

March 24, 2026  
4:30 P.M.  
Newport, OR

## **PORT OF NEWPORT COMMISSION WORK SESSION MINUTES**

*This is not an exact transcript. The video of the session is available on the Port's website.*

The Port of Newport Commission met on the above date and time at the Administration Building, 600 SE Bay Blvd., and virtually via Microsoft Teams. In attendance were Commissioners Sylvia, Retherford, Ruddiman, Dziak, and Osborne. Also in attendance were Executive Director Paula Miranda, Deputy Executive Director Aaron Bretz, Finance Director Mark Brown, and Administrative Assistant Gloria Tucker. Members of the audience included Summit PR Representative Angela Nebel.

### **DISCUSSION ON CAPITAL IMPROVEMENT PROJECTS**

Sylvia introduced the agenda item. Miranda overviewed the history of the Port's strategic plan. She noted an adoption of the updated project list will need to be added to the regular session agenda. Dziak clarified with staff a consultant drafts the strategic plan with input from the Commission and community.

Sylvia asked for more information on the NIT marketing plan. Miranda stated the Port often would go to Business Oregon for a marketing plan, but because the Port wants to do the strategic plan, it is one or the other because of funds availability. Sylvia asked whether the Port uses operational funds or a grant, will the marketing plan primarily point at logs or other things. Miranda replied figuring out [options] is the reason to do one. She stated she doesn't just want to put out flyers. She explained she has talked to some folks who are interested in the Terminal, but the Port can't just depend on that. Sylvia confirmed with staff there has not been one before.

Retherford stated the Port does need to figure out more streams of revenue, not just at NIT, even with the Rogue building. She asked how is the Port going to fill it. She emphasized it should be planned ahead. Miranda replied in South Beach as a new item, there is a \$100,000 for a feasibility study. She explained Rogue was a loss, but it is also an opportunity. She stated she doesn't think the Port will get another brewery. She noted this is an opportunity to create something new. She indicated she has been talking to a lot of people in economic development. She added once the building is empty, she would like to invite Commission and stakeholders to do a tour of the building. She noted there will be additional work [to the building] that needs to be done. Sylvia stated he supports a feasibility plan.

Sylvia suggested in the next capital improvement list, to tally each section of the Port at the end, explaining how much projects are and how much comes from operations funds versus grants. He noted operations costs throughout the Port is \$16 million. Brown explained \$18 million is general funds, \$72 million in grants, \$2.5 million in loans, and \$1.8 million covered by NOAA. Sylvia stated his concern is that so much is coming from internal.

Osborne asked for an update on the RORO Dock project. Miranda replied USDA requirements have slowed down the project, and the Port plans to get it done in November 2026. Osborne asked how long NIT dredging permits are good for. Bretz replied the permit is expiring,

and the Port will apply for a new one. He noted it will not take long to get new ones. Dziak confirmed with staff that postponing dredging at NIT will not affect operations.

Retherford asked if the removed category is supposed to be the color white. Discussion ensued on the colors of the projects. Miranda explained the last page has removed projects in blue, and the rest of the projects in white are future/ongoing projects. Dziak asked staff for clarification on large adverse effects on revenue. He asked what it means that the RV Annex construction does not affect high earners. Miranda replied the project doesn't create jobs; it does not have direct effects on the economy.

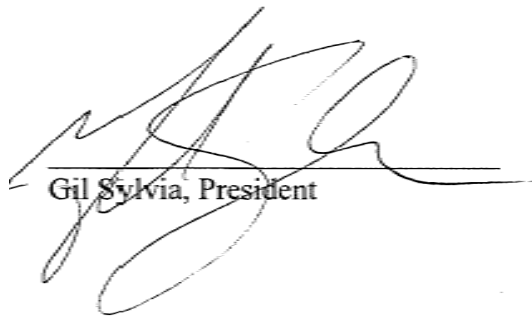
Dziak confirmed with staff the new fishing pier project has been postponed. Discussion ensued on mitigation credits and PNWA advocacy. Retherford stated she is a little concerned that most of the projects have been in commercial recently. She suggested the Port might have to refocus some attention back to South Beach. Osborne noticed the asphalt project at South Beach is due to the Seafood and Wine Festival. He asked does the Chamber pay for use of that site. Miranda replied they pay for a permit. He asked if some of that is earmarked for repairs. Miranda replied the amount is not enough, but it could be put into that fund.

Bretz noted there were a lot of projects in South Beach from 2018-2022. Retherford replied it goes back and forth. She asked for the timeframe on the electrical on Dock 5. Bretz replied the project is budgeted for 2026-27 and can start after July 1. Brown pointed out the underground storage tank in South Beach is a critical project. Miranda stated there may be EPA grants or Brownfields funds available. Bretz noted the new tank needs to be built and then sold, so it may need to be funded with loans. Dziak confirmed with staff there are no environmental issues at this time with the tank.

Ruddiman noted he sees there may be unforeseen projects at NOAA. Miranda replied a project has set aside some funding for that. Sylvia added his concern is how many projects have to be postponed. Miranda added the good news is the Port is way better off than a lot of ports in Oregon. She stated the bad news is other ports are not doing well. She noted the Port is advocating to the [state] to see how important ports are and that they don't have a place in their transportation plans for ports. She added that has to be changed.

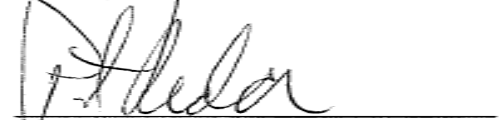
### ADJOURNMENT

Having no further business, the meeting adjourned at 5:58 p.m.



Gil Sylvia, President

ATTESTED:



Pat Ruddiman, Secretary/Treasurer