



M E M O R A N D U M

TO: Interested Parties
FROM: Kyle Stevens, President
DATE: May 27, 2026
SUBJECT: Port of Coos Bay PCIP Commission Meeting Notice

The **Board of Commissioners** of the Oregon International Port of Coos Bay will hold its Regular PCIP Commission Meeting at **8:00 a.m., Tuesday, June 2, 2026**, in the Port’s Commission Chambers located at 125 W Central Avenue, Suite 230, Coos Bay, Oregon 97420, and live on YouTube.

Members of the public are invited to attend the meeting in person or view the meeting live on the Port’s YouTube Channel at the following link: www.youtube.com/portcoos.

Members of the public may provide public comment in person, via Zoom, or in writing. If members of the public would like to provide public comment during the meeting via Zoom, please call the Administrative office at 541-267-7678 by 3:30 p.m. on Monday, June 1, 2026. Written comment will be accepted until 3:30 p.m. on Monday, June 1, 2026 by sending an email to portcoos@portofcoosbay.com with the subject line ‘Public Comment’.

An **Executive Session** has also been scheduled on **Tuesday, June 2, 2026**, immediately after the Commission Meeting, 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.

KS/cs

**OREGON INTERNATIONAL PORT OF COOS BAY
REGULAR PCIP COMMISSION MEETING**

8:00 a.m., Tuesday, June 2, 2026

Port Commission Chambers, 125 West Central Avenue, Suite 230, Coos Bay, Oregon 97420

Watch Live on YouTube: www.youtube.com/portcoos

***Mission:** Promoting sustainable development that enhances southwest Oregon and the State in the international economy.*

***ORS 777.065:** The Legislative Assembly recognizes that assistance and encouragement of enhanced world trade opportunities are an important function of the state, and that development of new and expanded overseas markets for commodities exported from the ports of this state has great potential for diversifying and improving the economic base of the state. Therefore, development and improvement of port facilities suitable for use in world maritime trade at the Ports of Umatilla, Morrow, Arlington, The Dalles, Hood River and Cascade Locks and the development of deepwater port facilities at Astoria, **Coos Bay**, Newport, Portland and St. Helens is declared to be a state economic goal of high priority.*

T E N T A T I V E A G E N D A

1. CALL MEETING TO ORDER

2. INTRODUCTION OF COMMISSION, GUESTS AND PORT STAFF

3. PCIP PROJECT UPDATE

A. Update from Chief Commercial Officer regarding AgTC Conference Keith Leavitt

4. CONSENT ITEMS

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9. PUBLIC COMMENT

10. DIRECTOR COMMENTS

11. COMMISSION COMMENTS

12. NEXT MEETING DATES

A. Regular Commission Meeting - Thursday, June 18, 2026, 11:00 a.m.

B. PCIP Commission Meeting - Tuesday, July 7, 2026, 8:00 a.m.

13. RECESS TO EXECUTIVE SESSION

14. ADJOURN

Consent Items

DRAFT MINUTES
Oregon International Port of Coos Bay
Regular PCIP Commission Meeting
8:00 a.m., Tuesday, April 7, 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; David Ferryman, Ferryman Consulting; Lanelle Comstock, Chief Executive Officer; Rick Adamek, Director of Asset Management; Ray Dwire, Charleston Marina Manager; Matt Friesen, Director of External Affairs; and Krystal Karcher, Administrative Services Manager.

1. [Call Meeting To Order](#)

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

2. [PCIP Project Update](#)

A. [Ferryman Consulting Project Update](#)

3. [Consent Items](#)

Upon a motion by Commissioner Roblan (second by Commissioner Edwards), the Board of Commissioners voted to approve the March 3, 2026 Regular PCIP Commission Meeting Minutes and the February Contracts Awarded. **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. [Information Items](#)

A. [PCIP February Financials](#)

6. [Public Comment](#)

Christine Moffitt and Mike Graybill provided public comment.

7. [Commission Comments](#)

8. [Next Meeting Dates](#)

- A. Regular Commission Meeting – Thursday, April 16, 2026, 11:00 a.m.
- B. PCIP Commission Meeting – Tuesday, May 5, 2026, 8:00 a.m.

9. 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.

Management Reports



M E M O R A N D U M

TO: Port of Coos Bay Board of Commissioners
FROM: Melissa Cribbins, Executive Director of the PCIP Project
DATE: May 27, 2026
SUBJECT: PCIP Project Update

Community Engagement:

See Matt Friesen’s report. We have received visits from the Federal Railroad Administration (FRA) and the US Department of Transportation that have kept us busy, as well as presentations and updates regarding the PCIP project.

Grants and Financing:

Rail Crossing Elimination: We have an accepted Project Management Plan (PMP) for the Rail Crossing Elimination (RCE) grant. We are current on all grant reporting for the financial and performance reports for RCE. We are currently preparing to release the Requests for Proposal for the RCE grant, which are expected to go out in early June.

Consolidated Rail Infrastructure and Safety Improvements: The PMP for Consolidated Rail Infrastructure and Safety Improvements (CRISI) has been submitted as well as edits, and we are awaiting comments from the FRA.

Infrastructure for Rebuilding America: We have submitted the updated letter of financial responsibility as well as edits to the grant agreement for the Infrastructure for Rebuilding America (INFRA) grant. We are expecting to receive the final version for signature from United States Maritime Administration (MARAD) at any time, and then we will have the INFRA grant under contract if it is approved by the Port Board of Commissioners.

Port Infrastructure Development Program: In late April, the project was awarded \$11.25 million from the Port Infrastructure Development Program (PIDP) grant for track construction on the North Spit. We have not had the kickoff meeting yet.

I attended the Public Private Partnership (P3) Summit in Washington, DC, on April 30, 2026, and met with Build America Bureau staff and DOT agency staff during that visit.

We continue to meet with the granting agencies, FRA and the MARAD, in a consolidated monthly grant meeting. This is a much more effective method of working with the agencies and ensuring that we are making sure that they have all of the information that they need.

Permitting:

We made the decision to pause the work of David Miller and Associates (DMA) and the US Army Corps

of Engineers (USACE) for ninety (90) days in order to allow the other aspects of the project to catch up with the design and permitting. We have notified DMA and USACE of this decision in writing. We have asked USACE to continue their coordination work with DOT during this time. We believe it is the fiscally responsible decision, and will not negatively impact the project in any way.



M E M O R A N D U M

TO: Port of Coos Bay Board of Commissioners

FROM: Matt Friesen, Director of External Affairs

DATE: May 27, 2026

SUBJECT: PCIP Project Update

Outreach and Communications:

- Staff coordinated two visits involving representatives from the Federal Railroad Administration (FRA), including one visit from senior FRA staff and a second visit involving the FRA Administrator and Deputy Administrator. Activities included project briefings, discussions regarding historical upgrades, grant administration, and tours of the Coos Bay Rail Line and broader project footprint associated with the Pacific Coast Intermodal Port (PCIP) project.
- Staff attended the Wyden/Hoyle Town Hall in North Bend and Reedsport and participated in a regional Blue Economy conference to share information regarding the PCIP project with local and regional leaders working to better integrate academic curriculum with future industry needs in the workforce.
- Additional outreach included providing project updates and briefings to the CCD Business Development Corporation, Douglas Timber Operators, Society of American Foresters, Bay Area Chamber of Commerce, and South Coast Development Council (SCDC).
- Communications activities during the month included participation in the Hooked on Oregon radio program to discuss ongoing Port and PCIP-related efforts and Staff also developed and distributed the latest PCIP project newsletter, providing stakeholders and community members with updates on recent progress and developments and opportunities to engage with the project.
- Staff also met with the Mayor of Lakeside to provide project updates and answer questions regarding planning and project timelines.



M E M O R A N D U M

TO: Port of Coos Bay Board of Commissioners

FROM: Keith Leavitt, Chief Commercial Officer, PCIP Project

DATE: May 27, 2026

SUBJECT: PCIP Project Update

U.S. Army Corps of Engineers (USACE) / NEPA:

Given the progress made on the grant agreements, we have provided updates to USACE and other federal stakeholders. That work will proceed on the RFP process for the planning and design of the terminal and rail components of PCIP, as well as the procurement of the NEPA consultant.

For NEPA, we have finalized a draft RFP scope structured in two phases. Phase 1 will focus on strategic advisory support, including assistance with finalizing the Memorandum of Understanding (MOU) with USACE and alignment on the overall NEPA schedule. Phase 2 will involve execution of the NEPA process, with the consultant supporting the Port as project sponsor and USACE as the lead federal agency.

AgTC:

I attended the Agriculture Transportation Coalition (AgTC) conference in Tacoma last week along with David Ferryman and Caddy McKeown. AgTC is a trade association focused on supporting exports of U.S. agricultural and wood products. The conference was well attended by ports, ocean carriers, railroads, labor representatives, and shippers.

Key agenda topics included tariffs, economic uncertainty, geopolitical conflict, ocean shipping capacity, and the proposed merger between Union Pacific and Norfolk Southern. While the industry continues to face significant uncertainty, it is also clear that the supply chain has become increasingly resilient out of necessity. Improving export capacity from the Midwest and Pacific Northwest remains a key underpinning of the PCIP project.

During the conference, we engaged with a number of stakeholders, including key staff from Union Pacific. It is clear that the recent PIDP grant award and progress on the grant agreements have added urgency and momentum to our partnership discussions with UP. More will come on this topic as PCIP progresses over the coming months.

Action Items

**OREGON INTERNATIONAL PORT OF COOS BAY
BOARD OF COMMISSIONERS
ACTION/DECISION REQUEST**

DATE: May 27, 2026

PROJECT TITLE: RebelGroup Contract First Amendment

ACTION REQUESTED: Approve first amendment to RebelGroup Americas, Inc contract

BACKGROUND:

The Port contracted with RebelGroup Americas, Inc (“RebelGroup”) to create an updated economic analysis of the PCIP project to help inform the Port on the updated economic viability of the project. RebelGroup completed the economic analysis. Upon the Port’s request, RebelGroup did additional follow up work that was not included in the initial Scope of Work, including:

- **Preparation of rebuttal to public stakeholder commentary:** Additional time was dedicated to analyzing and responding to publicly communicated positions from the League of Women Voters and media commentary regarding PCIP.
- **Upgrade from internal to public-facing deliverable:** The initial understanding was that the study would result in an internal working report intended primarily for decision-support purposes. Transitioning the work into a more publication-ready, public-facing document required additional effort to refine the narrative, strengthen explanations of assumptions and limitations, enhance visualizations, and conduct additional quality assurance to ensure clarity and accessibility for a broader audience.
- **Incorporation of informal BAB feedback:** Through ongoing discussions with BAB in connection with different projects that RebelGroup supports them on, they were able to incorporate informal feedback to further refine and strengthen the financial model’s structure, transparency, and long-term usability, particularly with respect to the proposed amortization structure.
- **Enhanced stakeholder engagement support:** Devoted additional time to preparing for and supporting targeted stakeholder engagement activities, including presentation to Commission and engagement with USACE.

These changes resulted in RebelGroup going over their allotted hours, and the resulting amendment is to change the not to exceed total to \$140,092.

RECOMMENDED MOTION:

Approve the first amendment to the contract with RebelGroup America, Inc. and authorize Port Commission President to execute the amendment.

**FIRST AMENDMENT TO PROFESSIONAL
SERVICES AGREEMENT BETWEEN
PORT OF COOS BAY AND REBELGROUP AMERICAS INC**

The following First Amendment was made to the Professional Services Agreement between **the Oregon International Port of Coos Bay**, an Oregon municipal corporation (hereinafter referred to as “Port”) and **RebelGroup Americas, Inc.**, a Delaware-registered corporation based in Washington, DC (hereinafter referred to as “Consultant”) dated October 11, 2025.

THIS AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT (“AGREEMENT”) is agreed to by both Port and Consultant.

WHEREAS, Port and Consultant previously entered into Agreement on October 11, 2025;

WHEREAS, Port and Consultant have agreed to adjust Consultant’s Scope of Work and Compensation;

WHEREAS, Port and Consultant are entering into the First Amendment to the Agreement as required under Section 4.4 of the Agreement;

NOW, THEREFORE, the parties agree to amend the previous AGREEMENT as follows:

4.1 Port shall pay Consultant an amount not to exceed ~~\$99,300~~ \$140,092.50 for services rendered under this Agreement in relation to the Scope of Work outlined in Exhibit A of this Agreement. Expenses shall be reimbursed for preapproved required travel, incidentals, materials and supplies, at the GSA per diem and mileage rate and based on Port’s and State’s travel policy/rules.

Compensation for services shall not exceed ~~\$99,300~~ \$140,092.50 during the term of this twelve-month agreement. No travel expenses will be incurred without the Port’s prior approval.

Exhibit A is amended to add the following tasks:

- **Preparation of rebuttal to public stakeholder commentary:** Additional time was dedicated to analyzing and responding to publicly communicated positions from the League of Women Voters and media commentary regarding PCIP.
- **Upgrade from internal to public-facing deliverable:** Our initial understanding was that the study would result in an internal working report intended primarily for decision-support purposes. Transitioning the work into a more publication-ready, public-facing document required additional effort to refine the narrative, strengthen explanations of assumptions and limitations, enhance visualizations, and conduct additional quality assurance to ensure clarity and accessibility for a broader audience.
- **Incorporation of informal BAB feedback:** Through ongoing discussions with BAB in connection with different projects that we support them on, we were able to incorporate informal feedback to further refine and strengthen the financial model’s structure, transparency, and long-term usability, particularly with respect to the proposed amortization structure.
- **Enhanced stakeholder engagement support:** Devoted additional time to preparing for and supporting targeted stakeholder engagement activities, including JP’s presentation to Commission and engagement with USACE.

All other terms and conditions of Agreement remain in full force and effect.

Executed this 2nd day of June, 2026.

RebelGroup Americas Inc.

Date

**Kyle Stevens, Commission President
Oregon International Port of Coos Bay**

Date

**OREGON INTERNATIONAL PORT OF COOS BAY
BOARD OF COMMISSIONERS
ACTION/DECISION REQUEST**

DATE: May 27, 2026

PROJECT TITLE: Fourth Amendment to Master Transportation and Marine Terminal Lease

ACTION REQUESTED: Approve fourth amendment to Master Transportation and Marine Terminal Lease

BACKGROUND:

The Port of Coos Bay and Oregon EcoTerminals, LLC entered into a Master Transportation and Marine Terminal Lease dated May 19, 2022. The Lease has been amended three times to date to extend it for additional feasibility periods. Oregon EcoTerminals, LLC has requested an additional feasibility period extension that will end on December 19, 2026.

This additional lease extension has been drafted and is attached.

RECOMMENDED MOTION:

Approve fourth amendment to Master Transportation and Marine Terminal Lease with Oregon EcoTerminals, LLC.

FOURTH AMENDMENT TO MASTER TRANSPORTATION AND MARINE TERMINAL LEASE

THIS FOURTH AMENDMENT (the “**Fourth Amendment**”) is executed on this 2nd day of June, 2026, to be effective as of June 2, 2026 (the “**Fourth Amendment Effective Date**”), by and between Oregon International Port of Coos Bay, a municipal corporation organized under the laws of the State of Oregon, as landlord (“**Landlord**”), and Oregon EcoTerminals, LLC, an Oregon limited liability company, as tenant (“**Tenant**”). All capitalized terms used but not defined in this Fourth Amendment shall have the meanings ascribed to such terms in the Lease (defined below).

RECITALS

A. Landlord and Tenant are parties to that certain Master Transportation and Marine Terminal Lease dated May 19, 2022, as amended by (i) First Amendment to Master Transportation and Marine Terminal Lease dated November 30, 2022, (ii) Reinstatement of and Second Amendment to Master Transportation and Marine Terminal Lease dated June 21, 2023, and (iii) Third Amendment to Master Transportation and Marine Terminal Lease dated effective as of February 19, 2024 (as amended, the “**Lease**”), pursuant to which Landlord is leasing to Tenant certain Property located in Coos County, Oregon, more particularly described in the Lease, upon which Property Tenant desires to construct and operate a Marine Facility containing at least two (2) ocean carrier berths and related wharf improvements.

B. Landlord and Tenant hereby desire to provide for an extension of the Feasibility Period beyond the available extension periods initially contemplated in Section 1.2.1 of the Lease, to reflect a Feasibility Period expiration of December 19, 2026, all on the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby agreed upon and acknowledged by Landlord and Tenant, Landlord and Tenant agree as follows.

1. Extension of Feasibility Period. Landlord and Tenant agree and acknowledge that the Feasibility Period described in Section 1.2.1 of the Lease is hereby extended through an additional six (6) months from the expiration of the previous Feasibility Period, with such extended Feasibility Period to now expire on the date that is four (4) years and one (1) months following the Effective Date of the Lease, which is December 19, 2026. In connection with the extension of the Feasibility Period effectuated by this Fourth Amendment, Tenant agrees to pay the Ten Thousand and No/100 Dollars (\$10,000,00) Feasibility Period Extension Fee described in Section 1.2.1 of the Lease.

2. Counterparts. This Fourth Amendment may be executed and delivered in counterparts; facsimile or electronic delivery is sufficient.

3. Status of Lease. Except as expressly amended hereby, the Lease remains in full force and effect and the same is hereby ratified and confirmed, notwithstanding the fact that the Feasibility Period is hereby extended as set forth in Section 1 of this Fourth Amendment.

This Fourth Amendment has been executed as of the Fourth Amendment Effective Date.

LANDLORD:

TENANT:

OREGON INTERNATIONAL PORT OF
COOS BAY, a municipal corporation
organized under the laws of the State of
Oregon

OREGON ECOTERMINALS, LLC, an
Oregon limited liability company

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

Informational Items

Oregon International Port of Coos Bay

Grant C202238 - Actual vs. Budget



C202238 Amendment 3 Budget	C202238 Grant Funding	Current Period	Fiscal	Prior Fiscal Years			Total	Remaining Grant Funds
		April	Year to Date	FY24/25	FY23/24	FY22/23		
Interest Earned	-		47,038	84,158	116,960	123,028	371,184	371,184
Channel: Engineering / Design / Geo-Technical	6,240,000	86,592	402,741	712,932	3,411,501	679,766	5,206,940	1,033,060
Channel: Economic Benefit Study	1,000,000	11,375	14,875	53,375	320,450	365,858	754,558	245,442
Channel: Environment Studies / Environmental Impact Statement	3,900,000	22,050	50,234	178,856	300,558	117,775	647,423	3,252,577
Channel: United States Army Corp of Engineering Agreement	700,000	-	178,000	178,000	202,000	59,000	617,000	83,000
Channel: Permitting & Regulatory Fees	25,000	-	-	-	-	-	-	25,000
Channel: Legal Costs	105,000	-	-	-	-	-	-	105,000
Channel: Section 204/408 Report	225,000	-	14,875	137,200	100,975	17,052	270,102	(45,102)
Channel: Project Management (DMA)	250,000	10,220	95,595	467,163	715,908	283,586	1,562,252	(1,312,252)
PCIP: Engineering / Design / Geo-Technical	1,500,000	-	30,620	621,139	168,210	-	819,969	680,031
PCIP: Environment Studies	100,000	-	-	271,610	-	-	271,610	(171,610)
PCIP: Permitting & Regulatory Fees	50,000	-	-	-	320	-	320	49,680
PCIP: Legal Costs	50,000	5,159	82,422	28,507	-	-	110,929	(60,929)
PCIP: Project Managers (Federal & State)	324,000	68,579	441,568	244,082	-	-	685,650	(361,650)
PCIP: Community Engagement Coordinator	136,000	-	18,224	135,224	-	-	153,448	(17,448)
PCIP: Project Management(Permitting / NEPA)	375,000	-	1,715	40,415	-	-	42,130	332,870
OIPCB: Recipient Project Support (Travel & Lodging)	20,000	149	8,689	4,582	18,806	3,657	35,733	(15,733)
	15,000,000	204,124	1,339,558	3,073,085	5,238,727	1,526,694	11,178,063	4,193,121