MINUTES
Oregon International Port of Coos Bay
Regular PCIP Commission Meeting
8:00 a.m., Tuesday, February 3, 2026
Port Commission Chambers, 125 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; Nick Edwards, Vice President; Kyle ViksneHill, Treasurer; Elise Hamner, Secretary; and Arnie Roblan, Commissioner.

Staff: Melissa Cribbins, Executive Director of the PCIP Project; Keith Leavitt, Chief Commercial Officer of the PCIP Project; Lanelle Comstock, Chief Executive Officer; Rick Adamek, Director of Asset Management; Matt Friesen, Director of External Affairs; Brian Early, General Manager CBRL; Krystal Karcher, Administrative Services Manager; and Christina Sanders, Administrative Assistant.

1. Call Meeting To Order

President Stevens called the meeting to order at 8:01 a.m.

2. PCIP Project Update

A. Update on Economic Analysis from the Rebel Group

3. Consent Items

Upon a motion by Commissioner ViksneHill (second by Commissioner Roblan), the Board of Commissioners voted to approve the January 6, 2026 Regular PCIP Commission Meeting Minutes. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

4. Management Reports

All Management Reports were included within the Meeting Packet.

5. Action Items

A. Approve Second Amendment to Agreement with Confluence Strategies

Upon a motion by Commissioner Roblan (second by Commissioner Edwards), the Board of Commissioners motioned to approve the Second Amendment to the Agreement with Confluence Strategies. **Motion Passed Unanimously**. (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

6. Public Comment

Patrick Momsen and Dean Lundie provided public comment.

7. Commission Comments

8. Next Meeting Dates

A. Regular Commission Meeting – Thursday, February 19, 2026, 11:00 a.m.
B. PCIP Commission Meeting – Tuesday, March 3, 2026, 8:00 a.m.

9. Adjourn

President Stevens adjourned the meeting at 9:02 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; 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.