

July 23, 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 Chuck. Commissioner Retherford joined the meeting at 6:18 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 PR Representative Angela Nebel. Visitors included Rex Capri, Ryan Vogt, Jaclyn Disney, Paul Zellman, and Heather Mann.

CHANGES TO THE AGENDA

Miranda requested the Commission move Item A. Approval of IGA with Cascades West Council of Governments to follow Presentations. Sylvia agreed to reorder the item.

CONSENT CALENDAR

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

PRESENTATIONS

Oregon Cascades West Council of Governments (OCWCOG) - Ryan Vogt. Sylvia introduced the agenda item. Vogt, Executive Director of OCWCOG, and Disney, Community and Economic Development Director of OCWCOG, presented services provided by Cascades West, including grant writing services.

NEW BUSINESS

Approval of IGA with Oregon Cascades West Council of Governments. Sylvia introduced the agenda item. Miranda reported she met with Cascades West recently on grant writing. She stated the Port has been doing a lot of grant writing internally, and it is very time consuming. She noted since the Port didn't budget for the agreement this year, she consulted with Brown to make sure contingency funds are available. She indicated the max cost would be \$15,000 for this fiscal year, and she may revisit that next year. She added this IGA will only have a cost if the Port has projects that they work on.

Miranda reported the Commission still has to approve all grant applications. She stated the Commission may have to adjust the grant amount that triggers Commission approval. Disney explained the prospecting will be a subsidized cost, and Cascades West can provide prospecting, grant writing, and administration. Sylvia asked if the Port has contracted out prospecting or managing before. Miranda replied the Port has done prospecting through other agencies, but not to the extent Cascades West would provide.

Chuck asked do staff give Cascades West the business plan and project list, and then they prospect for those projects. Disney replied each community approach has been different. She explained Cascades West starts by having qualitative interviews with administration staff, getting an idea for priority projects. She noted they look at the general plan, strategic plan, and Commission reports. Miranda noted she has had the interview already and directed Cascades West to the strategic plan.

Lackey stated he was initially hesitant to support the agreement because staff have done an incredible job applying for and managing grants. He indicated he will give the benefit of the doubt to Miranda. He noted he looks forward to seeing how this works out. Vogt stated he sees this as an enhanced opportunity, and signing the IGA commits the Port to nothing, but if staff find themselves overwhelmed, or if Cascades West finds something they didn't know about, Cascades West can tell staff, adding capacity. Sylvia emphasized the need to have well written grants to be competitive.

MOTION was made by Lackey, seconded by Chuck, to authorize the Executive Director to enter into the IGA with OCWCOG as attached, in an amount not to exceed \$15,000 during the term of the agreement. The motion carried unanimously in a voice vote.

OLD BUSINESS

Appointment of CFUG Members. Sylvia introduced the agenda item. Mann, Commercial Fishing Users Group (CFUG) Chair, reported she's been working on filling the vacancies on the CFUG. She stated one late entry is Mike Retherford Sr. who agreed to be an alternate for Port Dock 5 moorage. She noted the committee doesn't have a full slate of alternates. She indicated there are quite a few new names on there, and everyone is interested in serving. She added she repurposed Gary Ripka because he wants to stay engaged. Tucker explained the first motion will need to have the Retherford Sr. name added.

Mann suggested CFUG have a meeting dedicated to Port Dock 7 next. Lackey stated he believes the CFUG will become more important as the Port looks at Port Dock 7 and equipment for the Terminal. Mann stated she thinks with the new additions, there will be more action and participation. Miranda replied when the Port gets the final testing for Port Dock 7, there is going to be more conversations because the design will depend on those tests. Lackey emphasized there can't be too much communication.

Sylvia noted with the loss of Bornstein and water quality issues, the more the broad seafood community understands these issues ahead of time and work together, the better chance to make Newport a strong seafood community. Mann stated the only way to be successful is as a group. She noted those who provide funding like multidiscipline groups working together.

Retherford thanked Mann. She stated as this process goes forward between the Port, CFUG, and the community, it is important to see each other as teammates and have open honest conversation. She noted she thinks it's easy to feel pitted against each other, but everyone is on the same team. She indicated if everyone works together, they can create a future for the Port. She added it is important to build a strong fence together where the Port works for everyone.

Mann noted when talking to folks about being on the committee, she thought maybe they had been critical because they have not been involved. She stated she also considered people who are on social media and will spread information. She emphasized the importance of making sure they have the correct information. Miranda noted this is a two-way street. She stated they are here to help the Port understand the fishermen's needs, and they are here to understand the Port and

share what they learn. Mann replied the group meets so infrequently, if CFUG is to be a messenger, they have to meet more regularly. Miranda replied the problem has always been scheduling. Lackey suggested April and November as base meetings. Bretz stated this week, he should have sediment testing for Port Dock 7. He added the end of August or beginning of September would be a good time to get a meeting together.

MOTION was made by Lackey, seconded by Ruddiman, to appoint member John Moody, member Corey Rock, member Roy Hale, member Dean Fleck, alternate Mike Rutherford Sr., alternate Jonathan Gonzales, alternate John Wagner, and alternate Doug Ison to terms expiring in 2028. The motion carried unanimously in a voice vote.

MOTION was made by Lackey, seconded by Chuck, to reappoint Gary Ripka as a member and John Holt as an alternate to terms expiring in 2029. The motion carried unanimously in a voice vote.

Review of Lines Agreement. Sylvia introduced the agenda item. Miranda reported the agreement was still under negotiation. She recommended tabling the agenda item. The Commission agreed to table the agenda item.

STAFF REPORTS

Miranda presented her report included in the packet. Sylvia clarified with staff the parking citation rates. Miranda announced the Port promoted Bretz to Deputy Executive Director. She updated the Commission on grants. Bretz noted he will be contacting people to provide public comment for the Connect Oregon grant for Port Dock 7.

Sylvia noted Brown's new financials included depreciation. He asked why it is so large for the Terminal, but smaller for other Port assets. Brown replied when the Port built new docks at the Terminal in 2013, those depreciated over 40 years, and that's the big cost out there. Sylvia asked what the depreciation includes. Brown replied the cost of building the docks, but not interest expense. Miranda stated the intent of depreciation is to start putting monies aside to maintain and eventually, replace the assets. She noted this Port, just like all ports in Oregon, doesn't have the money to put aside for maintenance. Sylvia clarified with staff the depreciation is determined by the cost of the project, regardless of the source of the funding. Lackey asked if the depreciation for the Terminal docks includes the remediation costs. Brown replied he would look into that.

Sylvia clarified with staff the dredging for South Beach does not have funding yet. Miranda noted the Port will go to the Oregon Legislature through OPPA next.

COMMISSIONER REPORTS

Sylvia reported on testifying to the City of Newport Planning Commission regarding the Yaquina Bay Estuary Plan. Discussion ensued on the language of the plan.

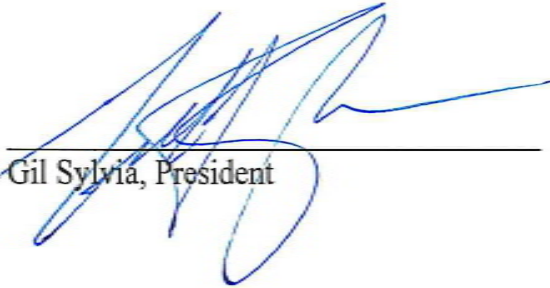
PUBLIC COMMENT

Mann added the Homeport Dinner for Fishermen's Wives still has tickets left. She noted the honorees. She stated this is the biggest fundraiser for Newport Fishermen's Wives and encouraged people to attend.

ADJOURNMENT

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

ATTESTED:



Gil Sylvia, President



Walter Chuck, Secretary/Treasurer