

# **October 30th, 2025, Special Meeting Minutes**

## **Port of Alsea Regular Board of Commissioners Candidate Interviews & Appointment Meeting 365 Port Street, Waldport OR 97394**

**Date:** October 30th, 2025

**Location:** Port Office, Waldport, Oregon

**Called to Order:** 2:00pm by Chair Buster Pankey

### **Attendees:**

- **Buster Pankey** - Board Chair
- **Joe Rohleder** - Vice Chair
- **George Grey** - Commissioner
- **Rob Bishop** - Commissioner
- **Dean O'Byrne** - Port Manager
  
- **John Allen**, Applicant
- **Jodi Smith**, Applicant

**Quorum:** Established - all commissioners present

### **1. Call to Order**

Chair Buster Pankey called the Special Meeting to order at 2:00pm for the purpose of reviewing applications and interviewing candidates for appointments to the Port Commission.

### **2. Purpose of Meeting**

- Review submitted applications for the vacant commissioner position
- Conduct interviews with:
  - **John Allen - 2:20 PM**
  - **Jody Smith - 2:40 PM**
- Use SDAO board member characteristics and supplemental questions
- Allow commissioners to ask personal and follow-up questions

### 3. Application Review

Commissioners confirmed they had reviewed the candidate applications.

Rob noted that the first application had been reviewed earlier and the second interview would occur at 2:40 PM.

### 4. Candidate Interview – John Allen

#### *Academic and Professional Background*

John described a long career as a tenured agricultural economist and sociologist, specializing in:

- Rural development
- Community sociology
- Environmental sociology
- Natural resource management

He has also taught research methods and statistics at the PhD level and has secured more than \$25 million in grants.

#### Key Themes from Discussion

- Need for critical thinking about the role of rural communities in the national landscape
- Importance of supporting fragile local institutions (bank, pharmacy, grocery store, school)
- Concern about an aging population and lack of opportunities for young families
- Need for entrepreneurial programs, partnerships, and economic diversification
- River “saturation” and cultural alignment when considering new opportunities
- Importance of community mediation and communication when proposing change
- Advocacy for short-, medium-, and long-term planning, including creative long-term ideas
- Encouraged identifying visitor-paid services that do not require debt
- Stressed framing Port improvements as drivers of future jobs and income

#### Commissioners discussed challenges including:

- Financing and property footprint
- Floodplain limitations
- Community resistance and “optics”
- Lease space as a key long-term revenue source

## 5. Candidate Interview – Jody Smith

Jody described herself as a “cheerleader” personality: strong with people, communication, and taking initiative. She frequently interacts with visitors at the docks and can relay public feedback. She confirmed availability for monthly meetings and expressed a strong desire to help improve the Bay.

### Key Points from Discussion

- Has a basic understanding of board responsibilities
- Sees an increase in families visiting since COVID-19
- Willingness to learn business operations
- Suggested seeking donated pothole-repair services in exchange for promotion
- Offered to help with fundraising regardless of appointment outcome

Commissioners discussed her strengths in community engagement, communication, and public presence. Joe suggested she may be a good fit for the Budget Committee; Dean suggested early involvement in a Friends of the Port group.

## 6. Public Infrastructure Update

- Dean reported the City of Waldport purchased an asphalt roller and may assist with pothole repairs. Estimated cost: **\$12,000** due to underlying problems.
- George suggested road issues may relate to rotting stumps and bay conditions.

## 7. Board Appointments and Actions

### 7.1 Appointment of New Commissioner

**Motion:** Joe moved to appoint **John Allen** as Port Commissioner.

**Second:** George

**Vote:** Unanimous (Buster, George – “Aye”)

**Outcome:** John Allen appointed.

### 7.2 Friends of the Port Committee

**Motion:** Joe moved to approach **Jody** about forming a Friends of the Port committee.

**Seconds:** Buster and George

**Vote:** Unanimous (Buster and George – “Aye”)

**Outcome:** Jody will be invited to help establish the group.

## 8. Board Discussion – Qualities and Community Vision

### John Allen

- Strong in economics and rural development
- Experienced grant writer

- Understands small-town systems
- Valuable for long-term strategic planning

**Jody**

- Highly motivated and public-facing
- Strong communicator
- Willing to learn
- Potential fit for committees and community engagement roles

**Commissioners also discussed:**

- Bringing in outside perspectives
- Attracting retired individuals who contribute economically without job dependence
- Ideas such as weekend rentals for revenue (with high startup costs)
- The importance of filtering ideas to focus on workable ones

**9. Adjournment**

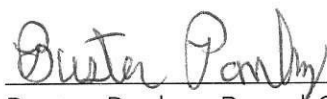
Buster called for adjournment.

Joe and George voted in favor.

Meeting adjourned at: 3:36pm

Next regular board meeting: November 20<sup>th</sup> 2025

**ATTESTED TO:**



Buster Pankey, Board Chair

11-20-25

Date



Joe Rohleder, Vice Chair

20 Nov. 2025

Date