

September 26, 2023
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 Retherford, Ruddiman, Chuck, Lackey, and Sylvia. Also in attendance were Executive Director Paula Miranda, Director of Business and Finance Services Mark Brown, Operations Director Aaron Bretz, Administrative Assistant Gloria Tucker, PR Consultant Angela Nebel, and Kern and Thompson Representative Eric Zehntbauer.

CONSENT CALENDAR

MOTION was made by Lackey, seconded by Retherford, to approve the consent calendar as presented. The motion carried unanimously in a voice vote.

OLD BUSINESS

Approval of the 2021-2022 Audit. Sylvia introduced the agenda item. Zehntbauer overviewed the audit included in the packet.

MOTION was made by Lackey, seconded by Rether, to accept the audit report. The motion carried unanimously in a voice vote.

Adoption of Resolution 2023-03 a Resolution Replacing the Authority of the General Manager to the Executive Director throughout the Port of Newport. Sylvia introduced the agenda item. Miranda reported the ordinance passed last month changed the bylaws, and this resolution allows all references to General Manager throughout the Port to be changed to Executive Director.

MOTION was made by Retherford, seconded by Ruddiman, to adopt Resolution 2023-03 a Resolution Replacing the Authority of the General Manager to the Executive Director throughout the Port of Newport. The motion carried unanimously in a voice vote.

NEW BUSINESS

Legislative Changes to Public Meetings Report – HB 2805. Sylvia introduced the agenda item. Miranda overviewed HB 2805 included in the packet. Sylvia confirmed with staff this has to do with enforcement of grievances to public meetings.

STAFF REPORTS

Executive Director's Report. Miranda reported she wanted to go through the Commissioner liaison appointments. She stated she would send the list to the Commissioners and bring that to the October Commission meeting. She overviewed the cash flow and projects report included in the packet. Sylvia asked did the cash flow require any tough choices

or place the Port in a risky position. Miranda replied the Port has not been put in a risky situation, but decisions are based on things staff can live with pushing off and others that give no choice. Bretz stated his biggest concern is the Port Dock 7 project. He noted not being able to do all the Port Dock 7 sampling puts the Port behind. Miranda stated she would not like to push that project too long in completion. She explained staff are trying to split Port Dock 7 and the Army Corps project so the Port can do the sampling for the Army Corps. Bretz noted the most critical part is the Corps part, to keep them interested. Sylvia clarified with staff the cost for sampling.

Miranda reported that next week Commission will have a work session to discuss the RV Park plan. She noted she is still working with the state on the loan for the NIT crane. She stated the RORO Dock project will likely be next budget year due to Congress' lack of funding, which affected the Congressional Direct Spending Request originally approved by the House Committee. She indicated she doesn't know if the Port was awarded the grant for the equipment at the Terminal yet. Bretz reported another critical project coming is the RV Park Annex. He noted the Port will have the conceptual plan in hand, and if construction doesn't get going, then the Port will lose capability to keep it open. Miranda added she has been talking to the state about how funding is going into tourism marketing, but not tourism infrastructure.

Miranda reported South Beach has been busy, and a position is open for the RV Park Supervisor. She noted staff are coordinating with NOAA on survey work. She stated permits are ongoing for South Beach and NIT dredging. She indicated the Port has conditional approval from the federal government but is still waiting on the state. She added she will be working with Regional Solutions so economic development doesn't stop.

Miranda reported she is the president of OPPA this year. She stated she expects to bring parking in the Commercial Marina to the October meeting. She noted she is closing on 343 SW Bay Blvd property today, which should bring in around \$105,000. She added the RORO Dock project is waiting on the grant.

Lackey asked what is the \$800,000 loan for a new building and siding listed on the cash flow report. Miranda replied that would only happen if the Port had a tenant that can show return on investment. She explained the Port would not build a new building without that. She noted in South Beach there may not be the space if NOAA expands. Lackey confirmed with staff the interest rate for the NIT crane will be less than 4 percent. Lackey clarified with staff the interest rate for the Administration Building. He asked is there any possibility for the criteria to decrease for the sampling. Bretz replied nothing can be cut. He explained the sampling will be used for geotechnical, dredging method, and dredging spoils. He added none of the information the Port has so far indicates there will be a problem dredging.

COMMISSIONER REPORTS

Retherford reported Representative Gomberg and Midwater Trawlers will have a listening session on wind energy on Friday from 4-6 p.m. at the Yacht Club. She added they are doing three more listening sessions on the south coast.

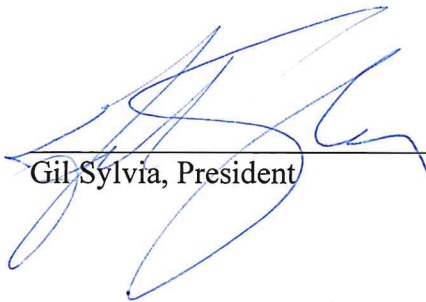
Chuck reported he and Lackey attended a BOEM task force meeting last week. He stated the meeting was unsatisfactory as usual, especially on the subject of local job creation. He noted he asked for a joint meeting between California users and the Oregon task force. He explained there are a lot of folks who have no idea what others are doing. He added he asked them to share the fishing information that the California fishermen have done. Lackey added this is not going

well on the east coast, and rising costs have been passed to customers. Retherford added there was a 60-day comment period, and people are asking for 30 more days to comment.

Sylvia confirmed with Commission that he has authority to reply to constituents on behalf of the Commission. Miranda requested moving up the March Commission meeting by a week.

ADJOURNMENT

Having no further business, the meeting adjourned at 7:36 p.m.



Gil Sylvia, President

ATTESTED:



Walter Chuck, Secretary/Treasurer

