

**PORT OF NEWPORT MINUTES**

March 20, 2019

Commission Work Session

*This is not an exact transcript. The audio of the session is available on the Port’s website.*

**Agenda Item**

**Audio  
Time**  
Part 1  
0:00

**I. CALL TO ORDER .....**

Commission President Stewart Lamerdin called the Commission Work Session of the Port of Newport Board of Commissioners to order at 12:08 pm at the South Beach Activities Room, 2120 SE Marine Science Drive, Newport, Oregon.

**Commissioners Present:** Walter Chuck (Pos. #1), Secretary/Treasurer; Sara Skamser (Pos. #2), Vice President; Stewart Lamerdin (Pos. #3), President; Jeff Lackey (Pos. #4); and Jim Burke (Pos. #5).

**Management and Staff:** Teri Dresler, Interim General Manager; Aaron Bretz, Director of Operations; and Karen Hewitt, Administrative Supervisor.

**Consultants:** Scott Keillor and Nicole McDermott of BergerABAM, and Brian Winningham of BST Associates.

**Members of the Public and Media:** David Harlan, Business Oregon; Doug Cooper, Hampton Lumber; and Robert Smith, F/V Raven.

**II. PUBLIC COMMENT .....**

0:31

There was no public comment at this time.

**III. STRATEGIC BUSINESS PLAN & CAPITAL FACILITIES PLAN DRAFT REVIEW .....**

0:38

Dresler introduced the consultants. She said the draft included comments from the previous work session, open house, stakeholder interviews and staff comments. She explained this draft does not include the financial plan. Dresler said they planned to have a final version for Commission approval at the April 23<sup>rd</sup> Regular Meeting, and would provide a copy for the Commissioners to review in advance of the meeting. Dresler introduced Harlan and explained the next steps that would be taken once the plan was approved by the Commission. She mentioned this same presentation would be made at the open house that afternoon.

Keillor, McDermott and Winningham made a presentation on the Strategic Business Plan & Capital Facilities Plan Update draft, fielding questions and comments from the Commissioners. Both the draft plan and the presentation are included in the Meeting Packet. Keillor explained that the engineer who help draft the facilities assessment had reviewed that assessment with Bretz. There was some discussion about how to make the changes to be made transparent with the public. There was additional discussion about the research into markets and data. The Commission and consultants spoke about the difficult decisions regarding investment in port assets and return on investment, as well as possible revenue sources. Harlan added this was a common problem for ports. He also spoke about the Pacific Northwest Waterways Association (PNWA) advocacy for

ports in Washington, DC. There was talk about area job opportunities supported by the Port, leased property. There was additional discussion about possible users of the International Terminal, project prioritization, and the Port's role in environmental mitigation. (Burke left the meeting at 1:55 pm). Harlan suggested including a statement of the Port's political situation in neutral terms to help build a trusting relationship with the state.

Part 2  
1:23:07

**IV. PUBLIC COMMENT**.....

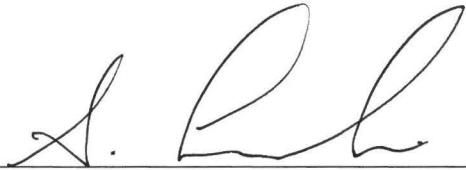
There was no public comment at this time.

**V. ADJOURNMENT**.....

1:23:13

Having no further business, the meeting adjourned at 2:52 pm.

ATTESTED:

  
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Stewart Lamerdin, President

  
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Walter Chuck, Secretary/Treasurer