

November 18, 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, and Ruddiman. Commissioner Dziak was excused. Also in attendance were Executive Director Paula Miranda, Deputy Executive Director Aaron Bretz, Finance Director Mark Brown, Administrative Assistant Gloria Tucker, Summit PR Representative Angela Nebel, and media representative Shayla Escudero. Members of the audience attending remotely included Laura Wilkeson, Doug Cooper, James Matheson, Don Snow.

### **CHANGES TO THE AGENDA**

Miranda noted an updated Matheson lease, past due report, and Department of State Lands (DSL) letter had been added to the packet.

### **CONSENT CALENDAR**

Sylvia clarified with staff a date on the minutes was correct.

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

### **OLD BUSINESS**

**Public Hearing and Approval of Ordinance 2025-01 Regarding Changes to the Port Facilities Code.** Sylvia introduced the agenda item. Bretz presented his report included in the packet. Sylvia asked if the last sentence, which reads “may be billed in addition to penalties,” is correct. Bretz replied his intent is not to require the Port to go that far if it doesn’t have to. He noted he wants to have room to encourage people to comply. Miranda replied it gives the Port some flexibility.

MOTION was made by Retherford, seconded by Ruddiman, to adopt and read by title only Ordinance 2025-01 Regarding Changes to the Port Facilities Code. Sylvia, Retherford, Lackey, and Ruddiman voted in favor.

**Approval of Federal Cost Share Agreement Amendment for PD7 Project.** Sylvia introduced the agenda item. Miranda reported this is an amount she is authorized to approve, except it is part of a recurring agreement. She noted she did not want to delay the Army Corps, and it is extremely important for the project to continue moving forward. She explained that after discussing it with president Sylvia she signed the agreement and asked for forgiveness. Bretz reported timing was important on this. He presented his report included in the packet. Retherford asked if these situations will continue. Bretz replied this gets the Port to the end of the feasibility

study. He explained the final report should be presented in January, and then the Army Corps can move into the construction phase.

MOTION was made by Retherford, seconded by Ruddiman, to authorize the Executive Director, or her designee, to amend the Federal Cost Share Agreement by increasing the Port's contribution by \$15K retroactively to November 5, 2025. Sylvia, Retherford, Lackey, and Ruddiman voted in favor.

## **NEW BUSINESS**

### **Approval of Termination with Rogue and Approval of Lease with Matheson Marine.**

Sylvia introduced the agenda item. Miranda presented her report included in the packet. Matheson stated he does marine services, electrical and electronics. He noted he deals with all the boats that come to town with issues. He indicated being there gives him a bigger building and ability to work during the weather. He added, currently, he is not weather permitted. Retherford thanked Matheson for his business in town. Sylvia asked what will happen to the space he leaves. Miranda replied that space really needs work; it's really old. She noted the restrooms are not in a great state, and the Port plans to remodel, eventually. She indicated Port NOAA staff use part of that building. She added that [Matheson] space would go vacant for the time being.

MOTION was made by Lackey, seconded by Retherford, to authorize the Executive Director to execute the attached Sixth Amendment to the Lease Agreement and the lease with Matheson Logistics, as presented. Sylvia, Retherford, Lackey, and Ruddiman voted in favor.

**Approval of Resolution 2025-04 Regarding Interfund Transfers.** Sylvia introduced the agenda item. Brown presented his report included in the packet. Miranda noted the Port pays the entire amount and then gets reimbursed [80] percent [by the MARAD grant]. Sylvia asked if there is a minimum amount for interfund transfers. Brown replied he can not go over one cent what is budgeted without coming to Commission.

MOTION was made by Ruddiman, seconded by Retherford, to adopt Resolution 2025-04 Authorizing Interfund Transfers. Sylvia, Retherford, Lackey, and Ruddiman voted in favor.

**Approval of Resolution 2025-05 Adopting an AI Policy.** Sylvia introduced the agenda item. Brown presented his report included in the packet. Retherford stated she thinks the policy is proactive and wonderful. Sylvia praised the policy as well.

MOTION was made by Retherford, seconded by Ruddiman, to adopt Resolution 2025-05 with the attached Ai Policy. Sylvia, Retherford, Lackey, and Ruddiman voted in favor.

**Approval of Selection of Contract for Abandoned and Derelict Vessel Removal Project.** Sylvia introduced the agenda item. Bretz presented his report included in the packet. He

stated he also included a letter from the Department of State Lands. He explained it is a letter of intent to offer the Port funding as reimbursement as it disposes of these vessels. He noted they intend to reimburse the full value of the expected contract. He noted they still have some work to do. He indicated they are a receipt of a grant from BoatUS, which was a grant recipient from the NOAA Marine Debris Removal Program. He added because of the government shutdown, BoatUS was delayed getting details from NOAA.

Bretz reported staff need to make sure before the Port moves into a contract, the work gets done according to the federal government criteria. He explained the Port would enter into an

intergovernmental agreement with DSL before getting reimbursement on any of these vessels. He stated another issue is he received correspondence from the Oregon Bureau of Labor and Industries (BOLI). He noted someone inquired about this project and asked them to make a ruling on prevailing wages. He indicated this is not a public improvement project, but there are some nuances to the project. He added he will get a ruling before he moves ahead with the contract.

Miranda stated, either way, if the Port gets a grant, this is something the Port needs to take care of. She explained it takes a lot of staff time to make sure boats float, these take up moorage space, and there is danger of sinking which is costly. Ruddiman confirmed with staff the Port of Toledo will tow the vessels. Retherford clarified with staff the Port will put the money out front and then be reimbursed down the line. Brown noted the budget impact. He stated at some point, there will need to be an amendment to the budget.

Sylvia noted Bretz estimated the cost. He asked if the project could cost more than the bid price. Bretz replied he uses estimate because he never knows actual cost until the project is done. He explained if something arises, staff would have to stop and get Commission approval. He added he expects the project will fit within the contract.

MOTION was made by Lackey, seconded by Retherford, to authorize the Executive Director or her designee to contract with the Port of Toledo in an amount not to exceed \$365,000 for the removal and disposal of up to 17 abandoned and derelict vessels. Sylvia, Retherford, Lackey, and Ruddiman voted in favor.

Sylvia asked if there is a difference between abandoned and derelict. Bretz replied if someone ties up a vessel and does not register and does not leave, then it is considered to be abandoned. Miranda added it is abandoned whether it is in good condition or not. Bretz explained a derelict vessel is one that no one claims and in poor condition.

## **STAFF REPORTS**

**Executive Director Report.** Sylvia introduced the agenda item. Miranda presented her report included in the packet. She reported Rogue closed their business. She stated the Port has taken control of the [Rogue] building, only allowing three Rogue employees to cleanup and finish closing the building. She noted no one else is allowed in the building except for lienholders that have proof of liens. She indicated she continues working with the attorney to make sure the Port does the proper thing. She added she knows there are lot of people interested in helping the Port lease the building or buying equipment, but it's not the Port's personal property. She explained if anyone wants to purchase anything from Rogue, they have to contact Rogue. She stated the Port can't lease the building until things get sorted out. She added if the Port gets someone to help lease the building, the Port has to go through a proper public process.

Sylvia noted the Finance Director report has the percentage of slips that are occupied, but not how many slips are there. Brown replied there are 525 slips at the recreation marina, and 200 at commercial. Sylvia recommended adding that on the report.

Sylvia noted the report lists all past due customers, and it is a really long list. He asked is the Port doing things differently because it seems like there is more than the typical amount. He added it is \$800,000 when added all up. Brown replied in South Beach, in the current system it is difficult to tell what is owed, but in the new system, people can't check in before the Port is paid. Miranda replied, unfortunately, a lot of people owe the Port money that staff didn't know before. She stated the good thing is the change to the code will not allow service on the commercial side

without payment. Brown noted if someone has a vessel and haven't paid, staff put a lien on that vessel now.

Miranda reported there is an issue with the Coast Guard helicopter being removed from Newport. She stated she had a meeting with county, city and fishermen's wives. She explained there is an expectation to band together to help bring it back, just like in 2014. She noted in 2014 there was an injunction and the Port was a part of it, but the Port's attorney was not involved. She indicated she does not know if that is something Commission wants to be a part of again. She added if the Commission does, the Port will need to work with the attorney.

Miranda reported the Port would be supportive of the idea of trying to bring the helicopter back because most users are mariners that are very dependent on the helicopter [and the Coast Guard] for safety. She asked Commission if they want her to provide a letter of support first and then figure out if the Port should get more involved. Ruddiman, Sylvia, and Retherford directed Miranda to write a letter of support. Miranda added Senator Wyden will have town hall in Newport on Sunday. She stated she would send the Commission the details.

### **COMMISSIONER REPORTS**

Retherford recognized Jon McKnight, who was an insurance agent in town that covered many boat insurances. She stated his celebration of life will be Saturday, December 6.

Ruddiman reported he watched the city town hall meeting, which was packed. He noted Walter Chuck spoke, Gomberg spoke, and multiple fishermen wives spoke. He stated most people were speaking against ICE. He indicated Gomberg was on the on Rachel Maddow show on MSNBC and estimated approx. 800 people at that meeting. He added the city is still working to figure out their options. He asked [what agency] the Coast Guard was under before 9/11. Bretz replied it was under the Department of Transportation, and then the Department of Homeland Security. Ruddiman noted back in 1992, their agreement with the city was if they didn't use that as a helicopter facility, the building would go back to the city. He indicated now the Coast Guard is under a different agency, they may be able to use it for whatever they want.

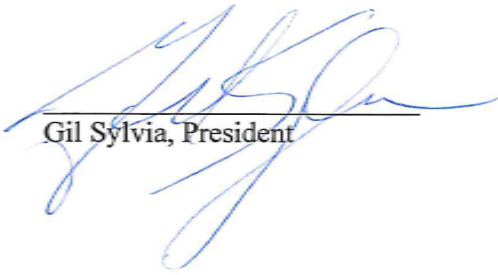
Sylvia reported he attended the Mariculture Future Forum last week in Coos Bay. He explained it was sponsored by the Builders Foundation, which is part of the Walton Foundation. He noted they funded \$3 million for three projects to advance shellfish aquaculture and seaweed aquaculture. He indicated Walton's interest is restorative aquaculture, which is aquaculture that shows positive ecosystem service benefits. He added they are pushing that concept as compared to traditional aquaculture. He explained as an economist, that makes him nervous [in relation to] present law and statutes.

Sylvia reported the conference had good representation from industry. He stated they have a lot of regulatory and permitting issues. He noted, for example, if in an aquaculture operation, the ground is getting too soft from burrowing shrimp, and they need to change technique, they can't do that with a simple adjustment. He explained they have to apply for a brand new permit, and they don't know what will happen if they do that. He indicated trying to produce more value for this industry is difficult. He added he expects an initiative going to the legislature to get some of these things changed. He noted the Port owns 530 acres of land that could be used for aquaculture or mitigation.

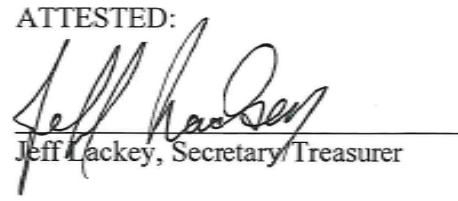
Miranda noted the December meeting will be December 16 due to holidays. Retherford added the crab season may start around Thanksgiving unless there is a strike.

**ADJOURNMENT**

Having no further business, the meeting adjourned at 7:11 p.m.



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Gil Sylvia, President

ATTESTED:  
  
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Jeff Lackey, Secretary/Treasurer