

January 27, 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, Lackey, and Ruddiman. Commissioner Dziak attended online. 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. Laura Wilkeson and Doug Cooper attended online.

CHANGES TO THE AGENDA

Lackey requested moving Item IV D. 45751 DSL Waterway Lease from Consent Calendar to Old Business. Sylvia moved the agenda item.

PUBLIC COMMENT

Tucker noted there was one written public comment submitted by Joe Black. Miranda reported she had a conversation with the Port's attorney, and she looked through the rules for the state and Port's bylaws. She stated nothing requires the Port to read online submissions. She indicated when a person gives public comment in person, they need to state their name and where they live. She explained staff are going to change the form to have people submit their verifiable address, but staff do not have to read the comments unless [directed]. She added the Port will take into consideration anything anyone submits online.

CONSENT CALENDAR

MOTION was made by Lackey, seconded by Retherford, to approve the consent calendar as presented without Item IV. D. Sylvia, Retherford, Lackey, Ruddiman, and Dziak voted in favor.

OLD BUSINESS

45751 DSL Waterway Lease. Sylvia introduced the agenda item. Lackey asked what areas of the Port require a similar lease with the Department of State Lands. Miranda reported typically in the state of Oregon, most submerged and submersible lands belong to the Department of State Lands. She explained submerged means the water is always there, and submersible means there are times the water is not there. She noted there are some exceptions. She indicated the Port of Newport and Port of Coos Bay have a fair amount of submerged and submersible lands. She added about five hundred acres of the bay belong to the Port.

Miranda reported, unfortunately, a lot of properties where the Port has berths and docks are DSL lands. She stated the Port has several leases with DSL that includes the marina in South

Beach, Commercial Marina, and NIT. She noted the reason for the change of this lease is the Port has been arguing with DSL for many years that the Port owns parts of those lands. She explained [leases are also determined] by use, and some areas have registration leases. She indicated in this particular case, DSL did a survey and realized some things under the lease do belong to the Port and the price should be reduced. She added Sylvia had asked how hard it is to increase the lease area again. She stated it is not hard if it is in front of your property.

Miranda explained the lease complications at Port Dock 1, due to part of it being in front of Clearwater. She noted, typically, the frontage owner gets the first rights to the DSL lease. Lackey confirmed with staff there are similar leases for Port Dock 5, 7, and South Beach. He asked are there any restrictions on how the Port uses the properties. Miranda replied there are specific uses listed; the Port can't do whatever it wants. Lackey asked in laymen's terms what is the state allowing [for use] at the Terminal. Bretz replied marine industrial and marine services are permitted, but he doesn't know what that completely encompasses. He noted uses listed in the lease are commercial and industrial marina moorage. Lackey confirmed with staff that is satisfactory for the Port's needs. Bretz added this lease does not cover upland, and anything upland is covered by a 1200Z stormwater permit, which allows certain industrial uses. Miranda added DSL requires the Port have insurance for this property.

Sylvia asked for Port Dock 7 and the recreational fishing pier will there be negotiations with state lands. Bretz replied he believes it's all waterway lease. Miranda added the pier may be registration. Sylvia confirmed with staff they never know if there will be a surprise large cost from DSL.

MOTION was made by Lackey, seconded by Retherford, to allow the Executive Director to execute the Amended and Restated Submerged and Submersible Land Lease Agreement with DSL as dated December 23, 2025. Sylvia, Retherford, Lackey, Ruddiman, and Dziak voted in favor.

Miranda added the date is retroactive to when DSL required submittal.

NEW BUSINESS

Approval of Fiber Optics Agreement. Sylvia introduced the agenda item. Brown presented his report included in the packet. Retherford asked what the Port was paying monthly before. Brown replied the price went up \$300 a month. Dziak asked if increasing bandwidth to a gig will be enough for the online reservation system. Brown replied [the new system] will save a little bandwidth, since currently the Port is on a client server, which is exchanging information back and forth all the time. He added he thinks there will be plenty [of bandwidth].

MOTION was made by Retherford, seconded by Ruddiman, to authorize the Executive Director or designee to sign the Astound Business Solutions work order for fiber optic cable services for a term of 36 months at \$1,200 per month for the Administrative Office and \$815 per month for the RV Park, for a total monthly cost of \$2,015. Sylvia, Retherford, Lackey, Ruddiman, and Dziak voted in favor.

STAFF REPORTS

Executive Director's Report. Miranda presented her report included in the packet. Retherford asked if the Commission should have a work session before the budget starts. She noted the Port will need to cut somewhere; [fees] can't just make up the money. She suggested some

kind of brainstorming to try to create revenue. She indicated the Commission needs to know what is on the table and what the Port is willing to cut. She added this would be for a season, until the Port can recover from the Rogue situation. Miranda replied the Port needs to have an internal discussion and a rates discussion with the Commercial Fishing Users Group first and will bring that discussion to Commission before the Budget.

COMMISSIONER REPORTS

Sylvia stated this was Lackey's last meeting and thanked him for his service. Miranda added it has been a pleasure working with Lackey. Sylvia noted Lackey is applying to be a Commissioner for the Pacific Fishery Management Council.


Lackey thanked everyone. He stated the Port is such a unique place, and it is so important for this community and more than this community. He noted there's so much that helps sustain commerce, jobs, and businesses, [and the Port] is the soul of the community. He added people like David Jincks and Sara Skamsner were mentors to him who have since passed away.

Lackey stated he respects each Commissioner in the room. He thanked Miranda for her steady leadership and the relationships she formed, as well as the synergy with two great directors. He noted it's hard to overstate the turmoil that was here before. He indicated it is never going to be easy. He stated when something [happens], you think how are we going to get through this, but you just roll up your sleeves and get through it. He joked the Commission will not get rid of him easily. He added he is thankful for the years he has been Commissioner.

Retherford noted a loss in the community. She stated Dave Thalman from Troyers passed away. She explained he served the fishing community for many years.

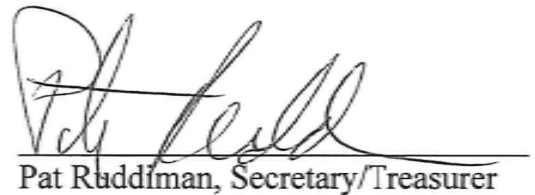
ADJOURNMENT

Having no further business, the meeting adjourned at 7:22 p.m.



Gil Sylvia, President

ATTESTED:



Pat Ruddiman, Secretary/Treasurer