January. The in-water work window (INWW) is from November 1st to February 28th. This should be the most productive year in regard to cubic feet removed.
- Isom recently learned of the passing of Barbara Blue. Blue was a local CPA who previously worked as an advisor to the Port. She was more than willing to offer help or answer questions.
- Regarding dredging, Stevens inquires if spoils are testing ok. McGrath explains that the re-characterization was raised to -32ft, and we can deposit in water; anything below would need to be deposited out of water.
- Stevens notes that with the grant award achievement noted today, the Commission needs to pivot to help the directors in the oversight of grant funds.
- Spence inquires if the Port will need additional contracts for Pier 2 improvements. Isom answers that the Port has been notified of the grant acceptance and once the documents are ready, there will be multiple points where the Commission will need to approve contracts. The Port has approved the CM/GC contract and the engineering contract with PND Engineers.

Upcoming Meeting Dates:

- Workshop Session – November 21, 2023 at 4:00 PM
- Regular Session – December 5, 2023 at 4:00 PM

Adjourned:

Chairman Stevens adjourned the meeting at 5:02 PM.

APPROVED:

ATTEST:

Robert Stevens, Board Chairman
Board of Commissioners

Tim Hill, Secretary
Board of Commissioners

Respectfully submitted by:
Stacy Bandy
Executive Assistant – Administrative Coordinator

January 09, 2024
Date Approved by Commission

**MEETING MINUTES
NOVEMBER 21, 2023**

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

Call to Order:

Chairman Stevens called the Workshop Session to order at 4:50 pm.

Roll Call:

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

Staff Present: Executive Director Will Isom and Executive Assistant/Administrative Coordinator Stacy Bandy.

Port Counsel: Eileen Eakins was not present.

Pledge of Allegiance

Changes/Additions to the Agenda:

Commissioner Stevens requests to remove agenda item 6a. Executive Director Evaluation/Contract – Presented by George Dunkel Special Districts Association of Oregon (SDAO). George Dunkel had a scheduling conflict and is not available to attend today’s meeting. Stevens explains that the Commission and Executive Director Isom have agreed on the contract for the Executive Director and that the contract is being reviewed by SDAO. Commissioner Rohne comments that he looks forward to working with SDAO to review the contract and make recommendations. Isom explains that his initial contract began in 2019, and over the years there have been several amendments. Instead of adding additional amendments, Isom thought it would be best to start with a clean slate. Isom adds that the contract is close to being finalized; Port Counsel Eileen Eakins has the document for review and final comments.

Commissioner Rohne moved to remove action item 6a. Executive Director Evaluation/Contract – Presented by George Dunkel SDAO from the agenda. Commissioner Spence seconded. The motion carried 5-0 amongst the Commissioners present.

Public Comment:

No public comment was received.

Commission Comments:

Commissioner Campbell commented on the following:

- Inquires as to the status and frequency of water sampling at Pier 3. Isom explains that there are several different testing locations across Port property, and testing requirements are specific to each location. Isom can inquire with staff and consultants as to the procedure for Pier 3 and get

back to the Commission. Campbell Environmental has been conducting sampling while staff Environmental Permit Specialist, Erin Hawkinson, is on leave.

Commissioner Rohne did not have any comments.

Commissioner Spence did not have any comments.

Commissioner Hill did not have any comments.

Commissioner Stevens did not have any comments.

Executive Director Comments:

- The Carnival Panorama cruise ship was berthed at the Port last week. The vessel was having mechanical difficulties and needed a place to dock before they could drydock in Portland. Another issue is that due to the height of the smokestack, it needed to be removed before the ship could head upriver. The ship headed to Victoria, BC, to have the stack removed, and the ship may return to Astoria on its way to Portland for drydock repairs. The stack could not be removed at the Port as the weight requirements exceed what Pier 1 can withstand.
- Dredging has begun at the East Mooring Basin. The maintenance department will also be dredging in the central waterfront during the in-water work window.
- Had dinner with Chih Wang and Chang Lee from Da Yang Seafoods. Chih's home base is out of the country, so it has been quite a while since they've had a chance to catch up.
- The Port will be hosting a field trip next week for Astoria High School students participating in a maritime history class. Students will spend several hours at the Port touring Da Yang Seafood and the marina and boatyard operations.

Upcoming Meeting Dates:

- Regular Session – December 5, 2023 at 4:00 PM
- Workshop Session – December 19, 2023 at 4:00 PM

Adjourned:

Chairman Stevens adjourned the meeting at 5:15 PM.

APPROVED:

ATTEST:

Robert Stevens, Board Chairman
Board of Commissioners

Tim Hill, Secretary
Board of Commissioners

Respectfully submitted by:
Stacy Bandy
Executive Assistant / Administrative Coordinator

January 9, 2024
Date Approved by Commission

**MEETING MINUTES
DECEMBER 5, 2023**

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

Call to Order:

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

Roll Call:

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

Staff Present: Executive Director Will Isom; Deputy Director Matt McGrath; and Executive Assistant/Administrative Coordinator Stacy Bandy.

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

Also Attending: David Oser of the Finance Committee and Rebecca Norden-Bright of *The Astorian*.

Pledge of Allegiance

Commission Reports:

Commissioner Hill reported on the following:

- Attended Jim Campbell's birthday party last week. Congratulations to the Commissioner for the milestone birthday and many ahead.

Commissioner Spence had nothing to report.

Commissioner Campbell had nothing to report.

Commissioner Rohne reported on the following:

- Happy birthday to Commissioner Campbell.

Commissioner Stevens had nothing to report.

Changes/Additions to the Agenda:

There were no changes or additions to the agenda.

Public Comment for items on the agenda:

Commissioner Stevens welcomes Port Finance Committee member David Oser to the podium to speak to the Commission for up to three minutes. Oser explains that he has been a part of the Port's Finance Committee since its inception in 2019. When Oser first joined the committee, there were a lot of challenges, and now those challenges are resolved; Oser and the other Finance Committee members are impressed by the progress and improvements in financial management, financial reporting, and overall managerial competence of Port staff. Oser recently spoke with committee members John Lansing and Walt Postlewait about the opportunities the Port is facing and how the Finance Committee might offer its skills, expertise and services, both individually and collectively to the Port. The Finance Committee and its members would like to offer financial services in any way that management and the board wish. On behalf of the Finance

Committee, Oser suggests adding this topic to a workshop Commission meeting or to the Finance Committee's next agenda.

Consent Calendar:

The Consent Calendar consisted of the following:

- Meeting Minutes – 10/17/2023 Workshop Session
- Event Calendar – December 2023

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

Action Items:

8a. Northwest Forest Link Lease – Revised Commencement Date

Executive Director Isom refers to the first page of the Northwest Forest Link (NFL) Commercial Lease Agreement on page eight of the packet. There has been a small change to the original agreement; the commencement date has been updated to January 1st, 2024, from December 1st, 2023, and the term will end on December 30th, 2025 instead of November 30th, 2025. Isom explains that the approval of the lease was contingent on Best Management Practices (BMPs) for the facility. It has taken NFL more time than expected to have an operator agreement in place, which delayed the BMPs. Isom has been in communication with Ray Liebe from the NFL, and their request was to move the commencement forward by one month. NFL will have draft BMPs ready by the end of the week. There are no other changes to the agreement.

Commissioner Rohne moved to approve the commercial lease agreement with Northwest Forest Link, changing the start date of the agreement to January 1st, 2024, and the ending date to December 30th, 2025 Commissioner Spence seconded. The motion carried 5-0 amongst the Commissioners present.

8b. RFE# 0170 Second Tire Assembly for Travelift

Commissioner Stevens comments that the Commission previously approved an expenditure for a wheel assembly for the Travelift. Shortly after the expenditure was approved, one of the current wheels became inoperable, and a second assembly is now needed to have on hand. Deputy Director McGrath explains that the wheel snapped before the original was shipped, so the vendor was contacted to provide an additional wheel. Retroactive approval is needed for the purchase of two wheel assemblies instead of the initial single request.

Commissioner Rohne moved to approve Request for Expenditure #0170 Second Tire Assembly for Travelift in the amount of \$10,151.58. Commissioner Campbell seconded. The motion carried 5-0 amongst the Commissioners present.

Advisory Items:

9a. Oregon Department of Human Services Lease

Executive Director Isom refers to the Oregon Department of Human Services (DHS) Lease on page 12 of the packet. The initial term of the lease is ten months. Isom notes that the lease is listed as an advisory item since it does not require Commission approval; it has been brought to the Commission because of its significance. DHS is leasing a number of suites in the 422 Gateway Building as well as space in the 10 Pier 1 Building. In total, DHS is leasing roughly 5,000 sq ft of Port office space.

To provide background, DHS was displaced from their office building on Marine Drive due to air quality issues. Business Oregon was aware that the Port had office space available and helped connect DHS with the Port. Isom thanks Melanie Olson for coordinating the agreement. Port Terminal and Customer Support Manager, Susan Transue, and Deputy Director McGrath, will have a final meeting with DHS this week to finalize lease details. The expected commencement date is

December 15th, 2023.

9b. Executive Director Contract Discussion

Commissioner Stevens reports that he, along with Port Counsel Eileen Eakins and Executive Director Isom, have been working on the Executive Director's contract. There is no vote needed as the contract was initially approved for a five-year term, and it will remain in effect.

Public Comment for items not on the agenda:

There was no public comment.

Executive Director Comments:

- Isom asks Deputy Director McGrath to give an update regarding the new flight school at the airport. McGrath comments that it has been over a decade since there has been a flight school at the airport. Astoria Aviation has started a flight school, and ground school begins this evening at six pm. There has been a tremendous amount of interest in the flight school. Astoria Aviation can be found online at flyastoria.com. McGrath thanks Dave West, Thaddeus Fickle, and Phil Moore for their efforts to open the school.
- Met with the Business Oregon Port Policy Coordinator, Margaret Barber. Barber was accompanied by Regional Business Oregon Representative, Melanie Olson.
- Hosted Astoria High School students for a field trip on the central waterfront. Students started at the marina before touring Da Yang Seafoods and the boatyard. Thanks to Chang Li and Da Yang Seafoods for giving the students a tour of operations.
- Reminder that the Port holiday party is coming up this weekend.
- The next scheduled Commission meeting is on December 19th. Isom will not be able to attend the meeting and inquires if the Commission would like to reschedule the meeting. There is consensus from the board to postpone the next meeting until January.

Upcoming Meeting Dates:

- Regular Session – January 2, 2024 at 4:00 PM

Adjourned:

Chairman Stevens adjourned the meeting at 5:08 PM.

APPROVED:

ATTEST:

Robert Stevens, Board Chairman
Board of Commissioners

Tim Hill, Secretary
Board of Commissioners

Respectfully submitted by:
Stacy Bandy
Executive Assistant – Administrative Coordinator

January 09, 2024
Date Approved by Commission



AUGUST 2023 FINANCIALS NARRATIVE

For July and August 2023, the Port is showing an operating gain of \$423,151. This operating gain is close to budget expectations and ahead of prior-year profits by \$177,493. Operating revenue YTD is at 96% and operating expenses are at 95% of seasonally trended budget. Non-operating income is at 116% and non-operating expenses are 100% of budget. Total net profit YTD is \$264,814, which is \$17,198 above budget expectations.

Dockage revenues were up \$80,284 and \$23,307 from the prior year and budget, respectively. Lease & Rental income was close to budget and up roughly \$164,500 from the prior year, while income from rebilled expenses (tenant utilities, longshore labor, etc.) was \$34,282 above budget and up \$87,283 up from prior year.

Gross Marina revenue was 81% of both budget estimates and prior year actuals, with a budget deficit of \$(40,000). Boatyard gross revenues were at 85% of budget and prior year with a budget deficit of \$(21,456). Net profits from marina fuel sales were down \$7,085 from the prior year, while net profits from airport fuel sales were down roughly \$23,000.

Personnel services came in under budget by \$47,062 and materials and services were \$46,303 below budget.

Looking at non-operating totals, property tax revenues and debt service expense were close to budget expectations. Capital spending in August was primarily for the Port Security Grant Program (new generator for the Pier One building and down payment on new security booth), West Basin T-Dock power, and terminal building upgrades.

Fuel Sales Summary:

Marina Fuel	Unleaded Sales \$	Unleaded Sales Gal	Unleaded COGS	Unleaded Profit	Diesel Sales \$	Diesel Sales Gal	Diesel COGS	Diesel Profit
Jul - Aug 2023	\$ 306,661	47,265	\$ 212,644	\$ 94,017	\$ 65,147	12,263	\$ 42,569	\$ 22,578
Jul - Aug 2022	\$ 348,194	50,379	\$ 247,192	\$ 101,002	\$ 71,199	10,662	\$ 48,521	\$ 22,678
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 - Aug 2023	\$ 198,122	39,299	\$ 128,817	\$ 69,305	\$ 80,875	14,240	\$ 73,620	\$ 7,255
Jul - Aug 2022	\$ 312,310	51,379	\$ 221,199	\$ 91,111	\$ 50,048	6,871	\$ 41,591	\$ 8,457

Port of Astoria
Profit & Loss Actual vs. Budget
August 2023

	Actuals Jul 2023 - Aug 2023	Actuals Jul 2022 - Aug 2022	Budget Jul 2023 - Aug 2023	Budget Variance Through Aug	% of Budget Through Aug	Full '23-'24 Budget
<u>Operating Revenues</u>						
Dockage & Vessel Service	138,070	57,786	114,763	23,307	120%	807,555
Lease & Rental Income	561,218	396,724	559,455	1,763	100%	3,060,111
Rebilled Expenses	413,452	326,169	379,170	34,282	109%	1,731,006
Boat Haulout	118,249	133,051	139,705	-21,456	85%	717,840
Marina Revenues	176,002	209,336	216,000	-39,999	81%	691,060
Fuel Sales	650,805	781,750	743,623	-92,818	88%	1,748,654
Ticket Revenues	910	1,500	1,575	-665	58%	3,600
Other Income	14,438	6,964	10,691	3,747	135%	70,393
Total Operating Revenues	2,073,144	1,913,278	2,164,982	-91,838	96%	8,830,219
<u>Operating Expenses</u>						
Personnel Services	463,455	424,819	510,517	-47,062	91%	2,994,266
Materials and Services	1,186,538	1,242,801	1,232,841	-46,303	96%	4,483,128
Total Operating Expenses	1,649,993	1,667,620	1,743,358	-93,365	95%	7,477,394
Income from Operations	423,151	245,658	421,624	1,527	100%	1,352,825
<u>Non-Operating Revenues</u>						
Property Tax Revenues-Genl Fund	14,461	11,494	12,413	2,048	116%	954,000
Timber Tax Revenues	0	0	0	0	0%	0
Other County Revenues	7,655	55	272	7,383	2,814%	39,500
Grants*	82,051	76,250	82,051	0	100%	21,764
Interest Income	9,271	2,276	3,030	6,241	306%	9,780
Total Non-Operating Revenues	113,438	90,075	97,766	15,672	116%	1,025,044
<u>Total Non-Operating Expenses</u>						
Capital Outlay*	244,141	159,510	244,141	0	100%	113,581
Interest Expense	10,456	618	10,457	-1	100%	447,114
Principal Expense	17,175	3,886	17,173	2	100%	1,208,513
Total Non-Operating Expenses	271,773	164,013	271,771	2	100%	1,769,208
Net Income (Loss)	264,817	171,720	247,619	17,198	107%	608,662

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

Port of Astoria

Balance Sheet

as of August 2023

August 31, 2023

ASSETS

Current Assets

Cash & Cash Equivalents

Cash Funds	745
Operating Account #1442	932,178
Payroll Account #5344	8,469
Bornstein MMA #0004	0
Money Market #1259	264,240
Restricted AOC4 MMA #0760	250,360

Total Clatsop Community Bank 1,455,247

Total Cash & Cash Equivalents 1,455,992

Accounts Receivable 761,599

Other Current Assets 3,130,574

Total Current Assets 5,348,165

Fixed Assets 35,346,412

Other Assets

Long-term Receivables 16,352,851

TOTAL ASSETS 57,047,428

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable	693,635
Other Current Liabilities	14,745,189

Total Current Liabilities 15,438,824

Long Term Liabilities

Accrued Vacation Payable	156,798
Accrued Sick Leave	167,614
Notes Payable	13,007,848
Net Pension Liability	1,337,577
OPEB Liability	738,399
Lease Liability	132,494
Pollution Remediation AOC 4 Liability	2,564,338
Less Current Portion LT Debt	-1,342,522

Total Long Term Liabilities 16,762,546

Total Liabilities 32,201,370

Equity

Retained Earnings	24,581,241
Net Income	264,817

Total Equity 24,846,058

TOTAL LIABILITIES & EQUITY 57,047,428



Capital Projects
August 2023
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 08/31/2023	Grants Received through 08/31/2023	Expenses through 08/31/2023 NET OF GRANTS	Budgetary Estimate of Remaining POA Expense	Priority (1-10) 9=Comp 10=Rem
Department	Description								
WFW	P2 West Preconstruction	1,500,000	1,325,000	175,000	2,420	-	2,420	172,580	1
Airport	Airport Master Plan	88,885	82,470	6,415	28,742	21,764	6,977	(562)	2
WFW	Slip 1 Sampling and Analysis Plan	50,000		50,000	48,022	-	48,022	1,978	2
Administration	2023-24 IT Upgrades	30,000	-	30,000	-	-	-	30,000	3
Airport	Backfill and Site Prep Behind Overbay	60,000	-	60,000	-	-	-	60,000	3
WFW	Dredge Repairs - repair dredge pipe/replace cutter head	25,000	-	25,000	5,606	-	5,606	19,394	3
WFW	Fender Pile Replacement (25) Pier 1 West, Pier 2 East, Pier 2 West	195,049	-	195,049	-	-	-	195,049	3
WFW	Security Upgrades: Trident equipment; Pier 1 Generator; Pier 1 Booth; Cyber Security	122,800	92,100	30,700	71,961	53,971	17,990	12,710	3
WFW - Boatyard	Boatyard Master Plan	87,500	76,000	11,500	9,474	6,316	3,158	8,342	3
Airport	Hangar Maintenance	25,000	-	25,000	-	-	-	25,000	4
Airport	Vegetation Management	30,000	-	30,000	5,468	-	5,468	24,533	4
WFW	2023-24 Security Upgrades: Security cameras, Marina security fencing	75,000	56,250	18,750	-	-	-	18,750	4
WFW	Link Belt Crane - load cells and wind meter	15,000	-	15,000	-	-	-	15,000	4
WFW	Pier 2 East - Repairs based on ODOT reports	50,000		50,000	-	-	-	50,000	4
Airport	Industrial Park	300,000	250,000	50,000	-	-	-	50,000	5
Airport	Terminal Building Upgrades	75,000	-	75,000	31,190	-	31,190	43,810	5
Airport	Tide Gate Feasibility Study	49,800	49,800	-	-	-	-	-	5
WFE - Marinas	West Basin T-Dock Power	60,000	51,000	9,000	29,898	-	29,898	(20,898)	5
WFW	413 Gateway Building - Replace Siding/Flooring	55,000	-	55,000	-	-	-	55,000	5
WFW	Fire Suppression/System Upgrades - Pier 2	20,000	-	20,000	-	-	-	20,000	5
WFW	Pier 1 Building - New HVAC Outdoor Units (3)	25,000	-	25,000	-	-	-	25,000	5
WFW	Repave Gateway Avenue / Restripe	110,000	82,500	27,500	-	-	-	27,500	5
WFW - Boatyard	Boatyard Upgrades	150,000	-	150,000	202	-	202	149,798	5
WFW	422 Gateway Building - Remodel/Upgrades	100,000	-	100,000	-	-	-	100,000	6
WFE - Marinas	Dumpster Enclosure	10,000	-	10,000	-	-	-	10,000	7
WFW	Waterfront Master Plan - Wayfinding Signage	15,000	-	15,000	-	-	-	15,000	7
Airport	Backfill and Site Prep Behind Recology	100,000	-	100,000	-	-	-	100,000	8
WFW - Cruise	Gangway Landing Tower	65,000	-	65,000	-	-	-	65,000	10
	Misc	-	-	-	11,160	-	11,160	(11,160)	
TOTALS		3,489,034	2,065,120	1,423,914	244,141	82,051	162,090	1,261,824	



SEPTEMBER 2023 FINANCIALS NARRATIVE

For July through September 2023, the Port is showing an operating gain of \$541,710. This operating gain is behind budget expectations by \$124,362 and behind prior-year profits by \$25,062. Operating revenue YTD is at 99% and operating expenses are at 104% of seasonally trended budget. Non-operating income is at 107% and non-operating expenses are 94% of budget. Total net profit YTD is \$114,239, which is \$80,507 behind budget expectations.

Dockage revenues were up \$14,696 and \$30,256 from the prior year and budget, respectively. Lease & Rental income was close to budget and up roughly \$240,506 from the prior year, while income from rebilled expenses (tenant utilities, longshore labor, etc.) was \$38,511 above budget and up \$29,440 up from prior year. The increase in lease and rental income from FY23 can be partially attributed to the Bornstein warehouse pass-through, which adds roughly \$62,333 a month to both income and expense.

Gross Marina revenue was 88% of both budget estimates and prior year actuals, with a budget deficit of \$(36,358). Boatyard gross revenues were at 85% of budget and prior year with a budget deficit of \$(31,839). Net profits from marina fuel sales were down \$5,503 from the prior year, while net profits from airport fuel sales were down by \$18,777.

Personnel services came in under budget by \$78,127 and materials and services were \$167,087 above budget.

Looking at non-operating totals, property tax revenues and debt service expense were close to budget expectations. Capital spending in September was primarily for West Basin T-Dock power, the Airport Master Plan, and parts for the Link Belt Crane.

Fuel Sales Summary:

Marina Fuel	Unleaded Sales \$	Unleaded Sales Gal	Unleaded COGS	Unleaded Profit	Diesel Sales \$	Diesel Sales Gal	Diesel COGS	Diesel Profit
Jul - Sep 2023	\$ 376,612	57,990	\$ 261,238	\$ 115,374	\$ 103,752	18,462	\$ 69,130	\$ 34,622
Jul - Sep 2022	\$ 413,428	60,215	\$ 292,288	\$ 121,140	\$ 108,664	16,771	\$ 74,305	\$ 34,359
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 - Sep 2023	\$ 285,120	56,094	\$ 192,858	\$ 92,262	\$ 116,785	20,340	\$ 106,041	\$ 10,744
Jul - Sep 2022	\$ 361,884	59,392	\$ 254,045	\$ 107,839	\$ 69,518	9,696	\$ 55,574	\$ 13,944

Port of Astoria
Profit & Loss Actual vs. Budget
September 2023

	Actuals Jul 2023 - Sep 2023	Actuals Jul 2022 - Sep 2022	Budget Jul 2023 - Sep 2023	Budget Variance Through Sep	% of Budget Through Sep	Full '23-'24 Budget
<u>Operating Revenues</u>						
Dockage & Vessel Service	246,838	216,582	232,142	14,696	106%	807,555
Lease & Rental Income	821,530	581,035	816,733	4,797	101%	3,060,111
Rebilled Expenses	648,258	618,818	609,747	38,511	106%	1,731,006
Boat Haulout	182,446	204,080	214,285	-31,839	85%	717,840
Marina Revenues	256,143	278,008	292,500	-36,358	88%	691,060
Fuel Sales	882,269	953,493	910,902	-28,633	97%	1,748,654
Ticket Revenues	1,535	2,000	2,275	-740	67%	3,600
Other Income	18,069	8,847	13,906	4,163	130%	70,393
Total Operating Revenues	3,057,088	2,862,863	3,092,490	-35,402	99%	8,830,219
<u>Operating Expenses</u>						
Personnel Services	693,646	656,694	771,773	-78,127	90%	2,994,266
Materials and Services	1,821,732	1,639,433	1,654,645	167,087	110%	4,483,128
Total Operating Expenses	2,515,378	2,296,128	2,426,418	88,960	104%	7,477,394
Income from Operations	541,710	566,736	666,072	-124,362	81%	1,352,825
<u>Non-Operating Revenues</u>						
Property Tax Revenues-Genl Fund	16,974	20,949	15,204	1,770	112%	954,000
Timber Tax Revenues	0	0	0	0	0%	0
Other County Revenues	7,655	55	7,726	-71	99%	39,500
Grants*	95,167	139,305	95,167	0	100%	21,764
Interest Income	10,293	2,507	3,495	6,798	295%	9,780
Total Non-Operating Revenues	130,090	162,815	121,592	8,498	107%	1,025,044
<u>Total Non-Operating Expenses</u>						
Capital Outlay*	340,678	347,656	340,678	0	100%	113,581
Interest Expense	62,315	915	62,273	42	100%	447,114
Principal Expense	154,568	5,840	189,967	-35,399	81%	1,208,513
Total Non-Operating Expenses	557,561	354,411	592,918	-35,357	94%	1,769,208
Net Income (Loss)	114,239	375,140	194,746	-80,507	59%	608,662

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

Port of Astoria
Balance Sheet
as of September 2023

September 30, 2023

ASSETS

Current Assets

Cash & Cash Equivalents

Cash Funds	2,150
Operating Account #1442	689,867
Payroll Account #5344	11,581
Bornstein MMA #0004	0
Money Market #1259	264,765
Restricted AOC4 MMA #0760	250,857

Total Clatsop Community Bank 1,217,069

Total Cash & Cash Equivalents 1,219,219

Accounts Receivable 904,832

Other Current Assets 3,055,081

Total Current Assets 5,179,132

Fixed Assets 35,346,412

Other Assets

Long-term Receivables 16,352,226

TOTAL ASSETS 56,877,770

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable	788,270
Other Current Liabilities	14,631,474

Total Current Liabilities 15,419,743

Long Term Liabilities

Accrued Vacation Payable	156,798
Accrued Sick Leave	167,614
Notes Payable	13,007,848
Net Pension Liability	1,337,577
OPEB Liability	738,399
Lease Liability	132,494
Pollution Remediation AOC 4 Liability	2,564,338
Less Current Portion LT Debt	-1,342,522

Total Long Term Liabilities 16,762,546

Total Liabilities 32,182,290

Equity

Retained Earnings	24,581,241
Net Income	114,239

Total Equity 24,695,480

TOTAL LIABILITIES & EQUITY 56,877,770



Capital Projects
September 2023
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 09/30/2023	Grants Received through 09/30/2023	Expenses through 09/30/2023 NET OF GRANTS	Budgetary Estimate of Remaining POA Expense	Priority (1-10) 9=Comp 10=Rem
Department	Description								
WFW	P2 West Preconstruction	1,500,000	1,325,000	175,000	3,400	-	3,400	171,600	1
Airport	Airport Master Plan	88,885	82,470	6,415	42,918	21,764	21,153	(14,738)	2
WFW	Slip 1 Sampling and Analysis Plan	50,000	-	50,000	50,022	-	50,022	(22)	2
Administration	2023-24 IT Upgrades	30,000	-	30,000	-	-	-	30,000	3
Airport	Backfill and Site Prep Behind Overbay	60,000	-	60,000	-	-	-	60,000	3
WFW	Dredge Repairs - repair dredge pipe/replace cutter head	25,000	-	25,000	5,606	-	5,606	19,394	3
WFW	Fender Pile Replacement (25) Pier 1 West, Pier 2 East, Pier 2 West	195,049	-	195,049	-	-	-	195,049	3
WFW	Security Upgrades: Trident equipment; Pier 1 Generator; Pier 1 Booth; Cyber Security	122,800	92,100	30,700	77,426	53,971	23,455	7,245	3
WFW - Boatyard	Boatyard Master Plan	87,500	76,000	11,500	15,921	10,615	5,306	6,194	3
Airport	Hangar Maintenance	25,000	-	25,000	-	-	-	25,000	4
Airport	Vegetation Management	30,000	-	30,000	17,300	-	17,300	12,700	4
WFW	2023-24 Security Upgrades: Security cameras, Marina security fencing	75,000	56,250	18,750	-	-	-	18,750	4
WFW	Link Belt Crane - load cells and wind meter	15,000	-	15,000	9,570	-	9,570	5,430	4
WFW	Pier 2 East - Repairs based on ODOT reports	50,000	-	50,000	-	-	-	50,000	4
Airport	Industrial Park	300,000	250,000	50,000	-	-	-	50,000	5
Airport	Terminal Building Upgrades	75,000	-	75,000	31,449	-	31,449	43,551	5
Airport	Tide Gate Feasibility Study	49,800	49,800	-	-	-	-	-	5
WFE - Marinas	West Basin T-Dock Power	60,000	51,000	9,000	51,854	-	51,854	(42,854)	5
WFW	413 Gateway Building - Replace Siding/Flooring	55,000	-	55,000	-	-	-	55,000	5
WFW	Fire Suppression/System Upgrades - Pier 2	20,000	-	20,000	2,104	-	2,104	17,896	5
WFW	Pier 1 Building - New HVAC Outdoor Units (3)	25,000	-	25,000	-	-	-	25,000	5
WFW	Repave Gateway Avenue / Restripe	110,000	82,500	27,500	-	-	-	27,500	5
WFW - Boatyard	Boatyard Upgrades	150,000	-	150,000	5,609	-	5,609	144,391	5
WFW	422 Gateway Building - Remodel/Upgrades	100,000	-	100,000	-	-	-	100,000	6
WFE - Marinas	Dumpster Enclosure	10,000	-	10,000	-	-	-	10,000	7
WFW	Waterfront Master Plan - Wayfinding Signage	15,000	-	15,000	-	-	-	15,000	7
Airport	Backfill and Site Prep Behind Recology	100,000	-	100,000	350	-	350	99,650	8
WFW - Cruise	Gangway Landing Tower	65,000	-	65,000	-	-	-	65,000	10
	Misc	-	-	-	27,150	8,817	18,333	(18,333)	
TOTALS		3,489,034	2,065,120	1,423,914	340,678	95,167	245,511	1,178,403	



OCTOBER 2023 FINANCIALS NARRATIVE

For July through October 2023, the Port is showing an operating gain of \$831,981. This operating gain is behind budget expectations by \$109,192 but is ahead of prior-year profits by \$357,660. Operating revenue YTD is at 101% and operating expenses are at 105% of seasonally trended budget. Non-operating income is at 97% and non-operating expenses are 96% of budget. Total net profit YTD is \$562,074, which is \$562,074 behind budget expectations.

Dockage revenues were up \$98,353 and \$28,855 from the prior year and budget, respectively. Lease & Rental income was ahead of budget by \$21,055 and up roughly \$263,576 from the prior year, while income from rebilled expenses (tenant utilities, longshore labor, etc.) was \$84,493 above budget and up \$105,040 from prior year. The increase in lease and rental income from prior-year can be partially attributed to the Bornstein warehouse pass-through, which had added roughly \$62,333 a month to both income and expense in the fiscal year 2022-23.

Gross Marina revenue was 89% of both budget estimates and prior year actuals, with a budget deficit of \$(33,374). Boatyard gross revenues were at 88% of budget and prior year with a budget deficit of \$(35,683). Net profits from marina fuel sales were down \$9,059 from the prior year, while net profits from airport fuel sales were down by \$15,718.

Personnel services came in under budget by \$86,240 and materials and services were \$249,592 above budget.

Looking at non-operating totals, property tax revenues and debt service expense were close to budget expectations. Capital spending in October was primarily for Pier 2 West CMGC work, Travelift replacement wheel assembly, and the Boatyard Master Plan and boatyard upgrades.

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 2023	\$ 386,242	59,483	\$ 267,821	\$ 118,421	\$ 123,783	21,870	\$ 82,895	\$ 40,888
Jul - Oct 2022	\$ 430,824	62,652	\$ 305,545	\$ 125,279	\$ 136,498	21,333	\$ 93,409	\$ 43,089
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 2023	\$ 394,141	74,841	\$ 274,300	\$ 119,841	\$ 144,642	25,075	\$ 129,476	\$ 15,166
Jul - Oct 2022	\$ 456,563	75,918	\$ 322,826	\$ 133,737	\$ 80,362	11,370	\$ 63,374	\$ 16,988

Port of Astoria
Profit & Loss Actual vs. Budget
October 2023

	Actuals Jul 2023 - Oct 2023	Actuals Jul 2022 - Oct 2022	Budget Jul 2023 - Oct 2023	Budget Variance Through Oct	% of Budget Through Oct	Full '23-'24 Budget
<u>Operating Revenues</u>						
Dockage & Vessel Service	426,043	327,690	397,188	28,855	107%	807,555
Lease & Rental Income	1,088,680	825,104	1,067,625	21,055	102%	3,060,111
Rebilled Expenses	926,162	821,123	841,669	84,493	110%	1,731,006
Boat Haulout	251,397	271,210	284,771	-33,374	88%	717,840
Marina Revenues	295,957	315,343	331,640	-35,683	89%	691,060
Fuel Sales	1,048,809	1,104,248	1,055,005	-6,196	99%	1,748,654
Ticket Revenues	1,660	2,075	2,425	-765	68%	3,600
Other Income	36,718	16,827	41,123	-4,405	89%	70,393
Total Operating Revenues	4,075,426	3,683,619	4,021,446	53,980	101%	8,830,219
<u>Operating Expenses</u>						
Personnel Services	935,751	875,342	1,022,171	-86,420	92%	2,994,266
Materials and Services	2,307,694	2,333,957	2,058,102	249,592	112%	4,483,128
Total Operating Expenses	3,243,445	3,209,299	3,080,273	163,172	105%	7,477,394
Income from Operations	831,981	474,321	941,173	-109,192	88%	1,352,825
<u>Non-Operating Revenues</u>						
Property Tax Revenues-Genl Fund	62,388	86,261	85,742	-23,354	73%	954,000
Timber Tax Revenues	0	0	0	0	0%	0
Other County Revenues	7,655	55	7,726	-71	99%	39,500
Grants*	412,662	172,555	412,662	0	100%	21,764
Interest Income	10,874	2,367	3,860	7,014	282%	9,780
Total Non-Operating Revenues	493,579	261,238	509,990	-16,411	97%	1,025,044
<u>Total Non-Operating Expenses</u>						
Capital Outlay*	470,590	682,425	470,590	0	100%	113,581
Interest Expense	93,779	23,453	93,738	41	100%	447,114
Principal Expense	199,118	36,187	234,515	-35,397	85%	1,208,513
Total Non-Operating Expenses	763,486	742,065	798,843	-35,357	96%	1,769,208
Net Income (Loss)	562,074	-6,507	652,320	-90,246	86%	608,662

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

Port of Astoria

Balance Sheet as of October 2023

October 31, 2023

ASSETS

Current Assets

Cash & Cash Equivalents

Cash Funds	745
Operating Account #1442	619,963
Payroll Account #5344	22,259
Bornstein MMA #0004	0
Money Market #1259	265,345
Restricted AOC4 MMA #0760	250,857

Total Clatsop Community Bank 1,158,424

Total Cash & Cash Equivalents 1,159,169

Accounts Receivable 1,395,317

Other Current Assets 3,030,160

Total Current Assets 5,584,645

Fixed Assets 35,346,412

Other Assets

Long-term Receivables 16,351,601

TOTAL ASSETS 57,282,658

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable	654,621
Other Current Liabilities	14,722,176

Total Current Liabilities 15,376,797

Long Term Liabilities

Accrued Vacation Payable	156,798
Accrued Sick Leave	167,614
Notes Payable	13,007,848
Net Pension Liability	1,337,577
OPEB Liability	738,399
Lease Liability	132,494
Pollution Remediation AOC 4 Liability	2,564,338
Less Current Portion LT Debt	<u>-1,342,522</u>

Total Long Term Liabilities 16,762,546

Total Liabilities 32,139,343

Equity

Retained Earnings 24,581,241

Net Income 562,074

Total Equity 25,143,315

TOTAL LIABILITIES & EQUITY 57,282,658



Capital Projects
October 2023
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 10/31/2023	Grants Received through 10/31/2023	Expenses through 10/31/2023 NET OF GRANTS	Budgetary Estimate of Remaining POA Expense	Priority (1-10) 9=Comp 10=Rem
Department	Description								
WFW	P2 West Preconstruction	1,500,000	1,325,000	175,000	65,160	67,495	(2,335)	177,335	1
Airport	Airport Master Plan	88,885	82,470	6,415	50,753	21,764	28,989	(22,574)	2
WFW	Slip 1 Sampling and Analysis Plan	50,000		50,000	50,022	-	50,022	(22)	2
Administration	2023-24 IT Upgrades	30,000	-	30,000	-	-	-	30,000	3
Airport	Backfill and Site Prep Behind Overbay	60,000	-	60,000	-	-	-	60,000	3
WFW	Dredge Repairs - repair dredge pipe/replace cutter head	25,000	-	25,000	9,355	-	9,355	15,645	3
WFW	Fender Pile Replacement (25) Pier 1 West, Pier 2 East, Pier 2 West	195,049	-	195,049	133	-	133	194,916	3
WFW	Security Upgrades: Trident equipment; Pier 1 Generator; Pier 1 Booth; Cyber Security	122,800	92,100	30,700	77,426	53,971	23,455	7,245	3
WFW - Boatyard	Boatyard Master Plan	87,500	76,000	11,500	28,545	10,615	17,930	(6,430)	3
Airport	Hangar Maintenance	25,000	-	25,000	-	-	-	25,000	4
Airport	Vegetation Management	30,000	-	30,000	22,864	-	22,864	7,136	4
WFW	2023-24 Security Upgrades: Security cameras, Marina security fencing	75,000	56,250	18,750	-	-	-	18,750	4
WFW	Link Belt Crane - load cells and wind meter	15,000	-	15,000	9,570	-	9,570	5,430	4
WFW	Pier 2 East - Repairs based on ODOT reports	50,000	-	50,000	-	-	-	50,000	4
Airport	Industrial Park	300,000	250,000	50,000	-	250,000	(250,000)	300,000	5
Airport	Terminal Building Upgrades	75,000	-	75,000	33,575	-	33,575	41,425	5
Airport	Tide Gate Feasibility Study	49,800	49,800	-	-	-	-	-	5
WFE - Marinas	West Basin T-Dock Power	60,000	51,000	9,000	51,887	-	51,887	(42,887)	5
WFW	413 Gateway Building - Replace Siding/Flooring	55,000	-	55,000	-	-	-	55,000	5
WFW	Fire Suppression/System Upgrades - Pier 2	20,000	-	20,000	2,104	-	2,104	17,896	10
WFW	Pier 1 Building - New HVAC Outdoor Units (3)	25,000	-	25,000	-	-	-	25,000	5
WFW	Repave Gateway Avenue / Restripe	110,000	82,500	27,500	-	-	-	27,500	5
WFW - Boatyard	Boatyard Upgrades	150,000	-	150,000	15,083	-	15,083	134,917	5
WFW	422 Gateway Building - Remodel/Upgrades	100,000	-	100,000	339	-	339	99,661	6
WFE - Marinas	Dumpster Enclosure	10,000	-	10,000	-	-	-	10,000	7
WFW	Waterfront Master Plan - Wayfinding Signage	15,000	-	15,000	-	-	-	15,000	7
Airport	Backfill and Site Prep Behind Recology	100,000	-	100,000	1,307	-	1,307	98,693	8
WFW - Cruise	Gangway Landing Tower	65,000	-	65,000	-	-	-	65,000	10
	Misc	-	-	-	52,459	8,817	43,642	(43,642)	
TOTALS		3,489,034	2,065,120	1,423,914	470,582	412,662	57,920	1,365,994	

Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
102-00 - Cash					
102-02 - CCB Operating #1442					
Bill Pmt -Check	10/09/2023	82923	Ag-Bag Forage Solutions		54.42
Bill Pmt -Check	10/09/2023	82924	ALS Environmental	Cust # 205142-01	2,000.00
Bill Pmt -Check	10/09/2023	82925	America's Phone Guys		397.50
Bill Pmt -Check	10/09/2023	82926	Anchor Graphics		615.82
Bill Pmt -Check	10/09/2023	82927	AT&T	Acct # 019 295 1870 001	24.00
Bill Pmt -Check	10/09/2023	82928	Aviation Laboratories	AS450	1,405.00
Bill Pmt -Check	10/09/2023	82929	Business Oregon		23,128.18
Bill Pmt -Check	10/09/2023	82930	Calhoun & DeJong, Inc.	Cust # PORT05	452.01
Bill Pmt -Check	10/09/2023	82931	CenturyLink	Acct # 497163267	104.78
Bill Pmt -Check	10/09/2023	82932	Charter Business - 0590	8787 14 001 0420590	97.88
Bill Pmt -Check	10/09/2023	82933	Cintas Corporation	10829	202.56
Bill Pmt -Check	10/09/2023	82934	City Lumber	Cust # 7259	92.38
Bill Pmt -Check	10/09/2023	82935	City of Astoria - utilities		139,105.03
Bill Pmt -Check	10/09/2023	82936	CityServiceValcon		90,125.19
Bill Pmt -Check	10/09/2023	82937	Clatsop County Lawn & Tractor	544212	178.27
Bill Pmt -Check	10/09/2023	82938	Clean Sweep Maintenance, Inc.		4,967.50
Bill Pmt -Check	10/09/2023	82939	Drug Screens, Inc.		35.00
Bill Pmt -Check	10/09/2023	82940	Earthworx Excavation, LLC		10,707.50
Bill Pmt -Check	10/09/2023	82941	Eastern Pacific Fabrication LLC		290.00
Bill Pmt -Check	10/09/2023	82942	Frank Spence, Commissioner	Reimb - SEP 2023	100.00
Bill Pmt -Check	10/09/2023	82943	iFocus Consulting, Inc.		14,131.00
Bill Pmt -Check	10/09/2023	82944	Jackson and Son Oil	Acct # 63045	26,646.21
Bill Pmt -Check	10/09/2023	82945	Jim Varner's Automotive		366.55
Bill Pmt -Check	10/09/2023	82946	Kate Fleischmann (A/P)		16.19
Bill Pmt -Check	10/09/2023	82947	Key Government Finance, Inc.	Acct # 581049019 Inv	50,633.33
Bill Pmt -Check	10/09/2023	82948	Lawson Products		430.78
Bill Pmt -Check	10/09/2023	82949	Maritime Fire & Safety Assoc.	Cust ID: PORAST02	810.00
Bill Pmt -Check	10/09/2023	82950	Northwest Insurance Group	Airport Policy	5,500.00
Bill Pmt -Check	10/09/2023	82951	Northwest Local Government Legal Advi...	September 2023	5,240.76
Bill Pmt -Check	10/09/2023	82952	NW Natural	Acct #2737126-9	136.01
Bill Pmt -Check	10/09/2023	82953	Oldcastle Infrastructure		4,938.00
Bill Pmt -Check	10/09/2023	82954	Olson Asphalt Maintenance, LLC		2,150.00
Bill Pmt -Check	10/09/2023		Orkin Pest Control	QuickBooks generated zero amount transaction for bi...	
Bill Pmt -Check	10/09/2023	82955	P & L Johnson Mechanical, Inc.		305.00
Bill Pmt -Check	10/09/2023	82956	Pacific Power		9,348.81
Bill Pmt -Check	10/09/2023	82957	PacificSource Administrators	Employer ID: P00431	1,421.70
Bill Pmt -Check	10/09/2023	82958	Pape Machinery, Inc.	Cust # 101890	52.39
Bill Pmt -Check	10/09/2023	82959	PetroCard, Inc.	01-0004280	1,296.28
Bill Pmt -Check	10/09/2023	82960	Platt Electric Supply (Rexel)	Acct #135946	1,301.40
Bill Pmt -Check	10/09/2023	82961	Recology Western Oregon		4,555.41
Bill Pmt -Check	10/09/2023	82962	Recology Western Oregon (LA)	A1080000232	43.54
Bill Pmt -Check	10/09/2023	82963	S. Bruce Conner	October 2023	2,100.00
Bill Pmt -Check	10/09/2023	82964	Shane Jensen - Grant Writer	Grant Writing - September 2023	8,826.25
Bill Pmt -Check	10/09/2023	82965	Shred-It	Cust # 16971101	60.00
Bill Pmt -Check	10/09/2023	82966	Silver Salmon Grille	Port Tenant Appreciation Party - December 2023	1,356.00
Bill Pmt -Check	10/09/2023	82967	Spectrio, LLC	Acct # SPX755863	413.98
Bill Pmt -Check	10/09/2023	82968	Staples Advantage		242.29
Bill Pmt -Check	10/09/2023	82969	Sunset Auto Parts - NEW	Cust # 76004	113.48
Bill Pmt -Check	10/09/2023	82970	Tim Severson (A/P)	Reimbursements per CBA Raingear and Uniform	405.05
Bill Pmt -Check	10/09/2023	82971	Verizon Wireless #7705-1	270297705-00001	535.50
Bill Pmt -Check	10/09/2023	82972	Wells Electrical Contracting, Inc.		18,178.63
Total 102-02 - CCB Operating #1442					435,637.56
Total 102-00 - Cash					435,637.56
TOTAL					435,637.56

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Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
102-00 - Cash					
102-02 - CCB Operating #1442					
Bill Pmt -Check	10/23/2023	82975	A & A Pest Control	105650	60.00
Bill Pmt -Check	10/23/2023	82976	A Coastal Lock & Key, LLC		9.00
Bill Pmt -Check	10/23/2023	82977	Advanced Remediation Technologies, Inc.	Job # OR0203-002.001	2,730.00
Bill Pmt -Check	10/23/2023	82978	Airside Solutions, Inc.		914.85
Bill Pmt -Check	10/23/2023	82979	Art's Automotive		2,078.25
Bill Pmt -Check	10/23/2023	82980	Bayview Asphalt, Inc.	Cust # 119613 W/O#3301	346.80
Bill Pmt -Check	10/23/2023	82981	Bergerson Construction, Inc	Project # 23101 - POA PIER 2 CMGC	980.00
Bill Pmt -Check	10/23/2023	82982	Brandon C Willson		280.00
Bill Pmt -Check	10/23/2023	82983	Brendon Stock (A/P)	Reimb for Raingear and Boots	144.99
Bill Pmt -Check	10/23/2023	82984	Campbell Environmental		4,470.00
Bill Pmt -Check	10/23/2023	82985	Capt Robert Stevens - Commissioner	Reimb for Commission Mtgs	800.00
Bill Pmt -Check	10/23/2023	82986	Card Service Center		3,633.24
Bill Pmt -Check	10/23/2023	82987	CenturyLink	Acct # 497163267	104.78
Bill Pmt -Check	10/23/2023	82988	Charter Business - 0229	Acct # 176526401	2,049.67
Bill Pmt -Check	10/23/2023	82989	Charter Business - 5587	Acct # 176561001	39.99
Bill Pmt -Check	10/23/2023	82990	Charter Business - 5595	Acct # 176560901	189.97
Bill Pmt -Check	10/23/2023	82991	CHS Inc/Cenex		436.20
Bill Pmt -Check	10/23/2023	82992	Cintas Corporation	10829	135.04
Bill Pmt -Check	10/23/2023	82993	Citi Cards	1985	748.30
Bill Pmt -Check	10/23/2023	82994	City Lumber	Cust # 7259	202.65
Bill Pmt -Check	10/23/2023	82995	City of Warrenton		19,740.91
Bill Pmt -Check	10/23/2023	82996	CityServiceValcon		44,310.20
Bill Pmt -Check	10/23/2023	82997	Clatsop County Assessment & Taxation		2,282.22
Bill Pmt -Check	10/23/2023	82998	Clatsop County Budget & Finance	County-wide Biodigestes Study	1,000.00
Bill Pmt -Check	10/23/2023	82999	Clean Water Technologies, LLC	September Support	2,471.25
Bill Pmt -Check	10/23/2023	83000	DEQ	Project # 117915-00	691.90
Bill Pmt -Check	10/23/2023	83001	DSL	63924-RF Western Oregon Waste/Recology Headqu...	957.00
Bill Pmt -Check	10/23/2023	83002	Earthworx Excavation, LLC	Inv#1338	1,125.00
Bill Pmt -Check	10/23/2023	83003	Englund Marine (Boatyard)		17.78
Bill Pmt -Check	10/23/2023	83004	Englund Marine (Marina)		547.65
Bill Pmt -Check	10/23/2023	83005	Englund Marine (MX)		515.23
Bill Pmt -Check	10/23/2023	83006	Equipment Rental Services	Cust # 205559	3,621.70
Bill Pmt -Check	10/23/2023	83007	Fastenal	ORAST0062	275.64
Bill Pmt -Check	10/23/2023	83008	Frank Spence, Commissioner	Reimb - Oct 2023	100.00
Bill Pmt -Check	10/23/2023	83009	Haglund Kelley LLP		997.50
Bill Pmt -Check	10/23/2023	83010	Harold Culver (Retiree)		277.38
Bill Pmt -Check	10/23/2023	83011	Home Depot	6035 3225 3191 4798	248.40
Bill Pmt -Check	10/23/2023	83012	iFocus Consulting, Inc.		3,529.00
Bill Pmt -Check	10/23/2023	83013	J P Plumbing Company, Inc.	Cust ID: AS75	80.00
Bill Pmt -Check	10/23/2023	83014	Jim Varner's Automotive		107.80
Bill Pmt -Check	10/23/2023	83015	Keith Warren		117.25
Bill Pmt -Check	10/23/2023	83016	Kiwi Glass, Inc.		6,230.00
Bill Pmt -Check	10/23/2023	83017	Lawson Products	Cust # 10075026	189.10
Bill Pmt -Check	10/23/2023	83018	Matthew McGrath (A/P)	Reimbursement - Oct 2023	162.50
Bill Pmt -Check	10/23/2023	83019	Maul Foster & Alongi, Inc.		12,936.60
Bill Pmt -Check	10/23/2023	83020	NATA	2024 Membership renewal	415.00
Bill Pmt -Check	10/23/2023	83021	North Coast Truck Parts		140.00
Bill Pmt -Check	10/23/2023	83022	Northwest Parking Equipment Co.	Semi-Annual Pay Station Servicing	1,750.00
Bill Pmt -Check	10/23/2023	83023	NW Natural		241.95
Bill Pmt -Check	10/23/2023	83024	P & L Johnson Mechanical, Inc.		200.00
Bill Pmt -Check	10/23/2023	83025	Pacific Power		6,439.14
Bill Pmt -Check	10/23/2023	83026	Pape Machinery, Inc.	Cust # 101890	39.57
Bill Pmt -Check	10/23/2023	83027	Performance Systems Integration, LLC	901626	1,436.00
Bill Pmt -Check	10/23/2023	83028	PERS Health	AS - Group: 10013822 Subscriber: H80550901	277.38
Bill Pmt -Check	10/23/2023	83029	PetroCard, Inc.	01-0004280	1,038.58
Bill Pmt -Check	10/23/2023	83030	Platt Electric Supply (Rexel)	Acct #135946	279.97
Bill Pmt -Check	10/23/2023	83031	Quadient (postage)	X3391	217.03
Bill Pmt -Check	10/23/2023	83032	Recology Western Oregon (LA)	A1080000232	3,271.50
Bill Pmt -Check	10/23/2023	83033	Sierra Springs	928320221793628	275.17
Bill Pmt -Check	10/23/2023	83034	Solutions YES, LLC	Acct # PO03	130.71
Bill Pmt -Check	10/23/2023	83035	Special Districts Health Premiums	Cust # 03-0016324	52,878.06
Bill Pmt -Check	10/23/2023	83036	Special Touch Janitorial, Inc.	October 2023	4,062.50
Bill Pmt -Check	10/23/2023	83037	Spectrio, LLC	Acct # SPX755863	210.00
Bill Pmt -Check	10/23/2023	83038	State of Oregon - Employment Tax	BUS ID#: 0504015-4	4,115.32
Bill Pmt -Check	10/23/2023	83039	Sweet Septic and Portable Service	October 2023	390.00
Bill Pmt -Check	10/23/2023	83040	Talbot, Korvola & Warwick, LLP	Client # 7770000.501	23,000.00
Bill Pmt -Check	10/23/2023	83041	Terry's Plumbing LLC.		27.77
Bill Pmt -Check	10/23/2023	83042	TKE (Thyssenkrupp Elevator Corp)	Cust # 71259	522.50
Bill Pmt -Check	10/23/2023	83043	VenTek International	Cust # PORTASTORIA	475.00
Bill Pmt -Check	10/23/2023	83044	Walter E. Nelson Co.	Cust # 1629	589.07
Bill Pmt -Check	10/23/2023	83045	Warrenton Fiber Company	Cust # Por Ast	3,976.52
Bill Pmt -Check	10/23/2023	83046	Wells Electrical Contracting, Inc.		2,783.72
Total 102-02 - CCB Operating #1442					232,068.20
Total 102-00 - Cash					232,068.20

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10/23/23
Accrual Basis

Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
TOTAL					<u>232,068.20</u>

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10-23-23

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10-23-23

Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
102-00 - Cash					
102-02 - CCB Operating #1442					
Bill Pmt -Check	11/06/2023	83050	Ag-Bag Forage Solutions		1,319.66
Bill Pmt -Check	11/06/2023	83051	America's Phone Guys	Acct# 31377 November 2023	397.50
Bill Pmt -Check	11/06/2023	83052	Astoria Ford	W/O#3302	969.57
Bill Pmt -Check	11/06/2023	83053	AT&T	Acct # 019 295 1870 001	24.71
Bill Pmt -Check	11/06/2023	83054	Brandon C Willson		455.00
Bill Pmt -Check	11/06/2023	83055	Calhoun & DeJong, Inc.	Cust # PORT05	1,308.56
Bill Pmt -Check	11/06/2023	83056	Card Service Center		5,813.76
Bill Pmt -Check	11/06/2023	83057	Cartomation, Inc.	Invoice #68	500.00
Bill Pmt -Check	11/06/2023	83058	CenturyLink	Acct # 497163267	2.56
Bill Pmt -Check	11/06/2023	83059	Charter Business - 0590	8787 14 001 0420590	39.99
Bill Pmt -Check	11/06/2023	83060	Cintas Corporation	10829	135.04
Bill Pmt -Check	11/06/2023	83061	City Lumber	Cust # 7259	363.54
Bill Pmt -Check	11/06/2023	83062	City of Astoria - utilities		118,818.41
Bill Pmt -Check	11/06/2023	83063	CityServiceValcon		39,209.86
Bill Pmt -Check	11/06/2023	83064	Columbia Steel Supply	W/O#3310	2,149.95
Bill Pmt -Check	11/06/2023	83065	DSL	Acct # APP0064749	1,000.00
Bill Pmt -Check	11/06/2023	83066	Earthworx Excavation, LLC	Inv#1242	325.00
Bill Pmt -Check	11/06/2023	83067	Home Depot	6035 3225 3191 4798	303.64
Bill Pmt -Check	11/06/2023	83068	Jackson and Son Oil		20,998.54
Bill Pmt -Check	11/06/2023	83069	Kendrick Equipment (USA) LLC	Travelift Replacement Wheel Assembly	19,292.53
Bill Pmt -Check	11/06/2023	83070	Landside Resources, Inc.	September 2023	950.00
Bill Pmt -Check	11/06/2023	83071	Lawson Products	Cust # 10075026	205.33
Bill Pmt -Check	11/06/2023	83072	Mead & Hunt	Project R3143900-202203.01 AST Master Plan and ...	14,175.89
Bill Pmt -Check	11/06/2023	83073	National Business Furniture LLC	Terminal Building Upgrades - Furniture	2,066.70
Bill Pmt -Check	11/06/2023	83074	North Coast Civil Design LLC		2,415.56
Bill Pmt -Check	11/06/2023	83075	North Coast Truck Parts	W/O#3311	25.50
Bill Pmt -Check	11/06/2023	83076	Northwest Local Government Legal Advi...	October 2023	2,585.00
Bill Pmt -Check	11/06/2023	83077	NW Natural	Acct #2737126-9	136.01
Bill Pmt -Check	11/06/2023	83078	Olson Asphalt Maintenance, LLC	Boatyard Upgrades	9,183.40
Bill Pmt -Check	11/06/2023	83079	P & L Johnson Mechanical, Inc.		2,835.01
Bill Pmt -Check	11/06/2023	83080	Pacific Habitat Services, Inc.	Environmental Consulting Services for Wetlands Miti...	9,562.64
Bill Pmt -Check	11/06/2023	83081	Pacific Power		1,168.52
Bill Pmt -Check	11/06/2023	83082	PetroCard, Inc.	01-0004280	1,051.26
Bill Pmt -Check	11/06/2023	83083	PND ENGINEERS, INC	Project # 234038 Astoria Pier 2 West	60,318.65
Bill Pmt -Check	11/06/2023	83084	Pro-Fresh LLC	Suite 240	545.00
Bill Pmt -Check	11/06/2023	83085	Recology Western Oregon		3,251.57
Bill Pmt -Check	11/06/2023	83086	Recology Western Oregon (LA)	A1080000232	43.54
Bill Pmt -Check	11/06/2023	83087	Rickenbach Construction, Inc.		547.95
Bill Pmt -Check	11/06/2023	83088	S. Bruce Conner	December 2022	2,100.00
Bill Pmt -Check	11/06/2023	83089	Shane Jensen - Grant Writer	Grant Writing - October 2023	10,157.75
Bill Pmt -Check	11/06/2023	83090	Staples Advantage		106.85
Bill Pmt -Check	11/06/2023	83091	Sunset Auto Parts - NEW	Cust # 76004	625.47
Bill Pmt -Check	11/06/2023	83092	Superior Tire Service	Cust # 10211	108.20
Bill Pmt -Check	11/06/2023	83093	The North Coast Oregonian		80.00
Bill Pmt -Check	11/06/2023	83094	Verizon Wireless #7705-1	270297705-00001	536.98
Bill Pmt -Check	11/06/2023	83095	Walter E. Nelson Co.	Cust # 1629	1,017.23
Bill Pmt -Check	11/06/2023	83096	Will Isom (A/P)	Reimb for meals	51.20
Total 102-02 - CCB Operating #1442					339,279.03
Total 102-00 - Cash					339,279.03
TOTAL					339,279.03

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11/29/23

Port of Astoria
Vouchers Paid -- Operating Acct



Accrual Basis

Type	Date	Num	Name	Memo	Credit
102-00 - Cash					
102-02 - CCB Operating #1442					
Bill Pmt -Check	11/29/2023	83098	A & A Pest Control	105650	545.00
Bill Pmt -Check	11/29/2023	83099	Advanced Remediation Technologies, Inc.		4,287.50
Bill Pmt -Check	11/29/2023	83100	Airside Solutions, Inc.		1,243.54
Bill Pmt -Check	11/29/2023	83101	Anchor Graphics		282.00
Bill Pmt -Check	11/29/2023	83102	Bergerson Construction, Inc	Project # 23101 - POA PIER 2 CMGC	441.00
Bill Pmt -Check	11/29/2023	83103	Bogh Electric		688.03
Bill Pmt -Check	11/29/2023	83104	Business Oregon		637,207.23
Bill Pmt -Check	11/29/2023	83105	C-TechSolutions LLC		4,699.98
Bill Pmt -Check	11/29/2023	83106	Calhoun & DeJong, Inc.	Cust # PORT05	73.89
Bill Pmt -Check	11/29/2023	83107	Campbell Environmental	CWD Pier 2 West Wetlands Mitigation Study	1,170.00
Bill Pmt -Check	11/29/2023	83108	Card Service Center		4,342.04
Bill Pmt -Check	11/29/2023	83109	Charter Business - 0901	Acct # 176560901	189.97
Bill Pmt -Check	11/29/2023	83110	Charter Business - 1001	Acct # 176561001	39.99
Bill Pmt -Check	11/29/2023	83111	Charter Business - 6401	Acct # 176526401	2,049.67
Bill Pmt -Check	11/29/2023	83112	CHS Inc/Cenex	Cust # 195072	418.71
Bill Pmt -Check	11/29/2023	83113	Cintas Corporation	10829	159.36
Bill Pmt -Check	11/29/2023	83114	Citi Cards	1985	2,307.72
Bill Pmt -Check	11/29/2023	83115	City Lumber	Cust # 7259	183.38
Bill Pmt -Check	11/29/2023	83116	City of Astoria - utilities		238,810.55
Bill Pmt -Check	11/29/2023	83117	City of Warrenton		19,056.72
Bill Pmt -Check	11/29/2023	83118	CityServiceValcon	Cust # 0017404	950.00
Bill Pmt -Check	11/29/2023	83119	Clatsop County Lawn & Tractor	544212	82.52
Bill Pmt -Check	11/29/2023	83120	Clean Water Technologies, LLC	October 2023	2,412.50
Bill Pmt -Check	11/29/2023	83121	Columbia Fire & Safety, LLC		2,673.50
Bill Pmt -Check	11/29/2023	83122	DEQ		531.82
Bill Pmt -Check	11/29/2023	83123	Earthworx Excavation, LLC	Inv#1343	5,563.75
Bill Pmt -Check	11/29/2023	83124	Haglund Kelley LLP	Matter # 10437.015	1,095.50
Bill Pmt -Check	11/29/2023	83125	Harold Culver (Retiree)		277.38
Bill Pmt -Check	11/29/2023	83126	Hauer's Lawn Care & Equip	W/O#3302	173.40
Bill Pmt -Check	11/29/2023	83127	Home Depot	6035 3225 3191 4798	1,232.31
Bill Pmt -Check	11/29/2023	83128	iFocus Consulting, Inc.		5,601.00
Bill Pmt -Check	11/29/2023	83129	Kitsap Bank VOID (ACH)	Payment on Pier 1 Bldg Loan	15,397.75
Bill Pmt -Check	11/29/2023	83130	Landside Resources, Inc.	October 2023	1,600.00
Bill Pmt -Check	11/29/2023	83131	Lawson Products		442.57
Bill Pmt -Check	11/29/2023	83132	LIBERTY THEATER		1,425.00
Bill Pmt -Check	11/29/2023	83133	Lower Columbia Engineering LLC		5,668.40
Bill Pmt -Check	11/29/2023	83134	Maritime Fire & Safety Assoc.	Cust ID: PORAST02	1,620.00
Bill Pmt -Check	11/29/2023	83135	Matthew McGrath (A/P)	Reimbursement - Nov 2023	140.18
Bill Pmt -Check	11/29/2023	83136	Maul Foster & Alongi, Inc.		13,917.50
Bill Pmt -Check	11/29/2023	83137	Mead & Hunt	Project R3143900-202203.01 AST Master Plan and ...	6,035.66
Bill Pmt -Check	11/29/2023	83138	NW Natural		644.95
Bill Pmt -Check	11/29/2023	83139	P & L Johnson Mechanical, Inc.		1,347.84
Bill Pmt -Check	11/29/2023	83140	Pacific Power		8,997.52
Bill Pmt -Check	11/29/2023	83141	PacificSource Administrators	Employer ID: P00431	453.00
Bill Pmt -Check	11/29/2023	83142	Performance Systems Integration, LLC	901626	2,535.00
Bill Pmt -Check	11/29/2023	83143	PERS Health	AS - Group: 10013822 Subscriber: H80550901	277.38
Bill Pmt -Check	11/29/2023	83144	PetroCard, Inc.	01-0004280	1,070.87
Bill Pmt -Check	11/29/2023	83145	Quadiant (postage)	X3391	130.00
Bill Pmt -Check	11/29/2023	83146	Rachel Johnson (A/P)	Mileage Reimbursement	35.70
Bill Pmt -Check	11/29/2023	83147	Recology Western Oregon (LA)	A1080000232	4,950.17
Bill Pmt -Check	11/29/2023	83148	S. Bruce Conner	December 2022	2,100.00
Bill Pmt -Check	11/29/2023	83149	Sherwin-Williams	4251-5877-1	311.94
Bill Pmt -Check	11/29/2023	83150	Shred-It	Cust # 16971101	60.00
Bill Pmt -Check	11/29/2023	83151	Sierra Springs	928320221793628	125.39
Bill Pmt -Check	11/29/2023	83152	Special Districts Health Premiums	Cust # 03-0016324	50,942.88
Bill Pmt -Check	11/29/2023	83153	Special Touch Janitorial, Inc.	November 2023	3,756.25
Bill Pmt -Check	11/29/2023	83154	Specialty Rents		3,254.00
Bill Pmt -Check	11/29/2023	83155	Spectrio, LLC	Acct # SPX755863	210.00
Bill Pmt -Check	11/29/2023	83156	Sweet Septic and Portable Service	November 2023	357.50
Bill Pmt -Check	11/29/2023	83157	TKE (Thyssenkrupp Elevator Corp)	Cust # 71259	690.18
Bill Pmt -Check	11/29/2023	83158	Triad Machinery	ASTOR005	141.92
Bill Pmt -Check	11/29/2023	83159	VenTek International	Cust # PORTASTORIA	475.00
Bill Pmt -Check	11/29/2023	83160	Walter E. Nelson Co.	Cust # 1629	235.59
Bill Pmt -Check	11/29/2023	83161	Wells Electrical Contracting, Inc.		16,075.00
Bill Pmt -Check	11/29/2023	83162	Western Fishboat Owners Assoc.	2024 Membership Dues	150.00
Bill Pmt -Check	11/29/2023	83163	Wilcox & Flegel	Acct # 0053592	70.21

Total 102-02 - CCB Operating #1442

1,084,435.31

Total 102-00 - Cash

1,084,435.31

TOTAL

1,084,435.31

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Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
102-00 - Cash					
102-02 - CCB Operating #1442					
Bill Pmt -Check	12/06/2023	83164	Airside Solutions, Inc.	Inv #38277-01	316.58
Bill Pmt -Check	12/06/2023	83165	Arctic Wire Rope & Supply	Cust # 0063655	1,738.68
Bill Pmt -Check	12/06/2023	83166	AT&T	Acct # 019 295 1870 001	24.66
Bill Pmt -Check	12/06/2023	83167	Bio-Med Testing Services, Inc.	POASTORI	49.00
Bill Pmt -Check	12/06/2023	83168	CenturyLink	Acct # 497163267	107.65
Bill Pmt -Check	12/06/2023	83169	Charter Business - 5501	8787 14 001 0420590	39.99
Bill Pmt -Check	12/06/2023	83170	Cintas Corporation	10829	79.68
Bill Pmt -Check	12/06/2023	83171	City of Astoria - utilities	Acct # 008094-000	272.00
Bill Pmt -Check	12/06/2023	83172	CityServiceValcon		71,423.52
Bill Pmt -Check	12/06/2023	83173	Clatsop County Lawn & Tractor	544212	376.91
Bill Pmt -Check	12/06/2023	83174	Clean Water Technologies, LLC	November 2023	3,057.50
Bill Pmt -Check	12/06/2023	83175	Earthworx Excavation, LLC		11,560.93
Bill Pmt -Check	12/06/2023	83176	Frank Spence, Commissioner	Reimb - Nov 2023	100.00
Bill Pmt -Check	12/06/2023	83177	Hali-Brite	Inv #40826	3,142.39
Bill Pmt -Check	12/06/2023	83178	iFocus Consulting, Inc.		1,387.00
Bill Pmt -Check	12/06/2023	83179	Melanie Howard (A/P)	Reimbursements 12/1/23	59.82
Bill Pmt -Check	12/06/2023	83180	Napa Auto Parts	Cust # 76004	21.76
Bill Pmt -Check	12/06/2023	83181	NW Natural	Acct #2737126-9	133.02
Bill Pmt -Check	12/06/2023	83182	PacificSource Administrators	Employer ID: P00431	1,082.75
Bill Pmt -Check	12/06/2023	83183	Precision Approach Engineering	Project # AST009D	482.80
Bill Pmt -Check	12/06/2023	83184	Shane Jensen - Grant Writer	Grant Writing - Nov 2023	11,310.94
Bill Pmt -Check	12/06/2023	83185	Shred-It	Cust # 16971101	60.00
Bill Pmt -Check	12/06/2023	83186	Silver Salmon Grille	Final bill for Port Christmas Party	4,656.00
Bill Pmt -Check	12/06/2023	83187	Solutions YES, LLC	Acct # PO03	61.95
Bill Pmt -Check	12/06/2023	83188	Special Districts Association of Oregon	2024 SDAO & OPPA Dues	13,802.00
Bill Pmt -Check	12/06/2023	83189	Staples Advantage		101.50
Bill Pmt -Check	12/06/2023	83190	Terry's Plumbing LLC.		23.56
Bill Pmt -Check	12/06/2023	83191	The Daily Astorian	Account # EO30374	148.75
Bill Pmt -Check	12/06/2023	83192	Trails End Recovery	Inv #5273	233.84
Bill Pmt -Check	12/06/2023	83193	ULINE	Cust # 21657453	3,740.75
Bill Pmt -Check	12/06/2023	83194	VenTek International	Cust # PORTASTORIA	475.00
Bill Pmt -Check	12/06/2023	83195	Verizon Wireless #7705-1	270297705-00001	585.23
Bill Pmt -Check	12/06/2023	83196	Walter E. Nelson Co.	Cust # 1629	159.43
Total 102-02 - CCB Operating #1442					130,815.59
Total 102-00 - Cash					130,815.59
TOTAL					130,815.59

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Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
102-00 - Cash					
102-02 - CCB Operating #1442					
Bill Pmt -Check	12/20/2023	83198	A Coastal Lock & Key, LLC		54.00
Bill Pmt -Check	12/20/2023	83199	Advanced Remediation Technologies, Inc.	Job # OR0203-002.001	910.00
Bill Pmt -Check	12/20/2023	83200	America's Phone Guys	Acct# 31377 December 2023	397.50
Bill Pmt -Check	12/20/2023	83201	Assistance League	Donation	1,620.00
Bill Pmt -Check	12/20/2023	83202	Bergerson Construction, Inc	Project # 23101 - POA PIER 2 CMGC	2,024.00
Bill Pmt -Check	12/20/2023	83203	Bogh Electric	Inv #17188	382.50
Bill Pmt -Check	12/20/2023	83204	Brandon C Willson		157.50
Bill Pmt -Check	12/20/2023	83205	Business Oregon		23,128.18
Bill Pmt -Check	12/20/2023	83206	Campbell Environmental		1,730.00
Bill Pmt -Check	12/20/2023	83207	Card Service Center		2,873.52
Bill Pmt -Check	12/20/2023	83208	Carl Paronen (Retiree)		1,109.52
Bill Pmt -Check	12/20/2023	83209	CHS Inc/Cenex	Cust # 195072	6.28
Bill Pmt -Check	12/20/2023	83210	Cintas Corporation	10829	253.53
Bill Pmt -Check	12/20/2023	83211	City Lumber	Cust # 7259	495.26
Bill Pmt -Check	12/20/2023	83212	City of Astoria - utilities	Acct # 008093-000	678.49
Bill Pmt -Check	12/20/2023	83213	City of Warrenton		19,123.70
Bill Pmt -Check	12/20/2023	83214	CityServiceValcon		1,088.92
Bill Pmt -Check	12/20/2023	83215	Clean Sweep Maintenance, Inc.	Inv #162387	175.00
Bill Pmt -Check	12/20/2023	83216	Columbia Steel Supply	Inv #276286	78.00
Bill Pmt -Check	12/20/2023	83217	Daily Journal of Commerce		422.10
Bill Pmt -Check	12/20/2023	83218	Del's OK Point S Tire	POR101	39.00
Bill Pmt -Check	12/20/2023	83219	DEQ	Project # 117915-00	366.32
Bill Pmt -Check	12/20/2023	83220	DSL	Acct ID APP0039416	58,261.59
Bill Pmt -Check	12/20/2023	83221	Englund Marine (Boatyard)		2,389.28
Bill Pmt -Check	12/20/2023	83222	Englund Marine (Marina)		1,326.35
Bill Pmt -Check	12/20/2023	83223	Englund Marine (MX)		6,880.64
Bill Pmt -Check	12/20/2023	83224	Frank Spence, Commissioner	Reimb - Dec 2023	50.00
Bill Pmt -Check	12/20/2023	83225	Haglund Kelley LLP	Matter # 10437.015	150.00
Bill Pmt -Check	12/20/2023	83226	Home Depot	6035 3225 3191 4798	693.39
Bill Pmt -Check	12/20/2023	83227	iFocus Consulting, Inc.		7,241.75
Bill Pmt -Check	12/20/2023	83228	J P Plumbing Company, Inc.	Cust ID: AS75	128.00
Bill Pmt -Check	12/20/2023	83229	James T. Campbell, Commissioner	Commission Mtg Attendance	600.00
Bill Pmt -Check	12/20/2023	83230	Landside Resources, Inc.	November 2023	1,450.00
Bill Pmt -Check	12/20/2023	83231	Larry Jones (Retiree)		1,109.52
Bill Pmt -Check	12/20/2023	83232	Lawson Products	Cust # 10075026	250.01
Bill Pmt -Check	12/20/2023	83233	Maritime Fire & Safety Assoc.	Cust ID: PORAST02	270.00
Bill Pmt -Check	12/20/2023	83234	Matthew McGrath (A/P)	Reimbursement - Nov 2023(2)	504.95
Bill Pmt -Check	12/20/2023	83235	Maul Foster & Alongi, Inc.		19,901.49
Bill Pmt -Check	12/20/2023	83236	Mead & Hunt	Project R3143900-202203.01 AST Master Plan and ...	6,897.62
Bill Pmt -Check	12/20/2023	83237	Melanie Howard (A/P)	Reimbursements 12/15/23	165.17
Bill Pmt -Check	12/20/2023	83238	Metro Overhead Door	Acct # 14678	281.00
Bill Pmt -Check	12/20/2023	83239	Miratech	Cust #0118646	644.66
Bill Pmt -Check	12/20/2023	83240	Napa Auto Parts	Cust # 76004	112.87
Bill Pmt -Check	12/20/2023	83241	NW Natural		1,195.52
Bill Pmt -Check	12/20/2023	83242	P & L Johnson Mechanical, Inc.	Inv #48461	339.57
Bill Pmt -Check	12/20/2023	83243	Pacific Power		7,374.54
Bill Pmt -Check	12/20/2023	83244	PERS Health	AS - Group: 10013822 Subscriber: H80550901	277.38
Bill Pmt -Check	12/20/2023	83245	PetroCard, Inc.	01-0004280	1,528.28
Bill Pmt -Check	12/20/2023	83246	Porior Engineering LLC	Inv 11/9/2023	7,937.50
Bill Pmt -Check	12/20/2023	83247	Robert D Hanks		1,109.52
Bill Pmt -Check	12/20/2023	83248	S. Bruce Conner	Contract dated 1/1/2020	2,100.00
Bill Pmt -Check	12/20/2023	83249	Seaside Chamber of Commerce	Membership renewal for 2024	200.00
Bill Pmt -Check	12/20/2023	83250	Sierra Springs	928320221793628	125.39
Bill Pmt -Check	12/20/2023	83251	Solutions YES, LLC	Acct # PO03	65.77
Bill Pmt -Check	12/20/2023	83252	Special Districts Association of Oregon	Executive Director Evaluation	300.00
Bill Pmt -Check	12/20/2023	83253	Special Districts Health Premiums	Cust # 03-0016324	45,928.15
Bill Pmt -Check	12/20/2023	83254	Special Districts Insurance Services	Cust ID: 01-16324 Policy # 35P16324-194	252.00
Bill Pmt -Check	12/20/2023	83255	Special Touch Janitorial, Inc.	December 2023	4,062.50
Bill Pmt -Check	12/20/2023	83256	Spectrio, LLC	Acct # SPX755863	210.00
Bill Pmt -Check	12/20/2023	83257	Spectrum - 0901	Acct # 176560901	189.97
Bill Pmt -Check	12/20/2023	83258	Spectrum - 1001	Acct # 176561001	39.99
Bill Pmt -Check	12/20/2023	83259	Spectrum - 6401	Acct # 176526401	2,049.67
Bill Pmt -Check	12/20/2023	83260	Staples Advantage		222.52
Bill Pmt -Check	12/20/2023	83261	Statewide Land Survey	Invoice #7002	9,681.00
Bill Pmt -Check	12/20/2023	83262	Sweet Septic and Portable Service	November 2023	260.00
Bill Pmt -Check	12/20/2023	83263	The North Coast Oregonian		100.00
Bill Pmt -Check	12/20/2023	83264	Walter E. Nelson Co.	Cust # 1629	1,106.33
Bill Pmt -Check	12/20/2023	83265	Warrenton Fiber Company	Cust # Por Ast	346.73

Total 102-02 - CCB Operating #1442

253,423.94

Total 102-00 - Cash

253,423.94

TOTAL

253,423.94

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 Susan Inawale
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January 2024

January 2024							February 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Dec 31	Jan 1, 24 New Year's Day - Office Closed	2 6PM Astoria City Council Mtg 6PM CB City Council Mtg	3 6PM Gearhart City Council Mtg	4	5	6
7	8 6PM Seaside City Council Mtg	9 4PM Regular Session 6PM CB City Council Work Mtg 6PM Warrenton City Council Mtg	10 5PM Clatsop Cnty Commission 6PM CB City Council Work Mtg	11 10AM NWOEA Mtg 1PM NW ACT Clatsop Comm College	12	13
14	15 MLK Jr. Day - Office Closed	16 6PM Astoria City Council Mtg	17	18	19	20
21	22 6PM Seaside City Council Mtg	23 4PM Regular Workshop Session 6PM Warrenton City Council Mtg	24 5PM Clatsop Cnty Commission	25	26	27
28	29	30 7:45AM AWACC Breakfast Mtg	31	Feb 1	2	3

2024 Board of Commissioners Goals

Priority 1

- Manage the pier two grant effectively and with care.
- Put the East End mooring basin back “in the Port’s plans
- Solicit developers to build elements of the Master Plan, like the Market Place and restaurants.
- Rebuilding Pier 2
- Pier 2 renovation

Priority 2

- Obtain more cargo opportunities
- Provide as much support as possible to NW Forrest Link to have a successful future.
- Specifically, solicit hotel developer to begin planning for the replacement hotel when the Riverwalk Inn comes down.
- AOC 4
- Attract more revenue through cargo movement

Priority 3

- Increase marketing activity
- Market available Port properties for lease possibilities, primarily at the airport.
- Decide if you are going to tear down the Chinook building and do it.
- Central waterfront progress
- Continued development at airport industrial park

Priority 4

- Continue to develop the boatyard. Infrastructure is lacking.
- Implement the upgrading of the Boat Yard per their Master Plan.
- Airport improvement and development
- More development on waterfront motels restaurants good revenue producers

Priority 5

- Support the development for a new hotel to replace the former Red Lion.
- Boatyard, West and East end mooring basin(s) progress
- East basin causeway replacement