



PORT COMMISSION SPECIAL MEETING

****REVISED AGENDA****

100 E STREET, COLUMBIA CITY, OR 97018

September 4, 2025 10:00 A.M.

This meeting will be held by Zoom and all Commissioners are expected to attend by Zoom.

Members of the public may attend the meeting in person as well as electronically by:

<https://us02web.zoom.us/j/88558280232>

Call-In: (253) 205-0468

Meeting ID: 885 5828 0232

Passcode: 453111

I. CALL MEETING TO ORDER (President, Nick Sorber)

A. Roll Call

II. COMMENTS FROM THE PUBLIC

(Limited to 2 min. per person unless prior authorization is obtained)

III. NEW BUSINESS

A. Resolution 2025-25

Elliot Levin

Port Westward: Approval of Port Infrastructure Development
Program (PDIP) Grant
Staff Report and Resolution

B. Resolution 2025-26

Elliot Levin

Port Westward: Approval of Rural Tribal Assistance (RTA) Pilot
Program (RTA) Grant
Staff Report and Resolution

IV. EXECUTIVE SESSION

The Board will hold an Executive Session to consider exempt public records, including written legal advice from Port General Counsel, which is privileged under ORS 40.225, exempt from disclosure under ORS 192.355(9)(a), and pursuant to ORS 192.660(2)(f).

V. ADJOURNMENT

Upcoming Meetings & Events

September 10	8:30 a.m.	Commission Meeting
September 24	TBD	Marina Work Session
September 29	5:00 p.m.	Scappoose Airport Advisory Meeting
October 8	8:30 a.m.	Commission Meeting

Agenda times and order of items listed are estimated and are subject to change without notice.

This facility is ADA-accessible. If you need special accommodation, please contact the Port office at (503) 397-2888 or TTY (800) 735-1232, at least 48 hours before the meeting.



Pursuant to ORS 192.640 (1), the Port of Columbia County Commission reserves the right to consider and discuss, in either Open Session or Executive Session, additional subjects which may arise after the agenda is published.



Res. 2025-25 STAFF REPORT

U.S. Maritime Administration PIDP Grant Approval

DATE: September 04, 2025
TO: Port Commission Board
FROM: Elliot Levin, North County Operations & Terminal Manager
RE: **Commission approval of Port Infrastructure Development Program (PIDP) Grant Application for \$15.6 million, with an additional Port match of \$10.4 million**

Discussion

The Oregon Legislature passed Senate Bill 1567 in 2022, authorizing the Oregon Department of Environmental Quality (DEQ) to develop a program to improve the seismic resiliency of large-capacity fuel storage and distribution facilities in the event of a Cascadia Subduction Zone Magnitude 9.0 earthquake. The Port's goal is to bring Beaver Dock into compliance with the law and to modernize the dock. Following modernization, Beaver Dock will be a seismically resilient marine terminal capable of bulk fuel distribution on the Columbia River, providing support to the state's response and recovery efforts after a Cascadia event.

To fund the first phase of the Dock modernization, the Port applied for and received a \$2.7 million Connect Oregon Grant.

The U.S. Department of Transportation (DOT) Maritime Administration's PIDP Grant is currently open with applications due on September 10, 2025. The PIDP program provides funds for projects that improve the safety, efficiency, or reliability of goods through ports and intermodal connections to ports.

For this first phase, the Port will apply for funds to:

- Plan/Design/Permit improvements to Berth 1, Berth 2, Upstream Approach, replacement of the Downstream approach, and related seismic groundwork.
- Extend the pipe bridge through the lagoon to Berth 1.
- Realign pipelines and related infrastructure from the dock onto the pipe bridge.
- Demolish the remaining downstream approach or rail trestle.

In addition to the Connect Oregon \$2.7 million grant, the Port has \$2.2 million set aside for dock improvements, as well as insurance proceeds and tenant financial commitments to draw upon to fund the match. There is no set match amount; however, a higher match increases the chance of success.

Recommendation

Adopt **Resolution No. 2025-25**, authorizing Port staff to apply for the PIDP Grant Program for \$15.6 million, with an additional Port match of \$10.4 million.

RESOLUTION NO. 2025-25

A RESOLUTION AUTHORIZING A USDOT MARITIME ADMINISTRATION GRANT APPLICATION FOR BEAVER DOCK

WHEREAS, the Port is the owner of Beaver Dock at Port Westward, which is one of only five deep-water ports in Oregon; and

WHEREAS, in 2024, the Oregon State legislature passed Senate Bill 1567 requiring seismic resiliency improvements of large capacity fuel storage and distribution facilities such as Beaver Dock, to survive a design level earthquake (defined as a Cascadia Subduction Zone Magnitude 9.0 event); and

WHEREAS, the Port conducted technical structural assessments of the Beaver Dock facility and has developed a multi-phase plan for the modernization of Beaver Dock to meet the new State seismic resiliency requirements and ensure continuity of operations; and

WHEREAS, the first phase of the multi-phase modernization plan includes relocation of the pipelines serving Berth 1 and is estimated to cost \$26 million; and

WHEREAS, the U.S. Maritime Administration FY 2025 Port Infrastructure Development Program (PIDP) Notice of Funding Opportunity is currently open; and

WHEREAS, the Port received a Connect Oregon grant award of \$2.7 million for the Beaver Dock Modernization Project, which can be leveraged as matching funds; has \$2.2 million set aside in the Beaver Dock Maintenance Fund; and tenants Columbia Pacific Bio-Refinery and NXT Renewable Fuels have both signed commitment letters pledging matching funds, if the grant is awarded; Now, therefore

BE IT RESOLVED that the Port Commission authorizes an application to the U.S. Maritime Administration PIDP Grant Program for an estimated \$15.6 million grant to fund the Port Westward Energy Security, Seismic Resilience, and Modernization – Phase 1 and set aside up to \$10.4 million in Port funds, including funds received from Connect Oregon and Port tenants, toward grant matching requirements.

PASSED AND ADOPTED this 4th day of September 2025, by the following vote:

AYES: _____ **NAYS:** _____

ABSTAINED: _____

Port of Columbia County

By: _____
President

Attested By:

Secretary



U.S. Dept of Transportation RTA Grant Approval

Res. 2025-26 STAFF REPORT

DATE: September 04, 2025

TO: Port Commission Board

FROM: Elliot Levin, North County Operations & Terminal Manager

RE: **Commission approval of Rural and Tribal Assistance (RTA) Pilot Program Grant Application for up to \$2.5 million**

Discussion

The Oregon Legislature passed Senate Bill 1567 in 2022, authorizing the Oregon Department of Environmental Quality (DEQ) to develop a program to improve the seismic resiliency of large-capacity fuel storage and distribution facilities in the event of a Cascadia Subduction Zone Magnitude 9.0 earthquake. The Port's goal is to bring Beaver Dock into compliance with the law and to modernize the dock. Following modernization, Beaver Dock will be a seismically resilient marine terminal capable of bulk fuel distribution on the Columbia River, providing support to the state's response and recovery efforts after a Cascadia event.

The Port is in the process of applying for a \$15.6 million grant under the U.S. Department of Transportation (DOT) Maritime Administration's Port Infrastructure Development Program (PIDP) to fund the first phase of Port Westward Modernization and Seismic Stability Project.

The DOT is also accepting applications for its Rural and Tribal Assistance (RTA) Pilot Program. This program provides funding for planning and design phase activities for rural and tribal infrastructure projects. Grants under this program may be used for staffing and hiring third-party firms to provide financial, technical, and legal assistance with project planning and design. RTA grants are awarded on a first-come, first-served basis to eligible applicants and projects.

RTA grants do not require a match and, therefore, fits well with the Port Westward Energy Security, Seismic Resilience, and Modernization - Phase 1 efforts as it would provide an additional source of funds for that project.

Recommendation

Adopt **Resolution No. 2025-26**, authorizing Port staff to apply for an RTA Grant of up to \$2.5 million.

RESOLUTION NO. 2025-26

A RESOLUTION AUTHORIZING A US DEPARTMENT OF TRANSPORTATION GRANT APPLICATION FOR BEAVER DOCK

WHEREAS, the Port is the owner of Beaver Dock at Port Westward, which is one of only five deep-water ports in Oregon; and

WHEREAS, in 2024, the Oregon State legislature passed Senate Bill 1567 requiring seismic resiliency improvements of large capacity fuel storage and distribution facilities such as Beaver Dock, to survive a design level earthquake (defined as a Cascadia Subduction Zone Magnitude 9.0 event); and

WHEREAS, the Port conducted technical structural assessments of the Beaver Dock facility and has developed a multi-phase plan for the modernization of Beaver Dock to meet the new State seismic resiliency requirements and ensure continuity of operations; and

WHEREAS, the first phase of the multi-phase modernization plan includes relocation of the pipelines serving Berth 1 and is estimated to cost \$26 million; and

WHEREAS, the Port is preparing to apply for a U.S. Maritime Administration FY 2025 Port Infrastructure Development Program (PIDP) Grant on September 10, 2025 to fund the Port Westward Energy Security, Seismic Resilience, and Modernization – Phase 1 ; and

WHEREAS, the Department of Transportation Rural and Tribal Assistance (RTA) Pilot Program is currently open;

BE IT RESOLVED that the Port Commission authorizes an application to the U.S. Maritime Administration RTA Grant Program for up to \$2.5 million to partially fund planning, permitting, and preliminary engineering of the Port Westward Energy Security, Seismic Resilience, and Modernization – Phase 1.

PASSED AND ADOPTED this 4th day of September 2025, by the following vote:

AYES: _____ **NAYS:** _____
ABSTAINED: _____

Port of Columbia County

By: _____
President

Attested By:

Secretary