

August 25, 2026
6:00 P.M.
Newport, OR

PORT OF NEWPORT COMMISSION 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 and Administrative Assistant Gloria Tucker. Members of the audience included Laura Wilkeson, Walter Chuck, and Summit PR Representative Angela Nebel. Chuck and Wilkeson attended online.

CONSENT CALENDAR

MOTION was made by Osborne, seconded by Retherford, to approve the consent calendar as presented. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

PRESENTATIONS

Oregon Cascades West Council of Governments Annual Report – Ryan Vogt. Sylvia introduced the agenda item. Vogt presented his report included in the packet. Dziak asked if the [division] with Lane County is due to their size. Vogt replied years ago, Lane County had applied to be their own economic district but [were denied], so Cascades West has always been in partnership with them. He noted because of their size, Lane County has different revenue streams and resources available to them, so the things that don't get prioritized within the economic development district still [proceed]. He added Cascades West does have a great partnership with them.

Osborne noted in Benton County, Cascades West staffs the Veteran Service Office (VSO). He asked if that is unusual. Vogt replied the counties get contracts from the Department of Veterans Affairs, and most counties take that on themselves in-house or contract it. He explained in Benton County, they contracted it with Cascades West. He noted a few years ago, there was conversation with Lincoln County, but they ended up choosing hiring directly. Osborne stated Cascades West sees needs increasing while funding is becoming a bigger challenge. Vogt stated the Office of Management and Budget put out some draft rulings to adjust how all federal grants and contracts are managed going forward. He explained there was a substantial amount of feedback across the nation about those rulings because they were pretty substantial in terms of changes. He noted the biggest change, if they were to be implemented, would be that any grant that is considered discretionary, like Headstart, at any point in time if the Feds determine it is no longer in alignment with the administration's priorities, can be immediately stopped and the money pulled back. He indicated that would be extremely disruptive for everyone. He added there is a current proposal in the budget resolution passed by one chamber that would delay implementation to incorporate additional options.

Sylvia noted in the list of members, the Port is a unique animal but gets treated fairly. Vogt replied each member agency has one board member, and it is one voice, one vote, so Sylvia's vote bears as much weight as another.

OLD BUSINESS

Review of Lines Agreement. Sylvia introduced the agenda item. Miranda presented her report included in the packet. Sylvia noted this is not a cargo agreement, but a lines agreement. Dziak asked what the confusion between lines and cargo was. Sylvia replied some Commissioners were confusing the cargo terms with lines terms, and the Port had to make clear this is a lines agreement. He explained the Port doesn't have a cargo with agreement with the longshoremen, and the Port employs them when it needs their help. He added the Port uses them for lines on large vessels. Miranda explained the Port is not party to the Pacific Maritime Administration (PMA). She noted they have automatic control over cargo for a lot of West Coast ports, and the Port of Newport is not a party to that. She indicated the Port doesn't have the staff for cargo, so the Port works with longshoremen and follows PMA's program or requirements.

Dziak noted fishing vessels are exempt from the arrangement, Miranda replied that was specified in the last update because the previous language was a little vague. She added the Port works with a stevedoring company for lines or cargo. Sylvia clarified with staff the numbers stipulated in the agreement are not unique to Newport but used throughout the West Coast. Ruddiman noted the Columbia River has a lines bureau. He explained cargo vessels are chartered by specific companies that deal with specific stevedores. He stated, in some cases, the Port wouldn't have anything to do with it because the company arranges it. He indicated the reason for the lines agreement was for vessels that fall outside of that.

Sylvia asked since the Port's concern is safety, why wouldn't the agreement [state] all vessels and then list exceptions. Miranda replied the Port doesn't want to leave it open to all vessels because, all of a sudden, the cost of hiring a longshore becomes way too expensive for some smaller vessels. She noted if there are smaller vessels that want longshore to tie lines, and they are able to pay for it, they still can. Sylvia asked should a 175-foot civilian vessel have to use longshore. Miranda replied the Port has to think about its Terminal. She stated she doesn't want vessels to hit Port docks. She explained for the sake of many things including safety of people and infrastructure, it makes sense to have [the agreement]. She indicated every port has requirements. She added even if [vessels] feel they have the people, this is the Port's requirement. Sylvia added he will bring this up again in a year or two. Ruddiman added the navy vessels, for example, during the rose festival have longshoremen tying the lines all down the coast.

Approval of NOAA Adjustment. Sylvia introduced the agenda item. Miranda presented her report included in the packet.

MOTION was made by Ruddiman, seconded by Osborne, to authorize the Executive Director or Designee to sign Amendment Number 37 to the lease agreement with NOAA as presented. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

Approval of Settlement with Western Hunter. Sylvia introduced the agenda item. Miranda presented the report included in the packet.

MOTION was made by Dziak, seconded by Ruddiman, to retroactively approve the attached settlement release as presented. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

Approval of Amendment to Services Agreement with Port of Toledo for ADV Removal. Sylvia introduced the agenda item. Miranda presented the report included in the packet. Discussion ensued on DEQ. Sylvia added he hopes the new date works.

MOTION was made by Retherford, seconded by Osborne, to authorize the Executive Director or her representative to amend the Port of Toledo ADV contract as presented in the draft amendment. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

NEW BUSINESS

Public Hearing of Ordinance No. 2026-01 Regarding Changes to the Facilities Code. Sylvia introduced the agenda item. Miranda presented the report included in the packet. Osborne stated he fully agrees staff, or anyone, shouldn't have to put up with this kind of interference. He noted he managed an RV resort in Lake Havasu and had to come up with something similar. He indicated some of it concerns him. He added even though an attorney has said it is all legal, that doesn't mean if the Port goes to court on any of this, that the Port will win. Osborne noted the resort had to ban people permanently. Miranda stated the Port does have some language on banning if they threaten the staff, but that doesn't take care of people being rude. Osborne asked who is the law enforcement over the Port. Miranda replied as a port, the Port could have its own police department or fire department. She noted, obviously, the Port is not big enough for that. She explained the Port hires a security company, and right now is contracted with TCB. She indicated if it reaches a point where someone needs to be kicked out, then they call the police. She added the police only kick someone out if it is within the ordinance.

Osborne noted the ordinance mentions use or sale of illegal drugs, which is obviously against the law. Miranda replied staff would call the police at that point. Osborne stated some of this [language] leaves it open to interpretation. He noted leaving personal items or dumping on Port property, to him, that should be separated. He explained leaving a personal item isn't always dumping. He asked for leaving children unattended, what age is the Port looking at. He added there is not a definition. He suggested looking at what state parks do. He also suggested a longer trespass or permanent exclusion. Miranda replied permanent exclusion is difficult by law, and the most the Port can do is three months or a year for higher violations. She indicated the Port can't kick someone out permanently.

Dziak stated he agreed with Osborne that the language should be firmer for the punishment, and children's age should be defined. Sylvia asked how often the Port has incidents like this, where staff ask people to leave. Miranda replied it is not often, three or four times a year. Sylvia confirmed with staff there is not a log of incidents with difficult customers. Miranda noted staff could write it down now with this change. She added staff will need to be trained. Sylvia asked if staff need to get the agreement of a supervisor to have someone trespassed. Miranda replied if the supervisor is there, they will handle it. She stated if the supervisor is not there, staff would be able to. She added training would be needed.

Retherford stated in the next step, if people have been asked to leave the premises, some people may be staying in a spot. She suggested a timeframe like an hour to evacuate. She noted if they are already checked in, they should be given a certain amount of time to leave. Miranda stated

she agreed and she would also clarify the premises. She noted staff may ask them to leave the office, not necessarily the RV Park. Ruddiman confirmed with staff these offices have cameras. Osborne asked what was the result of the recent situation in the RV Park. Miranda explained the situation, and said, at the end of the day, the customer got their spot, got their way, after being extremely rude to everyone.

Approval of Contract with Advanced American Construction for NOAA Dredging Project. Sylvia introduced the agenda item. Miranda presented the report included in the packet.

MOTION was made by Ruddiman, seconded by Osborne, to approve the Executive Director or her representative to execute a contract with Advanced American Construction for NOAA MOC-P dredging in an amount to exceed \$619,000. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

Approval of Declaration of Surplus Property. Sylvia introduced the agenda item. Miranda presented her report included in the packet. Ruddiman stated it is his understanding because of tree farms, the county only appraises the land, and the timber is separate. He asked is there any reason why the Port shouldn't get an idea of what the timber on the land is worth. Miranda replied the Port will do its homework to find out the max it can get out of that property, including the value of the timber. She added she will try to get the best price possible. Osborne noted he had the same concern. Retherford stated it is nice to let neighbors know the price includes land and timber and fairly offer it. Dziak asked if the timber company made an offer. Miranda replied they did not, only said they were interested. Sylvia asked if the property is zoned as timberland. Miranda replied she doesn't have the zoning off the top of her head, but that would be included with the listing. She added the biggest challenge she can see with that property is access. Discussion ensued on deeds and easements.

MOTION was made by Dziak, seconded by Ruddiman, to authorize the Executive Director or designee to approve Resolution 2026-06 as attached. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

Miranda added any offer will come to Commission for approval as well.

Approval of Grant Application with Business Oregon for Feasibility Study. Sylvia introduced the agenda item. Miranda presented her report included in the packet. Osborne asked if any interested consultants were local, regional, or maritime. Miranda replied there are a lot of architecture, engineering, and economic marketing companies. She added no one was local. Retherford asked if there has been anyone interested in the property [outright]. Miranda replied a company did express interest, and she will show them the property. She noted this would be for possible distribution. She explained in the meantime, staff are entertaining those who are interested. She added the Port still does not have possession of the property from the bankruptcy. Discussion ensued on work needed on the property. Miranda emphasized the importance of having professionals determining what makes sense for the property and involving the community.

Retherford stated she knows the Port has budgeted \$100,000, but does the Port have it. She asked what happens if the Port doesn't get a grant. Miranda replied the Port will at least get \$50,000, and it may get \$100,000. She explained Mark Brown worked the budget to make sure these studies get done this year. She noted the NIT feasibility study is budgeted at \$30,000. She added she is working with Business Oregon on the strategic plan and may push that project to the next fiscal year.

MOTION was made by Osborne, seconded by Dziak, to authorize the Executive Director or designee to complete all documentation necessary for the application of a grant request to complete the Feasibility Study for the former Rogue building. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

Retherford asked when the Port will know if the grant comes in. Miranda replied the paperwork may need to be at a special meeting in September.

STAFF REPORTS

Executive Director Report. Miranda presented her report included in the packet. She reported in the feasibility study RFP, she originally scheduled submissions for Sept. 10, which would have given staff enough time to prepare for the September meeting. She noted, however, since she is going on vacation, she changed the deadlines to Sept. 18. She explained that leaves staff little time to make the selection and bring it to Commission. She requested a special meeting the week after the Commission meeting. Tucker noted staff also discussed moving the Commission meeting date to Sept. 29 to allow more time. The Commission agreed to move the September Commission meeting to Sept. 29.

Retherford asked what is the status of the other [Sunset Bar] building. Miranda replied she was working with several people on it, but then their interest fell out. She stated she will start the process again. Osborne noted the Corps of Engineers is going to start dredging the Yaquina River. He asked does that connect with any of the things the Port is doing. Miranda replied it does not; they only dredge for interstate commerce. She explained Port Dock 7 is a special project, so it includes berths. Discussion ensued on ways to provide ports funding for dredging.

Sylvia noted the Army Corps is ready to move [on Port Dock 7]. He asked how long until it has taken too long. Miranda replied they haven't given the Port a date. She stated she imagines in the next two to three years some studies would have to be redone. Retherford noted the coastal economic summit is scheduled for October 29 [in Seaside]. Sylvia added next year the Port could influence some of their reports.

COMMISSIONER REPORTS

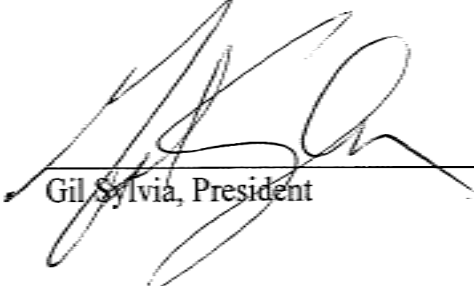
Sylvia praised the Port's new IT company. Dziak noted the sailboat in the bay. He asked if it is the Port's responsibility. Miranda replied it is in DSL land, and not the responsibility of the Port. Retherford asked who is going to the ribbon cutting at the wave energy site. Osborne and Dziak noted they would attend. Miranda cautioned the Commissioners about having discussions during the ribbon cutting. She stated PNWA is in Vancouver in October. Dziak asked for the deadline to register. Miranda replied she would send him a note.

PUBLIC COMMENT

Chuck stated he will be rooting for the Port's project tomorrow at ODOT. He noted one bad thing, the best project for the Port landed with a score of 78. He explained all the projects that scored 90 or higher totaled \$25 million statewide. He indicated that might be a stretch, but he will still put in a good word. He indicated there is \$30 million statewide and 31 projects. He added the awards are finalized on Sept. 9 or 10. Miranda noted the project is for the dolphin at NIT. Chuck added the state does not divide [awards] up by region anymore, which is unfortunate.

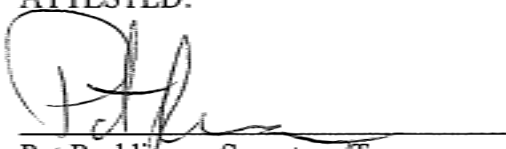
ADJOURNMENT

Having no further business, the meeting adjourned at 8:27 p.m.



Gil Sylvia, President

ATTESTED:



Pat Ruddiman, Secretary/Treasurer