

**PORT OF NEWPORT COMMISSION WORK SESSION AGENDA**

Tuesday, August 27, 2019, 12:00 pm  
South Beach Activities Room  
2120 SE Marine Science Drive, Newport, OR 97365

*If you want to comment on a particular agenda item during the meeting, please complete a comment form and submit before the meeting is called to order.*

I.	Call to Order	Page
II.	Public Comment	
III.	Filling of Commission Vacancy Position No. 3 (PON Resolution 2014-08).....	5
A.	Review Letters of Interest	
B.	Interview Candidates	
1.	Leo Newberg.....	7
2.	Gil Sylvia .....	11
3.	Mark Farley.....	15
C.	Deliberation & Vote	
D.	Motion to Appoint	

SAMPLE MOTION: I move that \_\_\_\_\_ be appointed to fill the vacant position No. 3 on the Port of Newport Board of Commissioners, until June 30, 2021, in accordance with Port of Newport Resolution 2014-08 and ORS 198.320.

IV. Adjournment

Regular monthly meetings are scheduled for the fourth Tuesday of every month at 6:00 p.m.

The Port of Newport South Beach Marina and RV Park Activity Room is accessible to people with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours in advance of the meeting to Port of Newport Administration Office at 541-265-7758.

Link for directions to the RV Park Activity Room:  
<https://www.portofnewport.com/recreational-marina-rv-parks-maps>

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## Notes for Commissioner Selection:

Before the interviews begin, I wanted to summarize the process approved by the Port Commission through Resolution No. 2014-08 and re-affirmed at the Commission's July 23, 2019 Regular Meeting.

The Commission declared Position No. 3 vacant at that meeting and directed staff to publicize the vacancy and the process for selection. Notices were posted on the Port's website, the Port's Facebook page, noticed in the local newspaper, and sent as a media release to other outlets. A date of August 20<sup>th</sup> was selected (one week before the regular meeting) and staff received three Letters of Interest.

Per Section 2 of the Resolution, the Commission scheduled a special meeting for today for the purpose of interviewing candidates. The Commission reviewed a list of questions to be asked of and shared with the applicants and agreed that the same questions would be asked of both candidates. Follow up questions are allowed and encouraged. This is a public meeting open to all candidates for the duration.

Leo Newberg was randomly selected to be interviewed first, followed by Gil Sylvia, then Mark Farley. Staff has budgeted ten minutes for each candidate, but *[I/the President]* may extend the time based upon progress. After interviews have been completed, the Commission may deliberate among themselves for a short period.

Voting shall take place with each Commissioner writing the name of their preferred candidate on a signed ballot. Staff will tabulate the voting with an announcement as to who voted for whom. *[The Commission President does/I do]* not submit a ballot except to break a tie.

Upon the announcement of the successful applicant, *[I/the President]* will entertain a motion from the Commission to appoint the candidate to the Port of Newport Board of Commissioners. The President may vote on the motion to appoint.

The appointed Commissioner will take the oath of office at the beginning of tonight's meeting and be seated as Commissioner. That Commissioner must run for position #3 in the 2021 election. The Commissioner elected at that time will serve the balance of the position's term through the end of June 2023.

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**PORT OF NEWPORT  
RESOLUTION NO. 2014-08**

**A RESOLUTION ESTABLISHING A POLICY FOR THE FILLING OF VACANT  
COMMISSION POSITIONS**

**WHEREAS**, ORS 777.135(6) states that a vacancy on the Board of Commissioners occurs only after the remaining Commissioners declare the position vacant; and

**WHEREAS**, the vacancy shall be filled as provided by ORS 198.320; and

**WHEREAS**, ORS 198.320 states that a vacancy in an elected office in the membership of the governing body of a district shall be filled by appointment by a majority of the remaining members of the governing body. If a majority of the membership of the governing body is vacant or if a majority cannot agree, the vacancies shall be filled promptly by the county court of the county in which the administrative office of the district is located; and

**WHEREAS**, the Port of Newport Commission By-laws Section 5(F)(2) states that the Commission shall establish a policy for the filling of vacant Commission positions by resolution; NOW THEREFORE

**THE PORT OF NEWPORT BOARD OF COMMISSIONERS RESOLVES AS  
FOLLOWS:**

**Section 1. Letters of Interest**

A. Upon a vacancy being declared, staff will post a Notice of Vacancy on the Port's website. A press release will be sent to the local media also informing the public of the vacancy.

B. The due date for Letters of Interest will be the day one week in advance of the next regular board meeting. Letters are to be received at the Port of Newport business office by the due date.

C. Letters of Interest shall at a minimum include:

1. Full name of candidate.
2. Physical and mailing address of candidate. Optional information shall include phone number and e-mail address.
3. Amount of time as an elector within the district.
4. A statement of the candidate's desire to serve on the board or submission of a questionnaire if provided.
5. Signature and date.

**Section 2. Options for Special Meeting.** The Board President may schedule a Special Meeting for the purpose of interviewing candidates if the Commission determines that the amount of time to assess the candidates would be inappropriate for a Regular Meeting.

**Section 3. Voting during Public Meeting.**

A. The remaining Commissioners of the Board with the exception of the President (or President Pro Tem if the President's position is vacant) shall vote via private ballot for their

preferred candidate during the item identified on the agenda. Commissioners are required to sign their ballot before submitting to staff for tabulation.

B. Staff will report the results of the voting including which Commissioner voted for which candidate.

C. If a tie exists upon tabulation of the votes, the President (or President Pro Tem) shall cast a tie-breaking vote.

D. This procedure may be repeated until a single candidate receives a plurality of votes or the President and/or Board agree(s) to solicit additional Letters of Interest identified in Section 5.

**Section 4. Motion to Appoint.**

A. Upon a single candidate receiving a plurality of votes, the President shall solicit a motion to appoint the candidate to fill the vacant position.

B. The President (or President Pro Tem) may vote on the motion to appoint.

C. A majority of the remaining Commissioners (i.e. 3 of 4 remaining Commissioners, 2 of 3 remaining commissioners) voting in favor of the appointment shall constitute the vacancy as filled.

**Section 5. Failure to Achieve Majority.**

A. If a majority of the remaining Commissioners cannot agree on a candidate, staff will continue to solicit additional Letters of Interest following the provisions in Section 1(B).

B. If a majority cannot be reached at the next meeting, staff will correspond with the Lincoln County Court and request on behalf of the port district that the Court fill the vacancy pursuant to ORS 198.320(1).

**APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS** this 22<sup>nd</sup> day of July, 2014.

  
\_\_\_\_\_  
JoAnn Barton, President

ATTEST:

  
\_\_\_\_\_  
Walter Chuck, Secretary/Treasurer

Port of Newport  
600 SE Bay BLVD  
Newport, OR 97365  
Attn: Newport Commission Vacancy – application

August 14, 2019

I am submitting this Letter of Interest to indicate my interest in being considered for the Port of Newport's Commission vacancy.

Leo Gerard Newberg  
11567 NE Beverly Drive  
Newport, OR 97365  
(541) 351-1403

I have been a registered voter in Lincoln County since 2012, and in the city of Newport since 2017.

I would like to be considered to fill the role vacated by Stuart Lamberdin, Position #3 on the Port's Board.

Best regards,  
Leo Newberg

**PORT OF NEWPORT**  
Commission Vacancy  
**CANDIDATE QUESTIONNAIRE**

Name: Leo Newberg

Date: August 14, 2019

Please submit your answers to the following:

1. What do you know about the Port of Newport, its mission, goals and the services it provides?

I have been an active member of the Port community since moving to Newport in 2001. I have spent the better part of 25 years managing boatyards, including managing the Port of Toledo's shipyard from 2012 to 2015. I am very familiar with the various operations and partnerships that make up the Port community and have remained largely up to date regarding many of the fiscal and infrastructure challenges facing the Port as it positions itself for the future.

2. What experience have you had serving on boards (public vs. private)?

I was the Board Chair for the Newport chapter of Surfrider from 2015 to 2018. I also served briefly on the Board of the Oregon Boating Foundation, although that tenure was cut short when work took me away from town, limiting my availability.

3. Why are you interested in serving on the Port of Newport board of commissioners?

I am interested in serving on the Port of Newport board of commissioners for many reasons, but the main reason is that I have spent the entirety of my 51 years deeply involved in the world of maritime culture. My family built our own work boats. I was sailing on my own when I was 4. I worked in boatyards since I was 12 and have run several high end boat repair and construction facilities during my career. I am deeply committed to helping the region maximize the benefits that a well run Port brings to the community. The Port of Newport has always been a major driver of the local economy and a major provider of jobs, recreation and education. It would make me proud to be part of the current team that continues those traditions.



4. What professional experience or knowledge do you possess that could assist the Port meet its goals?

I have extensive experience in the maritime trades, bringing with me over 25 years experience in running high end shipyards. I worked within the world of Pacific Northwest Ports for 3 years, gaining valuable insights into both the potential and politics of the Port structure. I have spent my career working as a liason between blue collar workers and Boardroom visionaries, and have successfully partnered with both. I have a proven track record of creating master plans and developing long term visions that are efficiently executed. i am confident that my hands on experience with developing port infrastructure would be an excellent asset to the already strong board of commissioners.

5. What do you view as the Port's strengths?

The Port of Newport has a ridiculous number of strengths.

1- Location is at the top of that list. It has the best all-weather bar for a long stretch of the west coast. Distant fleets can use it as a convenient jumping off point. The harbor is deep and protected. It is just a great piece of real estate.

2 - It has phenomenal, long standing community partners in the commercial fishing fleet, the Hatfield science compound and private industry such as Englund Marine and the Rogue.

3 - The community that makes up Lincoln county as a whole, and Newport in particular. The people of this area are hard working, creative, committed and invested in the success of the Port. I have never met a better group of people than teh families of the commercial fishing fleet and the surrounding community. People are always your best asset.

6. What do you see as the Port's weaknesses, and what measures would you suggest be taken to address those weaknesses?

I believe that with all of the Port's strengths, there are a few significant challenges.

1 - The Port si recovering from a series of overly ambitious capital expansion projects that, in my opinion, never fully reflected the true nature of the Port. These projects were flashy and attractive, but came atthe expense of fully suporting te local commercial fleet. They also leftthe Port struggling to remain financially viable.

2 - The Port commissioners have historically not focused enough on creating a strong Port Manager position. In my opinion teh commisioners job is to create a strong, consistent Port Management team, and then find ways to support that teams needs and vision. The Port has had a habit of reversing those roles, which has led to a very weak Port Management team, and low crew morale amongteh employees.

3 - Infrastructure - Flashy NOAA docks and International Terminals should take a back seat to the docks that serv ethe commercial and recreational fishing fleets. I know that it is more complicated than that, but priorities need to be clear.

7. What do you believe your role is as a Port Commissioner?

The Port Commission needs to chart a financially and strategically sustainable plan of growth for the Port district. The commissioners need to build a strong and long lasting management team that will carry that vision out over the course of a variety of future Boards. The Port is a huge economic driver for the region, and as such the Port Commissioners need to provide an outlet for the community's voice on a state and federal level to ensure that the region provides a secure economic future for generations to come.

Additional Comments:

To: Port of Newport

From: Gilbert Sylvia

RE: Letter of Interest for Position #3 on the port Commission

This letter is to inform the Port of Newport of my interest in serving in Position #3 on the Commission.

My full name: Gilbert Sylvia

Address: 1121 North Beaver Creek Road, Seal Rock, Oregon 97376

Phone: 541-740-0208

Email: [gil.sylvia@oregonstate.edu](mailto:gil.sylvia@oregonstate.edu)

Statement of Interest: I am recently retired from Oregon State University (although working part time on special projects) and would like to take my skills in economic analysis, systems thinking, and strategic planning and apply these skills to real world opportunities to advance economic development. I care greatly about the Newport community and the Port of Newport and would like to see the Port achieve its full economic and development potential.

**PORT OF NEWPORT**  
Commission Vacancy  
**CANDIDATE QUESTIONNAIRE**

Name: Gilbert Sylvia

Date: August 20, 2019

Please submit your answers to the following:

**1. What do you know about the Port of Newport, its mission, goals and the services it provides?**

I have a moderate level of information about the port gathered over 30 years of living in the Port of Newport Service District. My work as an OSU marine resources economist and Director of the Coast Oregon Marine Experiment Station has allowed me to interact and collaborate with the port and port commissioners from time to time. I presently serve on the Budget Committee for the Port and have reviewed the Port's Strategic plan including mission, goals, and services.

**2. What experience have you had serving on boards (public vs. private)?**

I am presently Chairman of the Board of Fish Trax Systems Inc. a private non profit dedicated to advancing fishery information systems. I served on the Oregon Coast Community College Board from 1994-2000 and chaired the Board for one year. Over my thirty years I have served on a variety of organizations and committees. For example, I served on the committee that developed Newport's 2040 Vision/Strategic Plan and have continued this work by serving on the 2040 Vision implementation committee.

**3. Why are you interested in serving on the Port of Newport board of commissioners?**

I have major interest in advancing economic development for marine-dependent communities while recognizing both the significant challenges but major opportunities. I am now formally retired from OSU (but working part time on a few on-going projects) and now have some time to engage in other activities related to my profession. My economic skills could be of value in assisting the Port of Newport in evaluating ideas and alternative strategies and finding policies that could best meet the Port's mission while serving the interests of the Port's constituents.

**4. What professional experience or knowledge do you possess that could assist the Port meet its goals?**

I have a PhD in economics (with a major focus on marine economics) and have conducted numerous studies involving marine policy. While some of these studies have been relatively sophisticated (e.g., bioeconomic policy modeling), others have been practical and applied. For example, I helped organize a coastal meeting of port directors and commissioners to consider the implication of new marine fishery policies to grant tradable rights to fishermen. I worked with the Port of Newport to evaluate alternative strategies for supporting direct marketing of seafood. I worked on the YBOOI committee (Yaquina Bay Ocean Observing Initiative) to develop concepts to take advantage of Yaquina Bay's unique ocean observing assets and information systems to advance local economic development.

**5. What do you view as the Port's strengths?**

The port has a solid set of assets, an innovative and collaborative community, and a diverse economic community. The ability to land the NOAA Pacific fleet in Newport highlights the Port's major strengths.

**6. What do you see as the Port's weaknesses, and what measures would you suggest be taken to address those weaknesses?**

Three major issues: 1) The conundrum around use of the International Terminal is a major issue that must be resolved since it is affecting the port's ability to address many elements of its strategic plan, its political relationships, and the confidence of the community. While I do not have easy answers to this complex problem I do believe the Port Board needs to develop a set of guiding principles to help the Exec director resolve the issue based on the concept of using the terminal to maximize benefits for the Port while also supporting Newport's critical base industries. 2) The port has major maintenance and infrastructure needs that must be addressed. This will require major grantsmanship combined with revised service fees. The port may need a different fiscal and budget model to avoid these problems in the future. 3) The port needs strong executive leaderships. It is critical the Port Commission support the Manager and his/her staff.

7. What do you believe your role is as a Port Commissioner?

The major role is to develop and support the mission and strategic plan, hire professional managers with the requisite skills, develop sound policies and budgets, and to liaison with the community.

Additional Comments:

Aug 16<sup>th</sup>, 2019

Dear Port of Newport Commission,

I would like to express my interest in filling the vacant position on the Port of Newport Commission – which I understand is a two-year term.

I have lived in Newport for slightly over 5 years and have been a registered voter in this district for that period of time.

I believe that community volunteerism and leadership is critical to building healthy and robust coastal communities - I work as an administrator for OSU's Hatfield Marine Science Center, and see my service to the Port Commission creating many positive opportunities to build greater connections between science community and the Port.

You find my candidate survey attached with this letter – please reach out with any questions.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read 'Mark J. Farley', with a large, stylized flourish at the end.

Mark J. Farley  
1827 NE Crestivew Pl  
Newport, OR 97365

[Mark.farley@oregonstate.edu](mailto:Mark.farley@oregonstate.edu)  
541-207-5283

**PORT OF NEWPORT**  
Commission Vacancy  
**CANDIDATE QUESTIONNAIRE**

Name: Mark Farley Date: Aug 16, 2019

Please submit your answers to the following:

1. What do you know about the Port of Newport, its mission, goals and the services it provides?

The Port of Newport maintains the infrastructure in the port district around Yaquina Bay and the South Beach area. The Port provides mooring for the local and distant water commercial fleets as well as dock side services including long term gear storage and lay down space.

The Port also runs the South Beach Marina and RV park - providing access and infrastructure to recreation fishers and boaters.

The Port has provided long-term lease opportunities to critical partners dependent on waterfront access; these include the Oregon Coast Aquarium, NOAA MOC-P, Rogue Breweries, and OSU's Hatfield Marine Science Center. The International Terminal is the Port's latest investment in the working waterfront of Newport's Yaquina Bay.

2. What experience have you had serving on boards (public vs. private)?

I have served four years on the Oregon Coast Council for the Arts board, two of those years as Board Chair. The OCCA works in partnership with the City of Newport to manage the Performing Arts Center, and the Visual Arts Center buildings as well as run arts programming for both venues. The OCCA board worked actively on annual budgets, grant calls, fund raising, staffing issues, policy, legal issues, and community conflict. In my tenure as board chair one of my greatest accomplishments was to pass a rental rate increase with no upset from resident arts companies critical to the Performing Art Center business model yielding a 12% (ish) increase in rental rate income. My other greatest accomplishment was keeping the meeting agendas tight and ended board meetings on time.

In my professional capacity as an administrator for OSU's Hatfield Marine Science Center I have served on many advisory boards, search committees, and task forces.

3. Why are you interested in serving on the Port of Newport board of commissioners?

I have worked at the Hatfield Marine Science Center for nine years – when I moved to Newport six years ago, my wife, a long-time Newport resident, taught me that what makes the Oregon Coast run was community involvement – specifically community leadership. As we were painting the master bedroom, she looked at me and said, "Pick a board and do some work!"

I served the arts for four years and now I'd like to align my volunteer board work with my professional work. I often felt out of my depth in the arts, and while I learned a lot in my time with OCCA, I would value bringing my professional expertise to the Port's endeavor to grow and adapt.



4. What professional experience or knowledge do you possess that could assist the Port meet its goals?

I serve on the Hatfield Marine Science Center Director's team as the Strategic Initiatives Manager – I am responsible for identifying and developing new business initiatives for the university in the marine research sector. I have a strong professional background in business development, marketing, market research and public relations. My first role with the university was with Oregon Sea Grant – I helped develop a number of working waterfront products including the Port of Newport/OSU Port Dock 1 Working Waterfront Docent program, the Working Waterfronts of Oregon digital tourism iPhone app for Coos Bay and Charleston, the What's Fresh on the Oregon Coast iPhone app, and worked as an educator/guide with the popular Shop on the Dock program.

Before I came to Oregon State University I held the role of VP for a national business development and marketing firm, Pathworks, Inc. We averaged over 4 million in billables a year and our client list consisted of corporate and public agencies such as General Electric, Oregon Department of Energy, Smithsonian, University of Oregon, Boy Scouts of America, and the US Airforce.

5. What do you view as the Port's strengths?

The Port has a strong customer base in its local and distant water fleets. The Port also has strong residential partners connected throughout the state in various sectors. This diversity could be leveraged into building both assets and opportunities for the Port.

6. What do you see as the Port's weaknesses, and what measures would you suggest be taken to address those weaknesses?

I know that the Port is struggling to replace aging infrastructure, as well as balancing cash flow against debt servicing. A rocky start to building an International Port Dock business model caused a significant setback to fully utilizing the asset to build the Port's portfolio.

I wouldn't presume to offer up plans to address any of these issues without more fully understanding the plans and goals of the current commission.

7. What do you believe your role is as a Port Commissioner?

The role of a commissioner is to represent the Port and its mission, guide the Port Manager in setting the strategies and policies for the Port, and leverage professional expertise and insight to create positive opportunities to grow the Port and create deeper connections with its user base.

Additional Comments:



7. What do you believe your role is as a Port Commissioner?

Additional Notes:



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Additional Notes:



7. What do you believe your role is as a Port Commissioner?

Additional Notes:



Commissioner Selection Special Meeting

August 27, 2019

**BALLOT:**

Place an X for your selection for Commissioner.

Leo Newberg

Gil Sylvania

Mark Farley

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Commissioner Signature