



M E M O R A N D U M

TO: Interested Parties
FROM: Kyle Stevens, President
DATE: November 25, 2025
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, December 2, 2025**, 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, December 1, 2025. Written comment will be accepted until 3:30 p.m. on Monday, December 1, 2025 by sending an email to portcoos@portofcoosbay.com with the subject line ‘Public Comment’.

An **Executive Session** has also been scheduled on **Tuesday, December 2, 2025**, 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.

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

8:00 a.m., Tuesday, December 2, 2025

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 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.*

A G E N D A

1. CALL MEETING TO ORDER

2. INTRODUCTION OF COMMISSION, GUESTS AND PORT STAFF

3. MANAGEMENT REPORTS

Page

- A. Pacific Coast Intermodal Port Project Executive Director 4
- B. Pacific Coast Intermodal Port Project Chief Commercial Officer 6

4. ACTION ITEMS

Page

- A. Ratify Approval of DMA Task Order 19 Melissa Cribbins, 8

5. OTHER

6. PUBLIC COMMENT

7. COMMISSION COMMENTS

8. NEXT MEETING DATES

- A. Regular Commission Meeting - Thursday, December 18, 2025, 11:00 a.m.
- B. PCIP Commission Meeting - Tuesday, January 6, 2026, 8:00 a.m.

9. RECESS TO EXECUTIVE SESSION

10. ADJOURN

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: November 25, 2025
SUBJECT: PCIP Project Update

Community Engagement:

We spoke to the Eugene City Club on November 21, 2025 in Eugene. It was a well-attended event, with many questions about trains and how many potential trains can be expected as part of this project. The presentation was also available virtually, and we had one question from the virtual audience. I was joined by Caddy McKeown from NorthPoint, as well as Jeff McGillvray from the UA Local 290 Plumbers and Steamfitters. There was a lot of interest in workforce development as well.

The Coos County League of Women Voters also held a presentation about the PCIP project on November 19, 2025. I have not yet seen the presentation, and I am not familiar with the experts they presented.

Grants and Financing:

We continue to work towards getting the 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.

Permitting:

We have continued to move forward the permitting applications that have been filed for the channel modification. The USACE notified us that they will be the lead agency for National Environmental Policy Act (NEPA) and the Federal Railroad Administration and MARAD will be cooperating agencies. We received notification from FRA that the Rail Crossing Elimination grant for Reedsport will be considered a separate project, and not a connected action, for the purposes of NEPA. We agree with this decision because the rail crossing elimination in Reedsport has separate utility.

We have been meeting with the Army Corps of Engineers (USACE) twice per month and have set up weekly meetings with DMA. DMA is responding to the edits to the documents that have been filed.

Legislative:

We are planning a trip to Washington DC in January, 2026, to have face to face meetings with the agencies involved in this project.

Communications & Outreach Update

Government Relations:

1. Monitored quarterly state legislative days, tracking policy discussions and informational hearings related to infrastructure funding, coastal economic development, and issues impacting PCIP operations.
2. Participated in a regional housing conference focused on actionable strategies to address workforce and housing shortages across the South Coast.
3. Held multiple coordination meetings with the City of Coos Bay staff to align on general infrastructure planning, project timelines, and operations. Closer alignment and collaboration with the city has been an important goal for both the city and the Port and is critical as the PCIP moves into planning phases.

Community & Communications:

1. Attended the State of the Coast Conference, including a presentation from Humboldt Bay on community engagement for major infrastructure projects; established a new contact with Humboldt Bay staff and initiated planning for a follow-up meeting. There are many similarities between the ports and Humboldt has initiated a robust outreach approach.
2. Participated in the Southwest Oregon Workforce Investment Board's kickoff strategy session. This meeting brought together regional employers and building trades to ensure the new pre-apprenticeship program aligns with local industry needs—this grant and program was developed with future PCIP workforce requirements and needs in mind.
3. PCIP leadership presented to the Eugene City Club, providing a status update and addressing key questions from regional stakeholders.
4. Drafted and submitted an editorial to regional publications to continue providing transparent updates on project progress and maintain strong community communication.



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: November 25, 2025
SUBJECT: PCIP Project Update

Market Analysis:

We are underway with Rebel Consulting on updated market analysis, logistics and supply-chain modeling, and financial modeling associated with terminal and rail capital improvements. Deliverables will be completed during the first quarter of 2026. These analyses are essential inputs for the commercial case supporting PCIP, future grant applications, and structuring private-sector investment.

USACE:

We continue active collaboration with the U.S. Army Corps of Engineers (USACE) on the channel modification effort, and design for deepening and widening the federal navigation channel has reached approximately 90%. Terminal and rail design work will proceed once federal grant agreements are fully executed. A full Environmental Impact Statement (EIS) will be conducted with USACE serving as the lead agency, with the Maritime Administration (MARAD) and Federal Railroad Administration (FRA) participating as cooperating agencies. As project sponsors, we are working with USACE on an MOU outlining roles, responsibilities, and cost responsibility for the NEPA process.

Union Pacific:

We continue to engage Union Pacific's government affairs, operations, and commercial teams as we advance engineering and operational planning for PCIP. In October, we completed a high-rail tour with UP representatives along the coastal portions of the Coos Bay Rail Line. Next steps include a tour of UP's Eugene operation for the PCIP team and a meeting with the Central Oregon & Pacific Railroad (CORP), which now operates the Eugene yard under a lease from UP. We are also coordinating a visit to UP headquarters, ideally in spring 2026, to continue discussions on long-term service integration and commercial alignment.

Action Items

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

DATE: November 25, 2025

PROJECT TITLE: Task Order #19 with DMA

ACTION REQUESTED: Ratify Commission President's signature on Task Order #19 with DMA

BACKGROUND:

The Port of Coos Bay has been working with David Miller and Associates (DMA) on the Coos Bay Channel Modification. The previous Task Order #18 had been expended, and DMA was unable to do any further work on the Channel Modification until a new Task Order was completed. We have bi-weekly meeting with the US Army Corps of Engineers that DMA attends, and these meetings are critical to moving the channel modification permits forward. As such, Business Oregon reviews these task orders, as well as the PCIP Executive Director and the Port CEO and Finance Department.

RECOMMENDED MOTION:

Ratify the Port Commission President's signature on DMA Task Order #19.

Coos Bay Channel Modification Project Fiscal Year 2026 Task Order #19 Scope of Services

Introduction

The Oregon International Port of Coos Bay (OICCB) is planning to deepen and widen a portion of the existing federal navigation project at the Port of Coos Bay, Oregon from the ocean to a terminal on the North Spit. OIPCB is planning this project to meet the demand for cargo services the OIPCB provides now and is projected to provide in the future. Section 204(f) of WRDA 1986 allows the Assistant Secretary of the Army for Civil Works to approve requests by non-federal entities to design and construct improvements to federal navigation projects at their own expense and to approve federal assumption of operations and maintenance responsibility for the project.

This document describes the services that David Miller and Associates, Inc. (DMA) and its sub-consultants (referred to hereafter as Consultant) shall perform for the Oregon International Port of Coos Bay (Client, referred to as Port) under this Task Order.

This Scope of Services (SOS) describes the tasks to be accomplished by the Consultant during Fiscal Year 2026.

Section 204(f) / 408 Project Tasks and Cost

The Coos Bay Channel Modification Project Section 204 (Water Resources Development Act [WRDA], of 1986) Report (Section 204 Report or Project) was reset in 2014, transitioning from a Section 203 Feasibility Study to a Section 204 project. This reset was also brought about due to changes in guidelines set by the U.S. Army Corps of Engineers (USACE), and subsequent changes in Section 204 Report requirements. The Port must obtain permission to modify the existing federal navigation project; therefore, the planning effort must generate two major federal decision documents: (1) a Section 204(f)/408 Report; and (2) a Joint Permit Application (JPA) | Environmental Impact Statement (EIS). The JPA/EIS will be used to support three decisions: 1) Section 204(f) Assumption of Maintenance decision, 2) the 33 United States Code (USC) 408 decision, and 3) the Section 404/10 Permit Application decision.

The Draft Section 204(f)/408 Report has been submitted to the Portland District, USACE for review (Agency Technical Review) prior to the beginning of FY 2026. Additional comment response, reviews, edits, and backcheck work will take place in FY 2026 on the report. As such, much of the work under this TO for the Section 204(f) | 408 Project is geared toward responding to comments provided during the US Army Corps of Engineers review process, revision of documents or analyses, completion of the Environmental Impact Statement, and permitting activities.

This Scope of Services (SOS) describes the tasks to be accomplished by the Consultant during Fiscal Year 2026. Major tasks include the following:

1. Geotechnical Investigation
2. Engineering
3. Economics Studies
4. Environmental Studies / EIS
5. Section 204(f)/408 Report
6. Real Estate Analysis
7. Government Relations
8. Project Delivery Team Coordination
9. Project Management
10. Legal Costs
11. USACE Coordination

1. Geotechnical Investigations

Geotechnical Investigation activities to be performed during FY 2026 as part of this SOS consist of the following:

- Meetings, conference calls, post-meeting support (6 multi-day meetings assumed)
- USACE and internal comment review and response generation
- Geotechnical Sub-appendix and sub-attachments revisions

2. Engineering

Engineering activities to be performed during FY 2026 as part of this SOS consist of the following:

- Address USACE Dr. Checks comments (Finalize I Revise Engineering Appendix)
- Submit Final Appendix and Sub-Appendices
- Coordination I progress meetings in Portland with project team.
- Provide required documentation for EIS and review content
- Coordination calls internally and with project team.
- Update 90% design drawings.
- Additional Analyses I Studies I Renderings I Etc. for the EIS and Permitting efforts

3. Economics Studies

Economics studies activities to be performed during FY 2026 as part of this SOS consist of the following:

- Address USAGE Dr. Checks comments (Finalize I Revise Economics Appendix)
- Coordinate with the USAGE Deep Draft Center of Expertise to obtain one-time model use approval from the Corps.
- Submit Final Appendix and Sub-Appendices
- Coordination I progress meetings in Portland with project team.
- Coordination calls internally and with project team.
- Additional Analyses I Studies I Renderings I Etc. for the EIS and Permitting efforts

4. Environmental Studies / EIS

Environmental studies to be performed during FY 2026 as part of this SOS consist of the following:

- Coordination with the USDOT, USACE, and any other agencies identified by the Federal Infrastructure Projects Permitting Council (e.g., all other federal and state agencies) in the process of revising and resubmitting a Joint Permit Application for the Pacific Coast International Port (PCIP) project. This would include all actions for the development of a comprehensive environmental report that would be used by the lead and cooperating federal agencies in fulfilling all of their requirements under NEPA.
- Assist the Portland District, USACE in the conduct of a meeting or series of meetings with resource agencies (e.g., ODFW, ODEQ, ODSL, ODLCD, USFWS, NMFS, USEPA, US Coast Guard, Federal Aviation Administration, BLM, etc.) to afford them an opportunity to learn more about the project, ask questions, and provide information on the scope of the analysis in the EIS.
- Permitting/approvals/coordination activities during FY 2026 as part of this SOS to address the following:
 - Biological Assessments (BAs) (with both NMFS and USFWS)

- Incidental Harassment Authorization (IHA) under the Marine Mammal Protection Act (NMFS)
- USDOJ/BLM consistency with Coastal and Resource Management Plan
- FAA Confirmation of Height Restrictions for Turning Basin(s)
- Section 404/10 application (CENWP Regulatory)
- Removal fill application with Oregon Dept of State Lands
- Oregon State Water Quality Certification (ODEQ - Section 401)
- US Coast Guard Approval of Relocation of ATONs
- Oregon Dept of Land Conservation and Development Land Use and Coastal Zone Compliance
- Compliance with the Oregon Department of Fish and Wildlife Habitat Mitigation Policy
- Revision to Estuary Management Plans (e.g., Coos County, CBEMP/NBEMP)
- Section 103 disposal site and beneficial use designation permitting/approvals with USEPA and CENWP
- Oregon SHPO Coordination, Development of a Programmatic Agreement with USACE and SHPO
- Development and coordination of a compensatory mitigation plan, including site selection, design, and development of a monitoring plan
- Coordination with the Portland District USACE to support government-to-government coordination with Tribes

5. Section 204(f)/408 Report

The Draft 204(f)/408 Report has been submitted to the Portland District, USACE for review. Efforts for FY 2026 will be geared toward report revision and eventual submittal to the Assistant Secretary of the Army, Civil Works (ASA (CW)), which include:

1. Document Quality Control Reviews, response, edits, and revisions;
2. Agency Technical Reviews, response, edits, and revisions;
3. DRChecks comment/response tracking;
4. Pre-submittal meetings with ASA(CW) and HQUSACE representatives to discuss comments on the Preliminary Draft Report;
5. Submittal of Final Draft Section 204(f)/408 Report to ASA(CW);
6. ASA(CW) Reviews, response, edits, and revisions;

6. Real Estate Analysis

Real estate studies to be performed during FY 2026 as part of this SOS have been estimated using prior budgeted and realized costs. Those portions of the Real Estate Appendix to the Draft 204(f)/408 Report relevant to the Channel Modification Project will be edited.

7. Governmental Relations

The Consultant Team will continue to provide governmental relations support to the Port with Corps, Secretary of the Army, and Congressional staff.

8. Project Delivery Team (PDT) Coordination

The PDT will support the Port in stakeholder coordination meetings with its local partners, customers, pilots, etc. Contractual coordination, budgeting and billing support will be provided.

9. Project Management

Consultant will provide project management support to the Port, maintaining project schedules and budgets, managing subcontractors, conducting technical coordination of team activities, and coordinating with the Port and its customers.

10. Legal Costs

In FY 2026, it is expected that a land use zoning change for the Project will be necessary. Legal costs associated with a land use zoning change have been estimated using prior budgeted and realized costs.

11. USACE Coordination (Non-Consultant Cost)

Coordination with the Portland District, Northwestern Division, and HQUSACE will continue during FY 2026. This will include at least quarterly meetings with the Portland District, In Progress Review meetings with the Vertical Team, and preparation of Memoranda and Letters raising issues for resolution and documenting agreements reached.

SOS Budget

The total SOS budget for Fiscal Year 2026 consultant activities is \$2,859,574. **The Parties mutually agree that all prior Task Orders are complete, and no further costs will be billed against any Task Orders except Task Order 19.** The following table shows a breakdown of the FY 2026 budget estimate.

FY 2026 SOS Estimate

Task	Task Description	Cost
1	Geotechnical Investigation	75,521
2	Engineering	445,230
3	Economics Studies	318,875
4	Environmental Studies / EIS	1,462,330
5	Section 204(f)/408 Report	157,450
6	Real Estate Analysis	31,500
7	Governmental Relations	50,000
8	Project Delivery Team Coordination	16,167
9	Project Management (DMA Only)	250,000
10	Legal Costs	52,500
	TOTAL CONSULTANT COSTS	2,859,574

FOR DAVID MILLER & ASSOCIATES, INC.



Vinicio Vannicola, Vice President

DAVID MILLER & ASSOCIATES, INC.

FOR THE OREGON INTERNATIONAL PORT OF COOS BAY



Kyle Stevens, Commission President

OREGON INTERNATIONAL PORT OF COOS BAY

2025-08-28 Task Order DMA-19 Scope of Services 2026-agreement for signatures

Final Audit Report

2025-10-20

Created:	2025-10-19
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Status:	Signed
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