

October 23, 2025  
9:44 A.M.  
Newport, OR

## **PORT OF NEWPORT COMMISSION SPECIAL MEETING 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 virtually via Microsoft Teams. In attendance were Commissioners Sylvia, Lackey, and Dziak. Commissioners Retherford and Ruddiman were excused. Also in attendance were Executive Director Paula Miranda and Administrative Assistant Gloria Tucker. Members of the audience included Xia Zhao, Lincoln Chronicle Representative Shayla Escudero, and Summit PR Representative Angela Nebel.

### **NEW BUSINESS**

#### **Approval of Amendment to Rogue Lease and Lease with West Coast Seafood, LLC.**

Sylvia introduced the agenda item. Miranda reported staff have been working with Rogue Brewery to get new tenants for their current distillery lease building. She explained they want to get out of the distillery business, and they no longer have interest in that building. She noted staff worked with them to find new tenants, and there are a couple different folks. She stated one would probably not come to fruition until December 1. She indicated she has been working with Zhao. She added Zhao has been working in Newport with the Port and different businesses as West Coast Seafood, LLC.

Miranda reported Zhao would like to open up seafood processing and take over 2,400 square feet at that building. She stated the way this is set up; the Commission has to do simultaneous approval. She explained the Port can't lease a portion of the building unless it terminates that with Rogue. She noted staff are making sure that Rogue is still responsible for taxes for the year, and there will be proper prorations on both sides. She indicated one possible concern is odor that may be caused by having a seafood business near the RV Park. She added she has made sure that language is in the lease for West Coast Seafood.

Miranda reported Zhao wants to get into that building as soon as possible because she has equipment coming, and that's why there is a special meeting. She explained the terms of the new agreement are similar to what the Port has with Rogue. She noted the Port is entering into a lease for five years, and the Rogue lease would terminate in 2037, which is short about two years. She stated she doesn't see that as a major problem. She indicated the Port can certainly extend the lease with Zhao if she finds her business is working as expected.

Zhao stated right now she is using one side of the public hoist. She noted she is a seafood wholesaler, and she buys from commercial vessels that sell to the customer. She indicated so far, her process can only use trucks and doesn't have capability to do further processing. She added she has been in Newport for two years and the business is doing good.

Zhao stated she would like to do crab in the wintertime and in the summer, start doing fish. She noted if she can do a simple process like cut the heads off, that would give her an advantage. She indicated sometimes customers don't want crab immediately, so that's why she is looking for this facility where she can do a little bit of holding for the crab. She added her plan is to bring in two ice machines to make her own flake ice and two live tanks to hold 3-4,000 pounds of crab.

Zhao stated after crab season, she is planning to put in a process line to cut fish. She noted, if possible, she would like to build cold storage, a small blaster freezer, so she can freeze the fish. She indicated her goal is to have more capability to handle more product.

Dziak asked if any issues with semitruck access or fish waste disposal have been considered. Miranda replied, as far as trucks, there should not be many. Zhao replied she doesn't plan to have any semitruck trailers overnight, just come and go for pick up. She stated for disposal, it would be the first year, so she doesn't have exact numbers. She noted it may be 50,000 pounds of fish per month, simple cut. She indicated she is planning to keep the waste as bait, so disposal would be minimum. Miranda stated that portion of the building is set up for some processing, but she made it clear that anything going into the city has to be in accordance with their regulations. She noted this amount is not to a point where there is a problem. She explained if they get there in the future, they have to work towards meeting those requirements. Zhao added her business is mainly crab, and she is not planning to do a massive amount of fish. She noted if later on wastewater becomes a problem, she can have another facility custom process for her.

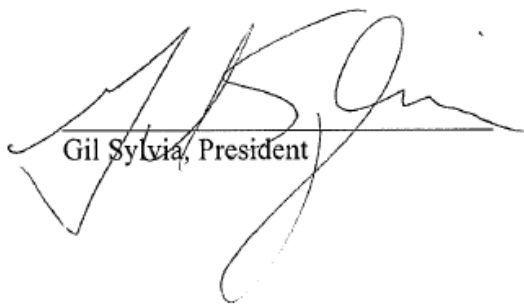
Sylvia asked if West Coast Seafood, LLC, is primarily an export business. Zhao replied her customer is the exporter. She explained her job is to load fish or crab on their trucks. Sylvia asked if she is selling live crab. Zhao replied so far, 90 percent is live crab. She added she would not be doing cooking at that location.

Sylvia stated small amounts of effluent can be handled by municipal sewage treatment, but once you reach a certain amount, then it becomes a bigger issue. Miranda replied that building is currently set up for that because they had distillery equipment. She explained before there is an increase in volume, they would make sure that is worked out with the city. She added that building has direct discharge to the city.

MOTION was made by Lackey, seconded by Dziak, to authorize the Executive Director to execute the attached Fifth Amendment to Lease Agreement and the lease with West Coast Seafood, LLC as presented. Sylvia, Lackey, and Dziak voted in favor.

### **ADJOURNMENT**

Having no further business, the meeting adjourned at 9:58 a.m.

  
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Gil Sylvia, President

ATTESTED:

  
Jeff Lackey (Nov 21, 2025 10:37:57 PST)  
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Jeff Lackey, Secretary/Treasurer