

February 24, 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, and Osborne. Commissioner Dziak was excused. Also in attendance were Executive Director Paula Miranda, Deputy Executive Director Aaron Bretz, Finance Director Mark Brown, and Administrative Assistant Gloria Tucker. Members of the audience included Summit PR Representative Angela Nebel, Brad Spencer, and Chris Peterson. Heather Mann attended online.

OATH OF OFFICE

Miranda swore in Commissioner Larry Osborne.

ELECTION OF OFFICERS

Tucker noted the Commission needed to appoint a new Secretary/Treasurer.

MOTION was made by Sylvia, seconded by Retherford, to appoint Ruddiman as Secretary/Treasurer. Sylvia, Retherford, Ruddiman, and Osborne voted in favor.

PUBLIC COMMENT

Tucker noted there was one written public comment submitted by Joe Black. Miranda reported the Port now requires a verifiable address to read written comments, but the address provided was the public library. She noted she tried to reach out to Black, but his email bounced. She stated if folks have issues, especially with her, she wants to speak to them face to face or they can come to the Commission meeting. She added she will always provide a copy of these kinds of comments to Sylvia.

Sylvia stated he would hope, if people have this kind of public comment, they step up and come to the meeting or attend online. He added this was totally unacceptable. Miranda added this person made a comment about her not wanting to be transparent by going to the attorney, but she said he only reason she went to the Port's attorney is because the president asked her to. She added he is not being transparent.

Retherford stated it is important for the community, anyone who wants to be involved, to know they have full access to this building during the Commission meetings. She noted all they have to do is show up, and it is unfair to slander through email. She indicated that's not how it should work when doing business. She explained this is the wrong way to address the issue. She stated if there is stuff to work out, everyone should be adults and work them out face to face. She added business is business, and this isn't business.

Miranda noted her door is always open to the public. Osborne stated he agreed with everything that had been said. He noted he thinks the Port is very transparent. He added anyone

who wants to remain anonymous, he puts very little stock in anything they have to say. Retherford added the Port is not rated by people's comments.

Peterson clarified with staff the comments are coming through online public comment. Sylvia asked if it is unusual to get anonymous public comments. Bretz replied the Port used to only accept them in person, which required name and address. He explained when meetings went online and hybrid, staff allowed an online form. Sylvia clarified with staff the comment was submitted online.

CONSENT CALENDAR

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

OLD BUSINESS

Approval of Easement with Trofimchik Near Embarcadero. Sylvia introduced the agenda item. Bretz presented his report included in the packet. Retherford asked will they cover the taxes if any. Miranda replied if there are taxes, the person is responsible for that. Osborne asked if the Port's concerns were addressed. Bretz replied he will put into the agreement the appropriate language for termination to address those concerns. He noted he mentioned in the past there is a fair amount of chop that comes through there when there is a storm from the southwest. He explained their engineers will address that. Sylvia confirmed with staff any damage caused by the dock breaking apart will be their responsibility. Miranda noted staff will make sure there is also language if the dock is so damaged it is no longer usable, they have to remove it.

Retherford asked if there will be any mitigation for the dock. Bretz replied there will probably have to be. Miranda added sometimes, if it is a small enough footprint, the state may not require mitigation.

MOTION was made by Retherford, seconded by Ruddiman to authorize the Executive Director or her designee to negotiate an easement for the referenced property. Sylvia, Retherford, Ruddiman, and Osborne voted in favor.

Approval of Easement with Rondys Near Terminal. Sylvia introduced the agenda item. Miranda presented her report included in the packet. Osborne confirmed with staff they are not updating the permit. Retherford asked if the trench or utility line will affect building on or paving the area. Bretz replied there would be no impact, and it is deep enough to not have a weight limit. He added they took into consideration heavy truck traffic. Sylvia noted a minor typo in the original permit.

MOTION was made by Osborne, seconded by Retherford, to authorize the Executive Director or her designee to negotiate an easement for the referenced property in accordance with the permit attached. Sylvia, Retherford, Ruddiman, and Osborne voted in favor.

Authorization to Apply for Grants. Sylvia introduced the agenda item. Miranda presented her report included in the packet. Retherford asked if staff apply for the BUILD and PIDP, and get both, what happens. Miranda replied if the Port got both, the Port would need to pick one. She recommended going with PIDP since that provides \$38 million versus \$25 million. Retherford asked does the Port have the match money for [all the grants]. She noted the Port already has grants that they are trying to fulfill with matches. She stated she is concerned the Port isn't going to have match money to meet all the grants. She indicated to commit to more is a scary situation. She added she doesn't want to put the Port into a predicament.

Retherford stated it would be nice if the Port could get these grants, but she is afraid with losing Rogue, lawsuits, other issues, and the [current] match money, the Port is in a rough place in the fund. She noted she can't commit to more funds knowing it will put the Port in a place where it will have to say sorry, they can't take that grant. She indicated if the Port still had Rogue, this would be a no brainer; or if the battles were out of the way; or if there weren't issues with the current match money. She added she is afraid of putting the Port into a deficit it won't be able to manage. Miranda replied staff have had this conversation internally. She noted the grants staff are managing currently have been budgeted. She added PIDP has already been reimbursed.

Miranda reported RORO Dock [payment] will not come through until the next budget, and most of these projects will take two to three years. She stated the Port doesn't want to say no to money. She explained the PIDP grant has very little match to worry about, unless ConnectOregon takes its grants back, which was approved through the Federal Match Program. She noted the Service Dock is probably the one with uncertainty, but that [will create] revenues. She explained she has worked with Business Oregon, and the Port can get a loan based on the revenues. She noted these can only be built during the [in water work window] so she doubts any of these will be ready to be built this year.

Retherford noted the matches for the smaller grant requests add up to \$3 million. Miranda replied most of these won't happen right away, and she hopes to have Rogue sorted out by that time. She explained staff will make presentations on things that the Port can do with those buildings. She noted the revenues from Rogue was from old agreements, so even if the Port doesn't get it fully occupied, the Port will be able to charge more for those buildings because they were ground leases before. She indicated she is comfortable in the next year or couple of years, the Port will have good revenues coming from those buildings.

Retherford stated she is worried about the setback the Port is already in. She noted once the Port has lost funding, it takes a while to regain that funding. She asked is the Port going to have enough funding to meet the obligations it already has and still go forward. She stated she doesn't want to put more burden on leaseholders or users.

Osborne asked what would be the worst-case scenario. He asked if the Port gets them all, and the Port doesn't have matching funds, what happens. He asked does the Port not take the grant. Miranda replied the Port has done that in the past, and it doesn't look good. She stated the chances of the Port getting every single one are very unlikely. She added she is mostly concerned with BUILD because of that match.

Osborne stated his concern is he has seen with the economy, grants at all levels are getting tougher and tougher, and fewer dollars are becoming available. He noted he doesn't see anything in the immediate horizon to turn that around, and he is concerned there may be fewer opportunities to apply for funds. He indicated he understands Retherford's concern and doesn't want the Port to get in over its head. He added right now, he feels the Port needs to take advantage of what is out there. Brown stated he has his concerns. He noted it would be \$3 million if the Port got them all, but he doesn't expect them all. He indicated if that happened, the Port should go out to the bond market to get bonds for the match. He explained the Port's reserves are going down. He added Port Dock 7 has to be done; dredging has to be done; all these things need to be done.

Sylvia clarified with staff how the bond works. Miranda noted she is less inclined to do one while the Terminal bond is still outstanding. She added the NOAA bond will be paid off in 2032. Sylvia summarized in the worst-case scenario, the Port got all grants, has to do the match, doesn't have enough funds internally, and then has to go out for a general obligation bond. He asked can the Port do this so it is not a burden on Port users. Miranda replied the Service Dock

would be new and have higher fees. She stated for Port Dock 7, she would be comfortable going for a bond if the Port gets BUILD instead of PIDP due to the lack of match.

Sylvia asked in the worst-case scenario, would the Port be in such bad shape that they would have to increase all the fees to cover the costs. Miranda replied if that is route the Port would have to go, to increase drastically, she would not do the project. She explained any project has to have a reasonable increase, but if it drastically increases the fees, it doesn't make sense at that point.

Retherford stated her concern is the recommendation is to approve all the grant applications. Miranda replied Retherford can change the motion. Brown reported if the Port took out a loan for the South Beach Service Dock, it would need \$130,000 a year in loan payments. Miranda noted last year, Brown projected \$130-\$170,000 a year in revenues for that dock. Bretz noted his recommendation was to make that dock gated and have a higher premium for a secure dock with utilities.

Sylvia stated his own philosophy is you don't know about grants; you may get them, you may not. He noted he is comfortable applying for them all and then playing the game because the odds of getting them all are so small. He indicated the lesson from this is the Port needs to build up its reserves, so [Commission] isn't pulling out our hair over this. He suggested discussing reserves during Strategic Planning. Miranda added to make sure Brown is comfortable, staff can pull out some grants that make sense. She explained it's OK to pull a grant out ahead, rather than after it's been announced.

Retherford asked if the Port will survive through the year and maintain all [payments], without having to get loans to bail out. Brown replied it will. Retherford noted the Port is still showing the Rogue Brewery lease in operating expenses, which changes the ways things look. She asked if the Port needs to get plans and permitting in place for the Service Dock, and will that add to the cost. Bretz replied that cost has been included in the number. He noted the Port would still need to do planning and permitting.

MOTION was made by Ruddiman, seconded by Osborne, to authorize the Executive Director or designee to apply for all grants, as listed above. Sylvia, Ruddiman, and Osborne voted in favor. Retherford voted opposed. The motion carried 3-1.

NEW BUSINESS

Spencer Parking Ticket Appeal. Sylvia introduced the agenda item. Bretz presented his report included in the packet. Spencer stated his point in mentioning he is from Newport is that he is not a tourist. He explained he was in a tough situation, and he would normally park on the street. He noted during the crabbing season, everyone was parked on the street, so he pulled in here and saw the sign, but knew it would be a short period, overnight. Miranda explained Commission can waive the ticket, lower the amount, or uphold the ticket.

Osborne noted the sign says they can be towed. He stated towing would have been a lot more than \$63. Retherford stated as a user of the Port too, not just Commissioner, [her family] are those crab fishermen and individuals bringing crab pots in on trucks. She noted she understands the complication of all that, and everyone is trying to use the bayfront. She indicated as a longtime resident, she raised her family in Lincoln County, she understands the fullness of it. She added she knows fishermen still get ticketed by the city, and if they don't have their licenses, they get ticketed from the Port. She explained it is only fair. She stated all have to abide by the same rules, she

understands the difficulty of finding parking, and she is sorry that's the way it works on the bayfront.

MOTION was made by Retherford, seconded by Osborne, to uphold the ticket. Sylvia, Retherford, Ruddiman, and Osborne voted in favor.

Sylvia noted when someone wants to appeal a decision, it ends up with the Commission. He asked why. Miranda replied it is in the Facilities Code, which is implemented by ordinance, and that gives the Port the authority to give tickets. Sylvia asked does it have to be worded that way. Miranda replied Commission can change the language. Sylvia stated he would like it changed, and he would rather it stay at staff level. Bretz replied the lawyers would not agree. He explained the law requires people have access to an elected body. He added the lawyer has told him the way it is stated is the way it has to be.

Sylvia noted it takes a lot of time and expense to deal with this given the cost of the ticket. He suggested that is totally out of alignment. Bretz replied he can raise the cost of the ticket. Miranda explained staff follow the process, take everything into account, and Bretz is very fair. Osborne clarified the process with staff.

Approval of Resolution 2026-01 Regarding the Fiscal Manual and policy updates.

Sylvia introduced the agenda item. Brown presented his report included in the packet. Osborne asked when the debt is eligible, the finance department determines if filing [proof of claim] is appropriate, should that come to Commission. Brown replied sometimes when someone goes bankrupt, they have no assets. He noted the Commission could change the language. Miranda replied the problem is sometimes, staff only have so much time and don't want to delay something that could benefit/hurt the Port. She noted if Commission changes it, they may need more special meetings. Retherford asked if staff must obtain and log the following details within five days, could that get the Port in a bind. Brown replied that is more of a process and a deadline is needed. Miranda added it's an internal process.

MOTION was made by Retherford, seconded by Ruddiman, to adopt Resolution 2026-01, formally adopting the Fiscal Manual, adopting the Bankruptcy Policy and Modifying the Grant Policy. Sylvia, Retherford, Ruddiman, and Osborne voted in favor.

Sylvia asked is there something in the fiscal policy on how to handle individuals who are not making payments, to do due diligence and understand their situation before it surprises the Port. Brown replied there is a collection process in the fiscal manual. He explained staff call them at 30 days, and at 60 days, they start getting letters. Miranda noted staff were meeting with [Rogue], but the difference was they were a large employer, and we were trying to find a way for them to start paying. She added they did pay some. Sylvia noted the Port was surprised by their financial situation and didn't know they hadn't paid their taxes for a long period of time. Miranda replied that is one thing staff is going to change. She stated she is a little disappointed that the Port didn't hear from the county. She explained Brown has created a process so the County Assessor every year goes through [the Port's] leases.

Ruddiman asked is there a way the county can provide the Port with a tax statement. Brown replied they should be doing that, but since they won't, he will have a letter sent once a year to find out the status of leaseholder's taxes. Retherford clarified with staff it is an internal procedure.

STAFF REPORTS

Executive Director Report. Miranda presented her report included in the packet. Sylvia asked Retherford what are [environmentalists who petitioned ODFW on crab gear] going to do next. Retherford explained the Commission (ODFW) decided to deny the petition in its entirety. She noted they will continue a process of collaboration, and there will be changes going forward, but hopefully at a pace the fleets can handle. She noted [fishermen are] afraid there will be another whale incident but hope to get something into place [first]. Sylvia asked if any of the five environmental groups made comments about suing. Retherford replied some suing of the state was thrown around, but she hopes not.

For the Mission to Washington, Retherford stated it is important [to have others] going from different organizations understand the Port's mission and carry the mission with them. Miranda replied if anyone is aware of anyone else going, to let her know.

Sylvia noted Miranda is on the Oregon Sea Grant Advisory Council. He stated a lot of the sea grants work on a variety of interesting projects with universities and constituent groups like ports. He asked if there are any ideas on working with sea grants with getting students. Miranda replied she needs to attend and understand them better first. Sylvia added over time, degrees on port management have gone away. Miranda added there's not enough economists either. Sylvia suggested brainstorming about that too.

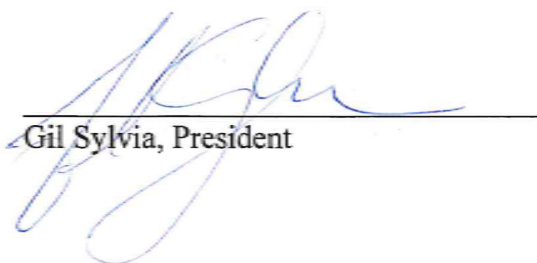
Retherford asked how much longer will the financials reflect Rogue. Brown replied once staff receive notice the bankruptcy closed, do write offs, and have evaluations of the buildings, he expects April or May.

CALENDAR/FUTURE CONSIDERATIONS

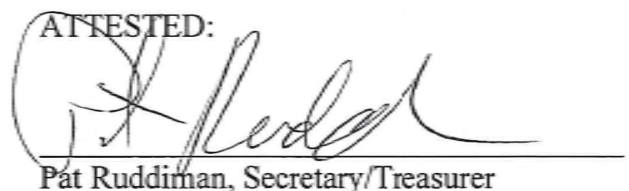
Retherford confirmed there will be a work session about projects before the budget meeting. Sylvia offered to take Jeff Lackey's liaison role for the Commercial Fishing User Group meetings.

ADJOURNMENT

Having no further business, the meeting adjourned at 8:19 p.m.



Gil Sylvia, President

ATTESTED:


Pat Ruddiman, Secretary/Treasurer