MINUTES
Oregon International Port of Coos Bay
Regular Commission Meeting
11:00 a.m., Thursday, October 15, 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: Lanelle Comstock, Chief Executive Officer; Melissa Cribbins, Executive Director of the PCIP Project; Megan Richardson, Director of Finance and Accounting; Rick Adamek, Director of Asset Management; Matt Friesen, Director of External Affairs; Ray Dwire, Charleston Marina Manager; Rick Skinner, Superior Construction Consulting Services; and Krystal Karcher, Administrative Services Manager.

Guests: Jan Hodder; Christine Moffitt; Will Dawson, Verdantas and Associates; Jonathan Bates, United Brotherhood of Carpenters; Clinton Herold; Elizabeth Herold; Janice Tully, League of Women Voters; Caddy McKeown, PCIP; and Theo Greenly, Jefferson Public Radio.

1. Call Meeting to Order
President Stevens called the meeting to order at 11:00 a.m.

2. Introduction of Commissioners, Guests, and Port Staff

3. Port Project Update

A. Marine Ways Update

Ray Dwire presented an update on the marine ways at the Charleston Shipyard, which requires an emergency repair after the anchor system for the cable that pulls the cart into the water failed, leaving no usable anchor point. The planned rehabilitation project to repair the marine ways includes a $1 million award secured through Congresswoman Val Hoyle and a pending Connect Oregon grant. Even with grant funding, a full replacement may not occur until the 2028/29 in-water work window. An interim solution may be to install a new pile as a new anchor point, costing approximately $30,000. This interim solution remains under review, and staff is coordinating with the U.S. Army Corps of Engineers and Oregon Department of State Lands to pursue expedited permitting, since existing piling and dredging permits do not cover the project area.

Commissioner Stevens asked what the former anchor point was. Mr. Dwire stated he believes it was part of the infrastructure itself. Commissioner Stevens asked the rating of the winch. Mr. Dwire answered the system is designed for approximately 200 metric tons.

Commissioner Hamner asked whether the size of the pile limits the size of the vessels that can be pulled out. Mr. Dwire stated the limitation remains the inability to traverse all the way to the end of the tracks. Commissioner Hamner asked about the overall cost of long-term repairs and funding status. Mr. Dwire stated it is a $3.3 million replacement project for the in-water structure.

Commissioner Edwards asked whether a contractor would remove what has been referred to as a "tangled mess" and whether they would also remove a portion of the track. Mr. Dwire said that was initially an idea but it is unknown whether this infrastructure is supporting other components, and disturbing it could complicate the permitting process.

Commissioner Roblan asked how long the Shipyard could be without the ways. Mr. Dwire stated staff will know more after consulting with regulatory agencies.

Mr. Dwire stated annual maintenance for the Ice Plant has been scheduled for the first three weeks of November, as this month tends to be the least demanding month for ice sales. This will include the five-year maintenance on the ice makers, with technicians scheduled from North Star and PermaCold to assist Port staff.

B. Port and Rail Financial Update

Megan Richardson presented the August financials for the General Fund and the Coos Bay Rail Line (CBRL). The General Fund performed well, with a total net gain of approximately $164,000, which was $154,000 better than planned due to exceeding revenue goals and underspending on expenses. The CBRL Fund experienced a total net loss of $14,000 due to lower-than-anticipated carload volumes.

4. Consent Items

Upon a motion by Commissioner ViksneHill (second by Commissioner Roblan), the Board of Commissioners voted to approve the September 14, 2026 Special Commission Meeting Minutes, September 17, 2026 Regular Commission Meeting Minutes, September Invoices, September Contracts Awarded, and SDIS Best Practices Program. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None.)

5. Management Reports

All Management Reports were included within the Meeting Packet.

6. Action Items

A. ODOT Rail Crossing Safety Improvement Grant Procurement

Upon a motion by Commissioner Hamner (second by Commissioner Roblan), the Board of Commissioners voted to authorize Port Staff to solicit and purchase the railroad crossing signal equipment funded under the Rail Crossing Safety Improvement grant, following State, Federal and Port procurement rules and as approved by ODOT, including utilizing a sole-source procurement process pursuant to ORS 279B.085 for Siemens manufactured equipment and/or soliciting an invitation to bid and awarding a purchasing contract for some or all of the equipment. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None.)

7. Public Comment

A. Clinton Herold commented on the Port's management and infrastructure projects, stating that the organization is neglecting local public assets to focus on state projects while ignoring operational bottlenecks and the physical limitations of the proposed channel modification. Mr. Herold also submitted written testimony.

B. Karie Silva provided written comment regarding the marine ways, asking the Port to provide a plan to safely repair the marine ways while awaiting funding for permanent replacement, and an immediate plan to ensure the fleet has the skilled personnel and facilities needed to prepare for the crab season.

8. CEO Comments

Lanelle Comstock stated the public comment period was extended for the Connect Oregon grant and expressed appreciation for the support received. CBRL has informed all rail customers of the planned closure of the Cushman Bride for one week starting October 23. This is to effect permanent repairs by Scott Partney Construction. The Charleston Marina surplus sale will be delayed and is now expected in November. The speeders will be on the CBRL the weekend of October 24 for their annual toy drive. Recently the Regional Solutions Advisory Committee met to review the applications for the Regional Infrastructure Funding opportunity and the $120,000 request for lighting improvements at the Charleston Marina did not rank in the top tiers for funding, though the Port intends to continue seeking funding for this project.

9. Commission Comments

Commissioner Edwards reiterated that the Charleston Shipyard is critical infrastructure for the larger vessels in the fleet and fixing the marine ways cannot come fast enough. He thanked the Port for the proactive approach with talking to contractors to effect the repairs.

10. Next Meeting Dates

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

11. Adjourn

President Stevens adjourned the meeting at 11:44 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;

(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; and

(j) carry on negotiations under ORS Chapter 293 with private persons or businesses regarding proposed acquisition, exchange or liquidation of public investments.