MINUTES
Oregon International Port of Coos Bay
Regular PCIP Commission Meeting
8:00 a.m., Tuesday, September 1, 2026
Port Commission Chambers, 125 W. Central Avenue, Suite 230, Coos Bay, Oregon 97420

Meetings are broadcast live on YouTube. Hyperlinks below redirect to the recording.

Attendance

Commission: Kyle Stevens, President; Kyle ViksneHill, Treasurer; Elise Hamner, Secretary; and Arnie Roblan, Commissioner. Absent: Nick Edwards, Vice President.

Staff: Melissa Cribbins, Executive Director of the PCIP Project; Lanelle Comstock, Chief Executive Officer; Rick Adamek, Director of Asset Management; Brian Early, CBRL, General Manager; Megan Richardson, Director of Finance and Accounting; Matt Friesen, Director of External Affairs; and Christina Sanders, Administrative Assistant.

Guests: Clinton Herold; Tallon Trentz, IUOE; Jonathan Bates, NCS Carpenters; Mike Graybill; Jan Hodder; Colin Madsen, KPFF; Slaven Ljuboja, Mott MacDonald; Nate Meddings, Stantec; Jamie Fereday; Rick Osborn, Blue Ridge Strategies; and Rick Skinner, Superior Construction Consulting Services.

1. Call Meeting To Order
President Stevens called the meeting to order at 8:00 a.m.

2. Introduction of Commissioners, Guests, and Port Staff

3. PCIP Project Update

A. Project Status

Melissa Cribbins stated that rail project planning and procurement activities continue to advance, with consultant selections underway for the Reedsport Rail Crossing Elimination project and NEPA lead services. She stated that grant coordination efforts remain focused on ensuring clear project boundaries and proper allocation of expenses among funding sources.

4. Consent Items

Upon a motion by Commissioner ViksneHill (second by Commissioner Roblan), the Board of Commissioners motioned to approve the August 20, 2026 Special PCIP Commission Meeting Minutes. **Motion Passed Unanimously.** (Ayes: Stevens, ViksneHill, Hamner, and Roblan. Nays: None. Absent: Edwards.).

5. Management Reports

All Management Reports were included within the Meeting Packet.

6. Action Items

Commissioner Stevens declared a conflict of interest arising from his private employment within the energy sector. He disclosed an existing business relationship with North Point Development concerning projects outside of the region and unrelated to the business of the Port. Commissioner Stevens recused himself from all deliberations and voting procedures concerning any items pertaining to this disclosed interest and stated he will reaffirm this disclosure whenever such matters arise.

A. Approval of Subrecipient Agreement for CRISI Grant

Upon a motion by Commissioner Roblan (second by Commissioner ViksneHill), the Board of Commissioners motioned to approve the Port to enter into a subrecipient agreement with Oregon EcoTerminals, LLC, an Oregon limited liability company ("OET"), and NorthPoint Development, LLC, a Missouri limited liability company ("NorthPoint," and together with OET, the "NorthPoint Parties") for CRISI grant administration and execution for the planning and design of the CBRL Improvements and authorize Commission Vice President Nick Edwards to execute all documents needed to give this motion full force and effect. **Motion Passed 3-0-1-1.** (Ayes: ViksneHill, Hamner, and Roblan. Nays: None. Abstain: Stevens. Absent: Edwards.).

Commissioner Hamner asked for clarification regarding the key personnel identified in the subrecipient agreement and requested that staff identify the individuals currently serving in those roles. Ms. Cribbins stated that earlier drafts of the subrecipient agreement specifically identified her and Tiffany Bohlin as key personnel, but because the project will extend over multiple years specific names were removed from the agreement and instead provided that each party will designate its own key personnel. Ms. Cribbins is currently serving as the Port's key representative and Ms. Bohlin is currently serving as the key representative for NorthPoint/OET.

B. Approval of Subrecipient Agreement for INFRA Grant

Upon a motion by Commissioner ViksneHill (second by Commissioner Roblan), the Board of Commissioners motioned to approve the Port to enter into a subrecipient agreement with Oregon EcoTerminals, LLC, an Oregon limited liability company ("OET"), and NorthPoint Development, LLC, a Missouri limited liability company ("NorthPoint," and together with OET, the "NorthPoint Parties") for INFRA grant administration and execution for the planning and design of the terminal and authorize Vice President Nick Edwards to execute all documents needed to give this motion full force and effect.

Commissioner Hamner stated she would abstain from voting because she had not had sufficient time to review the agreement. Following discussion regarding the lack of a voting quorum due to Commissioner Stevens' recusal and Commissioner Edwards' absence, the Board agreed to table the INFRA Grant Subrecipient Agreement until the next Commission meeting.

Commissioner ViksneHill asked whether the channel modification, container terminal, and railroad improvement components of the project are being advanced under a single NEPA process. He also inquired about how costs associated with the environmental review would be allocated among the various grant funding sources supporting the project. Ms. Cribbins confirmed that, excluding activities

funded through the Railroad Crossing Elimination Grant, the project is proceeding under a single NEPA process that includes all three major components. She stated that the Port is receiving technical assistance from the U.S. Department of Transportation (USDOT) regarding the allocation of shared project costs among multiple grants. Ms. Cribbins explained that the project's complexity makes cost allocation more challenging than a simple proportional distribution. She reported that USDOT is currently evaluating allocation methodologies and plans to meet with the Port to discuss an appropriate approach.

C. Approval of Subrecipient Agreement for RCE Grant

Upon a motion by Commissioner ViksneHill (second by Commissioner Hamner), the Board of Commissioners motioned to approve the Port to enter into a subrecipient agreement with Oregon EcoTerminals, LLC, an Oregon limited liability company ("OET"), and NorthPoint Development, LLC, a Missouri limited liability company ("NorthPoint," and together with OET, the "NorthPoint Parties") for RCE grant administration and execution for the planning and design of the Reedsport rail crossing elimination and authorize Vice President Nick Edwards to execute all documents needed to give this motion full force and effect. **Motion Passed 3-0-1-1.** (Ayes: ViksneHill, Hamner, and Roblan. Nays: None. Abstain: Stevens. Absent: Edwards.).

D. Approval of Amendment #4 to Agreement with Confluence Strategies

Upon a motion by Commissioner ViksneHill (second by Commissioner Hamner), the Board of Commissioners motioned to approve the fourth amendment to Professional Services Agreement between the Port of Coos Bay and Confluence Strategies, LLC and authorize Commission Vice President Nick Edwards to sign. **Motion Passed 3-0-1-1.** (Ayes: ViksneHill, Hamner, and Roblan. Nays: None. Abstain: Stevens. Absent: Edwards.).

7. Information Items

A. PCIP July Financials

Commissioner ViksneHill requested that future project reports include additional funding detail as the project advances with multiple federal grants and matching fund requirements. He suggested identifying the specific grant source associated with each project component and distinguishing between Port and NorthPoint contributions to the required match funding.

8. Public Comment

A. Clinton Herold commented on the Proposed Section 204(f)/408 Channel Modification Project, which he stated contains significant engineering, environmental, and regulatory deficiencies. The project would require substantially more dredging than currently disclosed to accommodate fully laden vessels, raising concerns regarding disposal capacity, long-term maintenance costs, environmental impacts, and compliance with applicable federal permitting requirements. Mr. Herold also provided written comment concerning the project cost and the age and condition of railroad infrastructure.

B. Jamie Fereday thanked the Port Commissioners for considering the rails-to-trails option for the rail line south of Coos Bay and expressed appreciation for staff's responsiveness to a recent public records request related to the Marine Terminal Lease and INFRA Grant Agreement. Mr. Fereday

requested that finalized agreements be made available to the public as soon as they are completed, and recommended the Board review the book *Silt, Sand, and Slurry* by the Dredge Research Collaborative.

9. Commission Comments

There were no comments made by the Commissioners.

10. Next Meeting Dates

A. Regular Commission Meeting – Thursday, September 17, 2026, 11:00 a.m.
B. PCIP Commission Meeting – Tuesday, October 6, 2026, 8:00 a.m.

11. Adjourn

President Stevens adjourned the meeting at 8:34 a.m. and entered into Executive Session, as authorized under ORS 192.660(2), to:

(e) conduct deliberations with persons designated by the governing body to negotiate real property transactions;

(f) consider information or records that are exempt by law from public inspection; and

(g) consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.