



M E M O R A N D U M

TO: Interested Parties  
FROM: Kyle Stevens, President  
DATE: February 24, 2026  
SUBJECT: Port of Coos Bay PCIP Commission Meeting Notice

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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, March 3, 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](http://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, March 2, 2026. Written comment will be accepted until 3:30 p.m. on Monday, March 2, 2026 by sending an email to [portcoos@portofcoosbay.com](mailto:portcoos@portofcoosbay.com) with the subject line ‘Public Comment’.

An **Executive Session** has also been scheduled on **Tuesday, March 3, 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, March 3, 2026**

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

Watch Live on YouTube: [www.youtube.com/portcoos](http://www.youtube.com/portcoos)

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

***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. Project Status ..... Melissa Cribbins
  
- 4. CONSENT ITEMS** **Page**
  - A. Approval of February 3, 2026 PCIP Commission Meeting Minutes ..... 4
  
- 5. MANAGEMENT REPORTS** **Page**
  - A. PCIP Project Executive Director ..... 7
  - B. PCIP Project Chief Commercial Officer..... 8
  - C. External Affairs ..... 9
  
- 6. OTHER**
  
- 7. PUBLIC COMMENT**
  
- 8. COMMISSION COMMENTS**
  
- 9. NEXT MEETING DATES**
  - A. Regular Commission Meeting - Thursday, March 19, 2026, 11:00 a.m.
  - B. PCIP Commission Meeting - Tuesday, April 7, 2026, 8:00 a.m.
  
- 10. RECESS TO EXECUTIVE SESSION**
  
- 11. ADJOURN**

# **Consent Items**

**DRAFT 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.

# **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: February 24, 2026

SUBJECT: PCIP Project Update

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**Washington, DC Visit:**

We were able to meet with the U.S. Department of Transportation regarding our grants and had discussions regarding the Rail Crossing Elimination, INFRA, and CRISI programs. On Wednesday morning, we met with the USACE headquarters. We also had an educational meeting with the Joint Permitting Council regarding the FAST-41 process, which is intended to bring additional transparency to the permitting process by creating a virtual dashboard that can be viewed by interested parties to track the permitting steps.

We had the opportunity to meet with Congresswoman Hoyle, Congressman Bentz, Senator Merkley, and Senator Wyden. Oregon is fortunate to have an exceptional delegation that works incredibly hard on behalf of their constituents.

**Grants and Financing:**

We have submitted a Project Management Plan (PMP) for the Rail Crossing Elimination (RCE) grant and are drafting a PMP for CRISI. We continue to work toward getting the Infrastructure for Rebuilding America (INFRA) grant under contract. We are meeting with the Build America Bureau twice per month to discuss the potential RRIF loan, as well as any other financing issues that are needed to move the project forward. In addition, a PIDP grant application has been submitted to help with additional railroad design and engineering costs. We believe we will have an update on that grant application soon.

The granting agencies, the Federal Railroad Administration (FRA) and the United States Maritime Administration (MARAD), have created a consolidated grant meeting that we now have monthly with our new grant manager. This is a much more effective method of working with the agencies and ensuring that we are providing all of the information they need.

**Permitting:**

We have continued to move forward the permitting applications that have been filed for the channel modification. USACE is interested in a presentation of the Rebel Group analysis, and we are currently setting that up. We had a productive discussion last week about the permits, and we look forward to meeting with the USACE again soon. David Miller and Associates (DMA) is our primary contractor for the channel modification design and permitting, and they have multiple subcontractors reviewing the USACE's comments on our 204f/404 applications, as well as providing responses to those comments. DMA is responding to the edits to the documents that have been filed. We continue to meet with the Army Corps of Engineers (USACE) twice per month and meet weekly with DMA.



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: February 24, 2026

SUBJECT: PCIP Project Update

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**Market Analysis:**

Our work with Rebel Consulting continues to advance. The draft market and feasibility analysis has been completed, and we have initiated the next phase of the scope of work.

A key component of this phase is the development of a comprehensive financial model structured to align with Federal Railroad Administration (FRA) loan program requirements. This model will translate the market analysis into projected cargo volumes through the terminal and onto the rail line. It will incorporate anticipated rates and charges, operating expenses, and financing costs to ensure the project can meet operating obligations and service debt over the full term of the loan.

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

We held productive meetings in Washington, D.C., with USACE leadership, including discussions at Corps Headquarters and with the Office of the Assistant Secretary of the Army at the Pentagon. These meetings reaffirmed strong institutional support for the PCIP project and for the Corps' role as Lead Agency under the National Environmental Policy Act (NEPA).

We continue to coordinate with the Portland District on development of a Memorandum of Agreement (MOA) that will formalize the roles and responsibilities of the Sponsor (Port) and the Lead Agency (USACE) throughout the NEPA process. A key element under consideration is conducting a competitive RFP process to retain a qualified consulting firm to provide technical and project management support during environmental review.

**Public Inquiry and Outreach:**

As noted above, I participated in the Washington, D.C., meetings alongside the Port and NorthPoint teams. In addition to our engagement with USACE and DOT leadership, we conducted outreach meetings with members of the Oregon Congressional Delegation. These discussions were constructive and reinforced federal awareness of and engagement with the PCIP project.



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: February 24, 2026  
SUBJECT: PCIP Project Update

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**Outreach and Communications:**

- Provided project updates on the Pacific Coast Intermodal Port (PCIP) to the Bay Area Chamber of Commerce Board of Directors and the South Coast Development Council (SCDC) Board, ensuring continued communications with regional business and economic development organizations.
- Distributed recent local media coverage of PCIP, along with the latest Rebel Group market study slide deck, to legislative offices to keep policymakers informed of project progress and economic analysis.
- Met with the Empire Coalition of Concerned Citizens to better understand community priorities and perspectives in advance of an upcoming meeting with PCIP staff, reinforcing the Port's commitment to proactive and transparent communications.
- Shared project updates with representatives from the Carpenters Union and the AFL-CIO to maintain ongoing dialogue with organized labor regarding workforce opportunities and project development.
- Drafted the Spring quarterly PCIP newsletter to provide stakeholders and the broader community with updates on project milestones and next steps.
- Hosted Congresswoman Val Hoyle and her staff at the Port office for a project briefing and discussion on federal coordination and regional economic development priorities.