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Photos by Lydia Ely/The Astorian

The Port of Astoria has struggled with aging infrastructure.

## Port faces challenges in financing infrastructure improvements

### Agency looking to expand boatyard, rebuild East Mooring Basin

By ETHAN MYERS  
*The Astorian*

Port of Astoria commissioners on Tuesday heard the long-awaited results of a feasibility study that looked at infrastructure improvements at the boatyard and the East Mooring Basin.

Representatives from BST Associates, a consulting firm, gave an extensive review of their findings, touching on trends, uses and potential options as the Port looks to expand the boatyard and rebuild the East Mooring Basin.

Assisting in the project was PBS Engineering and Environmental Inc. and Bud Shoemaker, the former manager of the Port of Toledo, who acted as an advisor.

"I, for one, am extremely happy that we've reached this point of really the final piece in the master development plan of the Port," Frank Spence, the president of the Port Commission, said. "The first major one was the waterfront master plan, between the Pier 1 and the bridge, the master plan going forward with the airport and now we have the plans and studies in for the two final pieces, which are the boatyard and the East Mooring Basin. "We are where we should be and now we have everything in place."

While the consultant spelled out a number of options at both locations, funding the improvements remains an uphill challenge.

"These things come down to priorities. We are dealing with a very limited budget, we are dealing with limited resources in terms of staffing ... there is a lot of stuff going on and some of these things are not minor when it comes to our development," Will Isom, the Port's executive director, said after the meeting. "... That's something that we wrestle with as well and that there are so many needs and challenges - how do you organize these in a way that you're moving things forward knowing that you can't address everything at once?"



The causeway at the East Mooring Basin is closed to the public.

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### Boatyard expansion

The loss of log exports during a U.S. trade war with China presented an opportunity for the Port to expand its boatyard in Uniontown onto the vacant space of Pier 3.

From the survey responses the consultant conducted, users of the boatyard identified covered buildings or a wind block as the biggest need, while acquiring a bigger lift was second.

"At a high level, when you look at specifically the boatyard, I think it's pretty obvious that there are some improvements that there is demand for, that people are asking for that make sense for the Port to start looking into how we may finance some of those things and they would provide a positive revenue going forward and the net present value justifies the investment," Isom said.

The consultant presented a number of concepts and options for the boatyard, including buildings large enough to hold sizable boats, space for a boat lift and other supportive facilities.

After a decade of log operations, pavement repair on Pier 3 would also be necessary. Last year, the Port filed a lawsuit against Astoria Forest Products over damages left on the pier.

The original cost estimate for potential improvements was around \$18 million. Port staff asked BST Associates to seek out alternate options at a lesser cost, Brian Wittingham, a senior economist with the consulting firm, said. The consultant laid out several alternative schemes for development that would drastically decrease the cost.

The presentation outlined concepts for a boatyard with an 88-ton lift - which the Port already operates - and the addition of a 300-ton lift.

The study broke down estimates of how different lift sizes could increase the number of haulouts. The data showed that investment in a larger lift should not be a priority, Isom said.

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## City Council backs library bond

The \$8M proposal will go before voters in November

By NICOLE BALES  
*The Astorian*

After years of debate over the future of the Astoria Library, the city will ask voters in November to approve an \$8 million bond for renovations.

The tax rate is estimated at 57 cents per \$1,000 of assessed property value. The life of the bond would be 22 years.

The cost of renovation, based on plans developed by Hennebery Eddy Architects, is expected to be \$10.6 million.

The city has \$2.1 million on hand from carbon credits, coronavirus relief funds and

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## City sets conditions for homeless camping

City staff to unveil locations in July

By NICOLE BALES  
*The Astorian*

The Astoria City Council approved a homeless camping ordinance Monday night outlining the time and manner for when someone can sleep on public property.

The council expects to discuss a separate resolution detailing places people can and cannot sleep in July.

The ordinance, which went into effect upon passage, is in response to federal court rulings and state legislation that prohibit police from enforcing illegal camping on public property unless there are adequate shelter spaces available for

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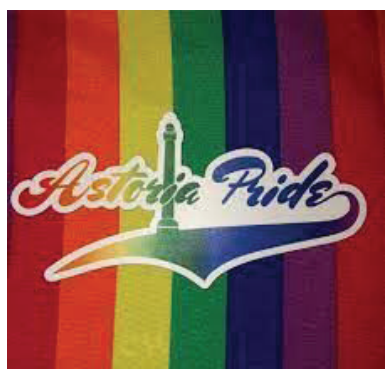
## Lower Columbia Q Center reaches agreement to resolve legal dispute

Eight board members were removed

By NICOLE BALES  
*The Astorian*

A custodial board will guide the Lower Columbia Q Center out of a legal battle that caused conflict and dysfunction at the nonprofit over the past year.

Over 90 days, the board will oversee the nonprofit's operations, revise the bylaws, review the finances and clarify whether Astoria Pride is controlled by the Q Center or is an independent event.



A custodial board will determine whether the Lower Columbia Q Center controls Astoria Pride.

As part of an arbitration award, the eight Q Center board members who were involved in the legal dispute have been removed. The custodial board will appoint new board members.

**OVER 90 DAYS, THE BOARD WILL OVERSEE THE NONPROFIT'S OPERATIONS, REVISE THE BYLAWS, REVIEW THE FINANCES AND CLARIFY WHETHER ASTORIA PRIDE IS CONTROLLED BY THE Q CENTER OR IS AN INDEPENDENT EVENT.**

Judge Daniel Harris, who mediated the dispute for the Arbitration Service of Portland, encouraged the custodial board to choose new board members "who would be independent and act in the best interest of the viable function and mission" of the nonprofit.

Former Q Center board members Taz Davis, Dida DeAngelis, Don Duncan and Sandi Hilton said

the arbitration award brought some clarity. "The previous board of directors have been asked to support the custodial board when requested through their respective (counsels)," they said in a statement.

"The respondents are grateful that the dispute among the LCQC board members has been resolved," Blair Henningsgaard, an Astoria attorney, said on behalf of former

board members David Drafall, Hillary Ann Levine, Tessa Scheller and Jim Summers.

Judge Harris will retain jurisdiction and address any issues with the custodial board, which is made up of Brett Estes, the chairman, who serves as Astoria city manager; Cindy Price, a former Astoria city councilor who serves on the Planning Commission; and Marcus Runkle, a business consultant.

The Q Center, which provides outreach, education and advocacy for the region's LGBTQ community, has been divided since a contentious board meeting in June 2021 that ended without being properly adjourned.

A lawsuit filed in Circuit Court in December by Duncan, Davis,

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