

MINUTES
Oregon International Port of Coos Bay
Regular PCIP Commission Meeting
8:00 a.m., Tuesday, June 2, 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; 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; Ray Dwire, Charleston Marina Manager; Matt Friesen, Director of External Affairs; Krystal Karcher, Administrative Services Manager; and Christina Sanders, Administrative Assistant.

Guests: Clinton Herold; Christine Moffitt; Jan Hodder; Mike Graybill; Steve Miller; Colin Madsen, KPFF Consulting Engineers; Amanda Warner Thorpe, Keller Associates; Gene Davis, Stantec Consulting; Eddy Kharrazi, Moffatt & Nichol; and Ashley Audycki, Rogue Climate.

1. [Call Meeting to Order](#)

President Stevens called the meeting to order at 8:00 a.m.

2. [PCIP Project Update](#)

A. [Update from Chief Commercial Officer Regarding AgTC Conference](#)

Keith Leavitt stated he attended the Agriculture Transportation Coalition conference, where he engaged with key stakeholders, including Union Pacific (UP). He stated direct engagement with UP is expected to increase as the project moves into the NEPA process, with plans for future meetings with UP senior leadership.

3. [Consent Items](#)

Upon a motion by Commissioner Hamner (second by Commissioner Roblan), the Board of Commissioners voted to approve the April 7, 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.

Melissa Cribbins stated the Port heard from MARAD, confirming they expect the INFRA grant to be sent to the Port shortly for Commission approval and signature following final agency concurrence. The PIDP grant that was received at the end of April is awaiting a kickoff meeting, which will be scheduled soon. The

Project Management plan for CRISI was approved last week, following the prior approval of the RCE. MARAD, the FRA, and the Army Corps of Engineers (USACE) will meet internally next week to coordinate the NEPA process, specifically addressing a DOT requirement that the USACE does not have. The Port is not invited to this internal meeting but will be updated on the outcome.

5. Action Items

A. [First Amendment to Contract with the Rebel Group](#)

Upon a motion by Commissioner Roblan (second by Commissioner Edwards), the Board of Commissioners voted to approve the first amendment to the contract with RebelGroup America, Inc., and authorize Port Commission President Kyle Stevens to execute the amendment. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

B. [Fourth Amendment to Master Transportation and Marine Terminal Lease](#)

Commissioner Hamner asked what will happen at the end of this additional feasibility period. Ms. Cribbins answered that Oregon EcoTerminals will either need to ask the Board for another extension, or the lease will begin, and EcoTerminals will need to pay the lease amount. Commissioner Hamner asked if EcoTerminals was paying the Port \$10,000 between now and then. Ms. Cribbins confirmed and stated Commissioners will be discussing the matter further, well before December 19.

Upon a motion by Commissioner Hamner (second by Commissioner Roblan), the Board of Commissioners voted to approve the fourth amendment to the Master Transportation and Marine Terminal Lease with Oregon EcoTerminals, LLC. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

6. Information Items

The PCIP April financial report was included within the Meeting Packet.

7. Public Comment

A. [Mike Graybill](#) spoke regarding the PIDP grant recently awarded for rail construction on the North Spit. He asked for clarification on whether the project would require a standalone environmental review or if it would be evaluated as part of the broader EIS for the PCIP being prepared by the USACE.

B. [Jan Hodder](#) expressed concern that the Commission lacked due diligence regarding the 40% cost increase for the RebelGroup contract, and the claim they performed public outreach, specifically noting their failure to respond to the League of Women Voters, and questioned the validity of their public facing deliverables.

C. [Christine Moffitt](#) expressed frustration with the Port's reliance on video transcripts instead of formal written minutes, stating that this hinders public reflection and accountability. She also raised concerns about advertisements on the YouTube platform interrupting meeting records and urged the Commission to treat public comments as the primary venue for citizen input.

D. [Clinton Herold](#) challenged the Port's cost estimates for the proposed PCIP project, alleging a discrepancy between public figures and filings made to the Army Corps of Engineers. He discussed concerns regarding the structural integrity and age of existing rail infrastructure, stating it is unsuitable for modern freight, and criticized the environmental impact of proposed channel dredging, as it would threaten the shoreline and exacerbate erosion in the downtown area.

8. [Director Comments](#)

Ms. Cribbins stated there might be a need for a Special Commission Meeting if the INFRA grant comes in prior to the next regularly scheduled July 7, 2026 Commission Meeting.

9. [Commission Comments](#)

Commissioner Hamner stated she understands Ms. Moffitt's concerns about the minutes and YouTube. She suggested Staff download meeting videos to host directly on the Port's website, ensuring the Port retains ownership of the content.

10. [Next Meeting Dates](#)

- A. Regular Commission Meeting – Thursday, June 18, 2026, 11:00 a.m.
- B. Regular PCIP Commission Meeting – Tuesday, July 7, 2026, 8:00 a.m.

11. [Adjourn](#)

President Stevens adjourned the meeting at 8:27 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.