

July 28, 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, Dziak, and Osborne. Also in attendance were Executive Director Paula Miranda, Deputy Executive Director Aaron Bretz, Director of Finance and Business Services Mark Brown, and Administrative Assistant Gloria Tucker. Members of the audience included Laura Wilkeson and Summit PR Representative Angela Nebel. Retherford and Wilkeson attended online.

### **CONSENT CALENDAR**

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

### **OLD BUSINESS**

**Appointment of Council Liaisons.** Sylvia introduced the agenda item. Miranda presented the report included in the packet. The Commission agreed to update the liaison list as follows.

| <b><i>Organization</i></b>                              | <b><i>Liaison(s)</i></b>                         |
|---------------------------------------------------------|--------------------------------------------------|
| AMERICAN ALBACORE FISHING ASSOCIATION                   | Aaron Bretz                                      |
| ASSOCIATION OF PACIFIC PORTS (APP)                      | Paula Miranda; Kelley Retherford (alt)           |
| BOEM OIRE Task Force                                    | Bob Dziak; No alt                                |
| CASCADES WEST AREA COMMISSION ON TRANSPORTATION         | Gil Sylvia; Larry Osborne (alt); must be elected |
| CASCADES WEST COUNCIL OF GOVERNMENTS                    | Gil Sylvia; Larry Osborne (alt); must be elected |
| CASCADES WEST ECONOMIC DEVELOPMENT DISTRICT             | Paula Miranda                                    |
| COMMERCIAL FISHING USERS GROUP COMMITTEE                | Kelley Retherford; Gil Sylvia (alt.)             |
| DAS OPS ORCPP, Procurement Services                     | Aaron Bretz; Mark Brown (alt.)                   |
| ECONOMIC DEVELOPMENT ALLIANCE OF LINCOLN COUNTY (EDALC) | Paula Miranda; Aaron Bretz (alt.)                |

|                                                                    |                                          |
|--------------------------------------------------------------------|------------------------------------------|
| GREATER NEWPORT CHAMBER OF COMMERCE (NCOC)                         | Paula Miranda                            |
| NEWPORT CITY COUNCIL                                               | Pat Ruddiman; Kelley Retherford (alt.)   |
| OREGON COASTAL ZONE MANAGEMENT ASSOCIATION (OCZMA)                 | Port of Coos Bay, alternate may be staff |
| OREGON ECONOMIC DEVELOPMENT ASSOCIATION (OEDA)                     | Paula Miranda, Mark Brown                |
| OREGON PUBLIC PORTS ASSOCIATION (OPPA)                             | Paula Miranda; Kelley Retherford (alt.)  |
| PACIFIC COAST CONGRESS OF HARBORMASTERS AND PORT MANAGERS (PCCHPM) | Kody Robinson; Aaron Bretz (alt.)        |
| PACIFIC NORTHWEST WATERWAYS ASSOCIATION (PNWA)                     | Paula Miranda; Gil Sylvia (alt.)         |
| SPECIAL DISTRICTS ASSOCIATION OF OREGON (SDAO)                     | Paula Miranda                            |
| WESTERN FISHBOAT OWNERS ASSOCIATION                                | Aaron Bretz                              |
| YAQUINA BAY ECONOMIC FOUNDATION (YBEF)                             | Paula Miranda, No alt.                   |

MOTION was made by Dziak, seconded by Ruddiman, to appoint Larry Osborne as alternate on Cascades West Area Commission on Transportation and Cascades West Council of Governments. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

**Approval of IGA Update with DSL Regarding ADVs.** Sylvia introduced the agenda item. Bretz presented his report included in the packet. He stated the most substantive change is the extended date, now June 1, 2027. Osborne confirmed with staff the changes are not significant except for the date.

MOTION was made by Osborne, seconded by Dziak, to authorize the Executive Director or her representative to amend the Intergovernmental Agreement with the Oregon Department of State Lands as indicated in the attached draft amended agreement. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

**Approval of Amendment to KPFF Agreement Regarding NOAA Pier Repair.** Sylvia introduced the agenda item. Bretz presented his report included in the packet. Miranda added it is important to note the amount is reimbursed by insurance. Dziak asked if staff expect any additional unforeseen costs. Bretz replied he thinks it has all been captured.

MOTION was made by Ruddiman, seconded by Osborne, to authorize the Executive Director or her representative to amend the service agreement with KPFF for an amount not to exceed an additional \$45,000. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

### **NEW BUSINESS**

**Employee Anniversary Recognition – 5 Years – Gloria Tucker.** Sylvia introduced the agenda item. Miranda and Commission thanked Tucker for her service.

**Rejection of Bids for PD5 and 3 Electrical Upgrade.** Sylvia introduced the agenda item. Bretz presented his report included in the packet. Sylvia asked what the first bid [proposals] cost. Bretz replied it was around \$630,000 to \$650,000 two years ago. Miranda noted the budget back then was \$200,000. She stated she hopes to get on track with this next year. She indicated the Port knows this is very important to the fishermen.

Sylvia asked what is the cost to the fishermen not having this; what's the primary problem. Bretz replied lack of reliability; people can lose power at their pedestal without warning. He noted it also prevents the Port from upgrading to GFCI protection and greater capacity. Sylvia confirmed with staff there are complaints from fishermen. Miranda stated a few years ago fishermen agreed to a bigger bump on their pricing based on the concept the Port had to do some of these upgrades, and the Port doesn't want to continue to postpone this too long because in good faith the Port said it would do this. Sylvia noted because of inflation and copper prices, he doesn't know at what point the Port may have to bite the bullet on this. Miranda replied the Port was going to bite the bullet this year, except the amount didn't make it to the budget properly. She noted next year staff will have to prioritize it, so the right amount makes it in.

Sylvia asked how often can the Port use the wording 'in the public interest' to reject bids. Bretz replied all bid documents have that statement to prevent the Port from having to enter into a contract that is not favorable to the public.

MOTION was made by Retherford, seconded by Dziak, to reject all bids on the Port Dock 5 and 3 Electrical Upgrade Project on the grounds that it is in the public interest to do so. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

## **STAFF REPORTS**

**Executive Director Report.** Sylvia introduced the agenda item. Miranda reported she threw out her back and was out of the office most of last week. She noted the Port has been very busy. She stated on July 15 World's Greatest did their filming. She thanked Retherford and her son Kyle for representing commercial fishing, Lisa Ballance from Hatfield, Representative Gomberg, and Bretz. She indicated she would have liked to include everyone, but, unfortunately, the video is very short, and she had to manage the points to be made. She added she appreciated the Oregon Coast Aquarium and Hatfield for allowing filming.

Miranda reported they were lucky with the weather. She noted World's Greatest will send the Port their edits toward the end of September, and the second week of October is when it's intended to [be broadcast] on Bloomberg cable channels. Sylvia suggested if the Port knows the date, it would be good to get it into the newsletter. Miranda replied the Port will post it to the website and Facebook and provide a link in following newsletter. She explained the Port will have the rights to share the video.

Sylvia noted he mentioned it to friends, who were surprised Newport is claiming to be the best port in the world. Miranda replied the concept is not biggest and better; it's about uniqueness. She added, of course, Newport is the greatest port.

Miranda reported she met with the state director for USDA and Representative Gomberg. She explained to them the Port is working on derelict vessels, and he was quite interested in that.

She stated the main thing to highlight is Newport is rural, and all ports in Oregon are rural except Port of Portland, but even they [manage] Troutdale and Hillsboro. She noted there is not enough infrastructure money in terms of grants for ports. She indicated she appreciated they put more effort into fisheries, but fishermen have to land that food somewhere, and they need infrastructure for the seafood to land and fishing vessels to moor. She added it would be nice to have a pool of grant funds. She overviewed the delay with the current grant with USDA.

Miranda reported she attended the symposium for the Coastal Oregon Experiment Station. She noted it is good to keep talking because a lot of science makes it into policies. She stated on the Sea Grant Council, she ended up working on applications and interviews on fellowships who are going to work for agencies in DC. She indicated she had an interview with the Yachats newspaper this week on the NOAA RFI. She explained there is a lot of misunderstanding out there, and people keep talking about NOAA leaving. She added NOAA is only requesting information because it is the right thing to do. She explained they are a public entity, and they need to make sure there is not a lower cost and more efficient place for them to be. She emphasized that doesn't mean they will move.

Miranda reported she is finishing up the submission to NOAA, and it is pretty simple because their RFI is pretty simple. She noted she will follow that up with some bullet points of things to be taken into consideration with their Maryland office. She stated she will see what happens. Dziak asked is there budgetary information in the RFI. Miranda replied there is not, and they talk about the needs for the vessels, at least four ships. She stated the Port has six berths, and space for expansion within the facility infrastructure. She indicated NOAA doesn't get into the details, and they are asking for 1000 ft high view. She added the main point is the need for a facility of certain size that can accommodate a number of ships. Miranda reported NOAA also talks about proximity to an airport. Dziak stated it would be interesting to find out their need for an airport. Miranda noted they ask how far away an airport is, and don't really address its importance. She added they didn't indicate anything about services.

Miranda reported she and Bretz met with the Regional Solutions Team regarding derelict vessels mostly because of the issue at the Port of Toledo. She noted at this request, [DEQ] was saying the rules are the rules, but Business Oregon pushed back. She stated she appreciated Business Oregon interjecting. She indicated, overall, it was a good meeting. She explained the Port wants them to facilitate making a better process. She asked them if you already have a permit that has most of the requirements, why do that over. She suggested streamlining what is needed. She added, hopefully, this will get things moving forward.

Miranda reported she explained the concept is would you rather have those vessels under water or bring them on land to be managed. She stated every vessel they see in this bay will be derelict someday, and they don't take those things into consideration. She indicated they need to think for the future, and not just this permit. She noted Port of Astoria, Garibaldi, and Coos Bay also attended. Sylvia noted in the past DEQ did not require a permit because it was only a few boats. He asked is there a particular issue they are worried about or do they think they need oversight. Bretz replied they are requiring a solid waste permit. He stated when they talk about issues with demolition, they ask is the Port creating any leaching, any runoff, is anything being put into the air. He explained they want it to be done inside a building with a ventilation system that filters and collects everything. He stated, previously, holders of 1200Z industrial stormwater were exempt from those requirements. He noted DEQ is saying this is different, and if the Port [of Toledo] does this, they are a solid waste disposal site. He indicated when he asks how this is different from taking the sides off a vessel and sponsoning it or taking off a pilot house, they are

very vague about it. Miranda stated they look at ports like they are the bad guys who want to get rid of all this waste. She noted they don't understand ports are trying to do the right thing. She explained ports get stuck with these vessels; it's not something ports create. She noted people abandon their vessels or the Coast Guard will bring them to the Port because the Port is the safe harbor. She asked them why do ports have to go through this whole process alone. She added the state has to work with the ports to make this safe and less costly.

Miranda reported every single day the vessels are there, Port staff have to check them for taking on water, and there is less space to make money, and on top of that, some may sink while waiting for the permit. She asked them if they prefer things to keep sinking.

Miranda reported she attended the Aquarium board meeting and spoke at the Harbor Safety Committee. She stated she did three presentations for ConnectOregon. She noted at Cascades West ACT, the Port's projects came to 3 and 4 out of 7 projects. She explained because the Port's [SB Dredging] project got on Representative Hoyle's list for 50 percent funding, she requested 50 percent from ConnectOregon. She noted for the NIT dolphin, she kept [the request] at 70 percent. She added that project is ahead of the dredging project.

Miranda reported, unfortunately, she received an email from Rep. Hoyle's aid that they had to reduce all their projects, and the Port's project was reduced to 30 percent, \$250,000. She noted that is not set in stone yet. She explained if the Port can get out an RFP early enough, the Port may be able to get the price down for dredging. She indicated she would like to get the RFP out early during the year, so if the Port gets the ConnectOregon money, the Port can just move forward. She added she doesn't want to count on Congress' money.

Miranda reported she attended the EDALC and YBEF annual meeting and the CFUG meeting. She stated the feasibility studies for NIT and Rogue are moving forward. She noted a logging company is interested in five acres the Port owns up the road. She explained they are interested in the timber or buying the property. She noted she will have a call with the Port's attorney to make sure the best way to approach it. She indicated she would talk to the adjoining property owner. She added she thinks it may be best to get rid of the property.

Miranda reported access to the property is difficult, and it is far from the Port. She noted there is liability to own it. She stated unless Commission thinks otherwise, she would proceed with the best way to get rid of the property. Ruddiman confirmed with staff there is wetland below it. He noted in the future, there is a possibility the Port could not log it. Miranda stated she would prefer to just sell it.

Miranda reported she asked Rep. Gomberg for \$7 million for the match for the Port Dock 7 project. She stated she is going to apply to the ConnectOregon Federal Match for \$2,240,000 for match. She noted, worse comes to worse, that's a reasonable amount for a loan. She explained ports are working with OPPA and Business Oregon on the Marine Transportation Plan, trying to include ports in the Oregon Transportation Plan. She indicated the PNWA Convention is in October. Sylvia asked if they should be careful about the cost of attending. Miranda replied this one is reasonable, so two or three Commissioners could attend. She asked Commission to let her or Tucker know if they would like to attend.

Brown reported the auditor asked to speak to a member of the Commission. He asked Ruddiman, as Secretary/Treasurer, if that would be ok. Ruddiman agreed. Brown overviewed the aging report. He explained an error came from the point of sale of system not working properly during the switchover. He noted the point of sale is functioning correctly now. He stated year end takes longer to produce, so there will be adjustments to the financial statements. Osborne stated he

better understands the aging report, he is confident they have a handle on it, and he likes the new format.

### **COMMISSIONER REPORTS**

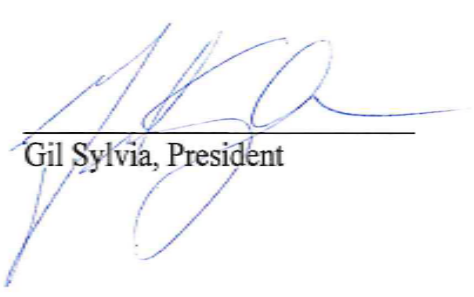
Sylvia reported he and Miranda attended the Coastal Oregon Marine Experiment Station's symposium. He noted the station is unique, and there are very few like it in the country in colleges of agriculture. He explained there were about 50 pieces of science being done in Hatfield and a lot of really interesting studies. He noted one example is trying to measure E.coli from sea lions in Yaquina Bay.

Miranda added the Lines Agreement needs to be reviewed and will likely be on the next meeting.

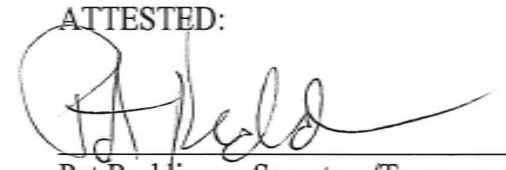
Dziak noted the Rogue parking lot is being used for car sales. Miranda explained they paid for a permit to use the property. She explained when people make requests, staff run it by operations and make sure their event won't interrupt operations. She noted at the end of the day, it doesn't interrupt Port business, brings in some revenue, and brings people to Newport

### **ADJOURNMENT**

Having no further business, the meeting adjourned at 7:29 p.m.

  
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Gil Sylvia, President

ATTESTED:

  
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Pat Ruddiman, Secretary/Treasurer