

October 22, 2024  
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, Lackey, Ruddiman, and Retherford. Commissioner Chuck arrived at 6:02 p.m. Also in attendance were Executive Director Paula Miranda, Director of Business and Finance Services Mark Brown, Operations Director/Deputy Executive Director Aaron Bretz, Administrative Assistant Gloria Tucker, and NOAA Maintenance I Andrew Meats.

### **CHANGES TO THE AGENDA**

Miranda recommended moving the Capital Improvements Update to Old Business, following New Business. Sylvia moved the agenda item.

### **CONSENT CALENDAR**

MOTION was made by Lackey, seconded by Ruddiman, to approve the consent calendar as presented. The motion carried 4-0 in a voice vote.

### **NEW BUSINESS**

**Employee Anniversary Recognition – Andrew Meats – 5 Years.** Sylvia introduced the agenda item. Miranda, Bretz, and the Commission thanked Meats for his service.

### **OLD BUSINESS**

**Capital Improvements Update.** Sylvia introduced the agenda item. Miranda presented the capital improvements list included in the packet. Retherford asked if the Port received the funding for the Port Dock 7 project. Miranda replied the ConnectOregon funding was confirmed on October 10. She stated the Port is still waiting to hear about the MARAD grant.

Bretz reported he is working on the specifications for the new Terminal equipment. He noted the grading work would take place over the summer. Retherford asked on the capital improvements list, if all the cost estimates have been updated. Miranda replied the cost estimates are updated as the projects get closer. She explained some projects won't happen for several years. Sylvia stated staff could summarize the totals at the bottom. He suggested including total expense, total spent, and total secured funding. Miranda added staff could include percentage of operation funds, grants, and loans. Discussion ensued on Port Dock 7 costs and funding. Discussion ensued on impact to eel grass. Sylvia asked where the regulations on eel grass comes from. Bretz replied it is under the [Magnuson-Stevens Fishery Conservation and Management Act]. Chuck added the Port mitigates for disturbing the area, but the eel grass grows back. He suggested the Port should get credit for that. Discussion ensued on the Yaquina Bay Estuary Management Plan. Lackey asked if sea lion impacts to salmon get discussed. Bretz replied people don't take it seriously, but it

should be quantified. Sylvia added bills are going to be introduced to prevent mechanical dredging of oysters because of the impact to eel grass. Chuck suggested the priority ranking on the list be explained. Discussion ensued on possible stories in the newsletter. Retherford suggested people come to the Port with their questions before making comments. She added the door is open for communication.

MOTION was made by Retherford, seconded by Chuck, the Capital Improvement List as reflected in the Strategic Plan to be replaced and adopted with the most recent updated as attached. The motion carried unanimously in a voice vote.

### **STAFF REPORTS**

**Executive Director Report.** Miranda reported she has an upcoming meeting with Pacific Seafood on the wastewater issue. She announced Jon Gonzalez passed away. She stated she and Retherford attended the OPPA Conference. She overviewed the topics discussed. She noted she and Chuck attended the PNWA Conference. She overviewed the topics discussed. She added she is now the President of PNWA.

Bretz reported he has had discussions with the Army Corps on sediment and mudstone disposal from dredging. He noted for the city's dam project, the engineers are HDR and they are looking for material for the concrete. He explained mudstone can be used for concrete. He indicated he sent them the reports on the drilling samples. He added if they can use that material, that would be a massive benefit to the Port and city.

Bretz reported he had a conversation with a company interested in using the PacWave energy site. He explained they have an operation in Portugal that he thinks between the Port, Rondys, and Sause Bros. can be duplicated. He noted they are building devices, and they want to put two at the test sites. He indicated the city adopted a resolution to review the Yaquina Bay Estuary Plan code changes every two to three years.

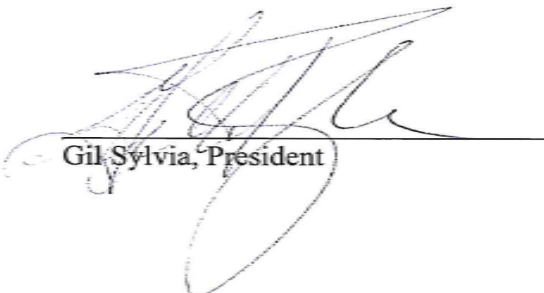
Brown reported occupancy has stayed steady. He noted he did a cash flow analysis and shared that with Miranda and Bretz. He added it looks like the Port can operate this year within the budget.

### **COMMISSIONER REPORTS**

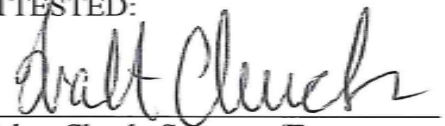
Chuck reported at the PNWA Conference there was talk about prioritizing a way to do mitigation credits. He added there were good discussions on wind energy, and the leases have been tabled.

### **ADJOURNMENT**

Having no further business, the meeting adjourned at 7:16 p.m.

  
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Gil Sylvia, President

ATTESTED:

  
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Walter Chuck, Secretary/Treasurer