

September 30, 2025
6:01 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, Lackey, Dziak, and Ruddiman. Also in attendance were Executive Director Paula Miranda, Deputy Executive Director Aaron Bretz, and Administrative Assistant Gloria Tucker. Members of the audience included Mitchell Heide, Laura Wilkeson, Doug Cooper, and Summit PR Representative Angela Nebel.

OATH OF OFFICE

Miranda administered the oath of office to Commissioner Bob Dziak.

CONSENT CALENDAR

Dziak asked how much things had changed in the last six months on the financial report. Miranda replied Mark Brown is on vacation, but typically he provides a month to month and the fiscal year budget. Dziak stated he would meet with Brown when he returns.

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

OLD BUSINESS

Port Dock 7 Project Update. Sylvia introduced the agenda item. Bretz reported he focused on the cost estimate and assessment of risk of the project. He presented the report included in the packet. Miranda overviewed the funding for the project. Dziak asked if staff had reached out about temporary mooring of vessels to CFUG and others for dredging. Bretz replied that will probably be a one-on-one effort, but staff talked about it at the CFUG meeting. He explained when staff have specifics on a timeline, it will be easier to talk to them about it.

Retherford stated with such a big project, many moves in each step, an independent construction estimator and general contractor make a huge difference. Bretz stated the CMGC process means once everyone agrees on cost, the Port can start construction. He explained the first part would be starting to build the docks, gangways and electrical components. He added faster and cheaper is the goal.

Lackey noted it is hard to predict the future, and the trend is boats getting bigger. He recommended the other Commissioners watch or read the notes from the CFUG meeting. He asked if the Port can take another look at the design. Bretz replied any changes along those realms will be a tweak. He noted he would conceptualize inventory between Port Dock 5 and 7. Retherford asked if there would be a work session or he would just have [DOWL] adjust it. Bretz replied the Port has a quarterly meeting with CFUG, and he should have more information by the end of January.

Retherford noted John Moody mentioned transient boats could come down here too. She asked if staff is looking beyond this port. Miranda replied staff have to look beyond. She noted boats follow the fisheries and processors, and the Port takes those into account.

Sylvia noted with the idea of unpredictability of the fleet, he wondered if docks can be designed to be flexible, to add or change position. Bretz replied floating docks are like an erector set; they can be changed. He added not in an afternoon, but the floats are modular so the Port can take them apart and change them as needed. He explained the Port can't rearrange where the pilings are, though.

Sylvia noted the docks were not designed for tsunami loading, but earthquakes. He stated the grant won't pay for mitigation. He indicated staff don't know what it's going to be yet, and there will need to be conversations. Miranda stated there will be mitigation related to eel grass and shading. She noted the Port is looking into the public fishing pier; realigning that will get rid of a lot of creosote pilings and shading. She indicated there are other forms of paying for those costs like NOAA fisheries grants. Sylvia confirmed with staff the Port has used an independent cost estimator before.

NEW BUSINESS

Heide Parking Citation Appeal. Sylvia introduced the agenda item. Bretz reported the applicant improperly parked in moorage holder parking. He explained staff received an appeal with the reasoning they bought a pass from the machine. He noted in this situation; there was no question if the offence occurred. He indicated there wasn't any extenuating or mitigating circumstances. He added the person was confused by the parking requirements. He stated there is signage there, and the Port generally doesn't issue warnings for this.

Heide noted he was told to park there. He stated it was his first time there, and he didn't know he couldn't park there.

Miranda explained the Port follows guidelines, and this is a matter for the Commission to decide.

Heide noted he put a parking pass in his window. He stated he was confused on where to park.

Retherford asked if he realized the lot said moorage holder. Heide replied he did not. He explained he went fishing with his brother-in-law, and he told him he was fine to park there. He stated he didn't think to look at a sign. Retherford confirmed with Heide he was a visitor to the coast. Sylvia confirmed with staff the amount of the fine is \$63. Retherford asked what the brother-in-law said about the ticket. Heide replied he told him to talk to the people in the store; he didn't know.

Sylvia stated it is the typical policy to enforce the fine as long as the signage is there. Miranda noted a person that visits on a regular basis to be more enforceable, but the Port still gets complaints from moorage holders. She added a visitor can get confused.

Retherford confirmed with Heide he understands what a moorage holder is now. Lackey stated he tends to back up staff to keep order.

Bretz stated his recommendation is to uphold the ticket, but Commission could reduce it by the \$9 he paid to park there. He added he tries to be consistent and recommends warnings for certain circumstances.

MOTION was made by Lackey, seconded by Ruddiman, to uphold the ticket with a \$9 discount. Sylvia, Retherford, Lackey, Dziak, and Ruddiman voted in favor.

STAFF REPORTS

Miranda reported staff moved forward with the PIDP grant application. She noted she attended the Coastal Economic Summit. She indicated there is a good chance she will ask for a special meeting in October. She explained she is working with Rogue and prospective tenants on leases.

Bretz reported he heard from insurance about the damage to the NOAA pier from the fire. He stated an engineer recommended replacing the beams that were affected and slabs. He explained he is waiting on insurance discussions. He added an insurance payment will apply to repairs to the finger broken by a sunken vessel.

Bretz reported grant money is available at the state for the disposal of derelict boats, and he will put that out to bid soon. He noted Western Hunter sold. Miranda emphasized the importance of providing proof of insurance to the Port.

Lackey noted in past due accounts, Oregon Brewing Company is paying \$25,000 per month. He asked if that is above what they pay on their leases. Miranda replied that is above. Lackey noted they owe \$545,000. Miranda replied staff are trying to work with them to keep them. Lackey asked are they putting their troubles behind them. Miranda replied they are getting away from the distillery business. Lackey confirmed with staff Rogue is cautiously optimistic. Miranda added Bretz attended the Oregon Pacific Ports Association conference.


ADJOURNMENT

Having no further business, the meeting adjourned at 7:09 p.m.



Gil Sylvia, President

ATTESTED:



Jeff Lackey, Secretary/Treasurer