

MINUTES
Oregon International Port of Coos Bay
Regular Commission Meeting
11:00 a.m., Thursday, May 21, 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; Megan Richardson, Director of Finance and Accounting; Rick Adamek, Director of Asset Management; Ray Dwire, Charleston Marina Manager; Krystal Karcher, Administrative Services Manager; Christina Sanders, Administrative Assistant; and Melissa Cribbins, Executive Director of the PCIP Project.

Guests: Zach Pelz, AKS Engineering; Tyler Roth, AKS Engineering; Rex Leach; Brad Prater; Candice Prater; Jan Hodder; Mike Graybill; Patrick Momsen; Jonathan Bates, United Brotherhood of Carpenters; Tallon Trentz, IUOE 701; Doug Farrel; Gayle Farrel; Sonny Meyers; Bev Meyers; Chelsea Schnabel, City of Coos Bay; Alli Yamnitsky, Pacific Seafood; Haley Lutz, Coos Watershed Association; Jeff McCormack; Stephanie McCormack; Kyle Coats, F/V Galway Bay; Ty Cutting, F/V Cape Foulweather; and Jesus Tecocoatzi.

1. [Call Meeting to Order](#)

Vice President Edwards called the meeting to order at 11:00 a.m.

2. [Port Project Update](#)

A. [Eastside Housing Feasibility Study](#)

Zach Pelz and Tyler Roth of AKS Engineering presented the final report evaluating the potential for residential development on approximately 110 acres of Port-owned property in the Eastside area of Coos Bay. The consultants detailed a methodology encompassing an analysis of geotechnical conditions, including compressible soils, seismic vulnerabilities, and extensive wetlands, alongside infrastructure requirements, market conditions, and community engagement feedback. The findings indicated a significant gap between development costs and expected market revenues, with new home construction prices far exceeding the current regional median, rendering large-scale housing development currently infeasible.

The study outlined recommendations for the Port and the City to consider, including the immediate initiation of discussions regarding the potential rezoning of the property to nonresidential uses, as well as a long-term approach to explore potential geotechnical analysis and public subsidy partnerships for smaller-scale development in the southeast corner of the site.

Commissioner Edwards stated the Isthmus Heights Slough bridge is reaching the end of its useful life. He highlighted a significant traffic issue: during weekday mornings, school buses and commuters heading into Coos Bay cause traffic to back up significantly, creating a standstill that exceeds the current two-lane

capacity. He stated that any development in the Eastside area would require coordination with ODOT and likely necessitate a new bridge with more lanes to accommodate traffic volume.

Mr. Pelz stated this feedback was heard clearly from the community during AKS' public outreach. While the scope of the study did not allow for detailed design work on transportation improvements, the study conducted a high-level assessment of necessary mitigation. The study identified the transportation system serving Eastside as already deficient, and any additional traffic would require specific infrastructure improvements, such as intersection upgrades, roadway segment improvements, and potentially a bridge replacement.

B. [Port and Rail Financial Update](#)

Megan Richardson presented the March financials for the General Fund and Coos Bay Rail Line. The General Fund had a net loss of \$11,000 due to significant infrastructure repair costs that outweighed revenue gains. The CBRL Fund had a net loss of \$118,000 due to lower-than-anticipated carload volume and increased expenses for fuel and car hire.

3. [Consent Items](#)

Upon a motion by Commissioner Roblan (second by Commissioner Stevens), the Board of Commissioners voted to approve the March 19, 2026 Regular Commission Meeting Minutes, March and April Invoices, and March and April Contracts Awarded. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

Commissioner Hamner asked for clarification regarding the \$150,000 on-call railroad service contracts. Rick Adamek stated the Port solicited bids and selected a contractor. The contracts allow for a maximum amount to be spent per section of railroad, which allows the Port to expedite repairs and avoid the need to declare emergencies.

4. [Management Reports](#)

All Management Reports were included within the Meeting Packet.

5. [Action Items](#)

A. [Accept Eastside Housing Feasibility Study Findings](#)

Upon a motion by Commissioner Roblan (second by Commissioner Hamner), the Board of Commissioners motioned to accept the findings of the Eastside Housing Feasibility Study completed by AKS Engineering. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

B. [Negotiate Sale of Property at 341 Newmark Avenue](#)

Upon a motion by Commissioner Roblan (second by Commissioner Stevens), the Board of Commissioners motioned to authorize Port Staff to negotiate and execute the sale of Port-owned property at 341 Newmark Avenue to Tyree Oil, Inc. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None.)

C. [Pacific Shellfish Tideland Lease Agreement](#)

Upon a motion by Commissioner Roblan (second by Commissioner ViksneHill), the Board of Commissioners motioned to ratify the execution of a tideland lease agreement with Pacific Shellfish - Coos Bay, LLC. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

D. [Building 8 Lease Agreement](#)

Upon a motion by Commissioner Hamner (second by Commissioner Roblan), the Board of Commissioners motioned to approve Port Staff to negotiate and execute a commercial lease agreement with Derek Henkels to lease Building 8, located at 63510 Kingfisher Road in Charleston. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

E. [H&R Block Hub Building Lease Agreement](#)

Upon a motion by Commissioner Roblan (second by Commissioner Stevens), the Board of Commissioners motioned to ratify the execution of a commercial lease agreement with H&R Block to lease 101 Central Avenue in the Hub Building. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

Commissioner Roblan stated he was pleased the Hub Building was fully leased and that it is important for the Port to lease its properties to keep operations going. Commissioner Hamner stated she was glad the lease agreement was for a one-year term rather than five years. She stated the space is prime real estate in downtown Coos Bay that sits vacant for much of the year. She stated the Port should discuss whether simply filling the space meets their mission, or if there is a way to utilize it more effectively during the off-season to generate traffic and support the city.

6. [Public Comment](#)

A. **Rex Leach** commented on concerns regarding the 50% rate increase at the Charleston Ice Plant, stating it places an undue financial burden on the struggling fishing fleet.

Commissioner Edwards stated his first ice bill from the Port this year was 16 tons of ice for \$1,600. He stated if and when the resolution goes into effect in July, that same price will be \$2,400, a 50% increase. He stated the Charleston shrimp fleet has a lower cost of production and is unable to deliver what Astoria and Newport do.

B. **Patrick Momsen** thanked the Port Commissioners for attending a community meeting in March at the Dolphin Playhouse and requested better, firmer communication regarding how Port projects affect the Empire community, and extended an invitation to attend another meeting in the fall.

C. **Jan Hodder** expressed disappointment that the Eastside property was deemed unsuitable for housing and encouraged the Port to view the wetlands as an asset rather than a detriment. She suggested collaboration with local environmental entities such as the Coos Watershed Association, the Partnership for Coastal Watersheds, and the South Slough National Estuarine Research Reserve.

D. **Ty Cutting** expressed frustration over the 50% increase in ice costs as a burden on the local fishing fleet. He stated the recurring equipment failures at the Ice Plant are a direct result of the Port's failure to properly manage and maintain the facility. He urged the Port to lease out the ice facility.

Commissioner Edwards acknowledged the importance of engine room maintenance, comparing the needs of a fishing vessel's engine to those of the Ice Plant's complex machinery. He stated the facility has suffered from a lack of maintenance that the Port is now struggling to catch up with through a series of expensive, reactive repairs.

E. **Kyle Coats** stated the rising ice and fuel costs are absorbed by the crew, making it difficult for the fleet to remain financially viable.

Commissioner Edwards stated within the shrimp fleet, as the operational expenses rise, both the crew and the captain experience a direct reduction in their paychecks.

F. **Brad Prater** expressed frustration regarding potential residential development of the Eastside property. He stated residents were previously told the land would remain an undeveloped wetland.

7. [CEO Updates](#)

Lanelle Comstock stated the Port and Rail Budget Committees have successfully approved the upcoming fiscal year budgets, which will be presented for adoption on June 18.

The Charleston Fisherman's Memorial and Blessing of the Fleet is scheduled for Memorial Day at 10:00 a.m. Ongoing efforts to secure federal and state funding for the Charleston Shipyard continue; the Connect Oregon grant status remains pending, the Port is coordinating with the USDA on permitting for marine ways, and the Port has secured requests from federal delegates for \$2 million to rehabilitate the work docks. Maintenance crews have been upgrading the RV Park, with upcoming plans to refurbish the Inner Basin restrooms using an Oregon State Marine Board grant. The Ice Plant is currently in a cooling phase to restore ice production.

April had 471 carloads on the rail line, which is the best month year-to-date. The line is currently undergoing urgent bridge repairs in Lakeside and is expected to return to service by mid-week. A grant application has been submitted through ODOT's Rail Crossing Safety Improvement Program, requesting approximately \$770,000. This grant will help upgrade, modernize, and enhance safety at 14 railroad crossings along the line.

The Port will be applying for an ODOT Transportation and Growth Management grant for \$250,000 to conduct a feasibility study on the Rails-to-Trails project. A resolution for adoption will be brought to the Commission in June regarding the grant, and the Port is currently securing letters of support from community members.

8. [Commission Comments](#)

Commissioner Edwards expressed strong disappointment regarding the decision to pass increased ice costs onto the Charleston fishing fleet. He stated as a relatively new facility, the current frequency of breakdowns is indicative of a lack of proper maintenance and the burden of passing repair costs to the fleet is unreasonable. He asked the Port to facilitate better coordination between the Charleston fleet and local

processors like Bandon Pacific or Hallmark Fisheries to explore more sustainable, shared solutions for the fleet's ice needs.

Ms. Comstock stated the rates did go to the Charleston Advisory Committee as well as the Budget Committee, and suggested scheduling a work session to go over all the costs of running the Ice Plant, historical costs, and the maintenance of the Ice Plant, which has not been deferred. She stated in the last two months the Port has spent over \$70,000 on repairs to the Ice Plant, and plans to invest another \$15,000 in the filtration system next month. She stated the Port has considered the idea of a third party taking over operation of the Ice Plant. Just the cost of debt service is over \$20,000 per month, so the third party leasing the Ice Plant would have to pay over \$20,000 a month in addition to the cost of maintenance. She stated what the Port has made year-to-date has nearly covered the cost of the debt service, with no other operating expenses or repairs.

Ray Dwire stated the recent major issue occurred initially with the exterior compressors, which failed and required replacement in March at a cost of approximately \$30,000. Once those outdoor units were repaired and brought back online, the system experienced a secondary failure involving the internal fluid lines that connect the exterior units to the interior cooling systems. Repairing the internal components added another \$40,000 to the facility's maintenance expenses.

Mr. Adamek stated the Port has replaced fan units as they have progressively failed. The interior copper coils, which are responsible for heat collection, have suffered from significant material deterioration over time. He stated the recurring mechanical issues are the result of the natural degradation of the system's components rather than a failure to perform adequate preventative maintenance.

Commissioner Hamner agreed with Ms. Comstock that a work session would be beneficial to the Board to understand the needs of the Port and the fleet.

9. Next Meeting Dates

- A. PCIP Commission Meeting – Tuesday, June 2, 2026, 8:00 a.m.
- B. Regular Commission Meeting and Budget Hearing – Thursday, June 18, 2026, 11:00 a.m.

10. Adjourn

Vice President Edwards adjourned the meeting at 12:36 p.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.