

August 21st, 2025, Minutes
Port of Alsea Regular Board of Commissioners Meeting
365 Port Street, Waldport OR 97394

1). CALL TO ORDER

- Board Chair Jan Power called the meeting to order at 2:00 p.m.
- Commissioners Present: Vice-Chair Joe Rohleder, Secretary/Treasurer Buster Pankey, Commissioner George Gray, and Commissioner Rob Bishop. Roll call confirmed a quorum was present.
- Management and Staff: Dean O’Byrne, Port Manager
- Members of Public and Media: Roxie Cuellar, Becky Bryant

2). STRATEGIC BUSINESS PLAN UPDATE (ROXIE CUELLAR)

- **Strategic Planning:** Roxie Cuellar shared the latest on the strategic business plan, blending current ideas with outside models. She’s focusing on things like management planning, boosting diversity, and growing the local economy. Roxie stressed how important it is to gather public feedback and solid data, with the goal of wrapping everything up by mid-December. She also talked about creating a management plan for Robbie and the port staff, plus making sure it includes voices from different segments of the local area.
- **Management Succession Planning:** Cuellar talked about how important it is to have a solid plan in place for future leadership changes. They want to make sure things run smoothly by mentoring people already on the team, and getting ready for any transitions ahead. Cuellar’s going to put together a draft plan, while O’Byrne keeps gathering and organizing all the important know-how from day-to-day operations.
- **Economic Impact Research:** Cuellar talked about how smart planning plays a big role in helping the local economy grow. She pointed out the importance of learning from both past and present strategies. The goal is to mix things up economically, improve how things are managed, and make sure the community has a say in what happens. Cuellar also stated getting people more involved — Could help bring in new investments, create jobs, and make life better for everyone. By focusing on being open, involving the community, and targeting key areas for growth, the Port would be positioned to build a stronger, more resilient economy for the future.

- **Public Input and Outreach:** Plans to conduct interviews with board members, staff, and community groups from September 1 to October 15.
- **Infrastructure and Projects:** Discussions on capital improvement plans, and potential projects such as dredging, parking, and the need for formal adoption of the CIP by October was highlighted.

3). MANAGER'S REPORT (DEAN O'BYRNE)

- Financials reconciled
- Proposed monthly "Portcast" podcast
- Archive of Ordinances digitization underway
- Exploring EV stations, and other Passive revenue opportunities.
- Provided Report of seasonal rental/sales performance

4). OLD BUSINESS:

- Old Business: Review of past projects, the board discussed the possibility of updating signage and archiving ordinances and resolutions digitally.

5). NEW BUSINESS:

- Consideration of contracts, bids, and potential grants for projects like EV charging stations, and infrastructure improvements. The board discussed the process for bidding and contract management, emphasizing the importance of transparency and efficiency.

6). PUBLIC COMMENTS:

- Community members provided input on local taxes, signage, environmental concerns, and safety issues such as sinkholes in the bay and water quality at Eckman Lake. The board acknowledged these concerns and discussed possible signage and safety measures.

7). SUMMARY

- The meeting covered strategic planning, community engagement, infrastructure projects, and operational updates, with a focus on transparency, safety, and economic development initiatives.

8). ADJOURNMENT

- Meeting adjourned following motion by Joe Rohleder, and seconded by Rob Bishop at 3:12pm

ATTESTED TO:

Jan Power, Board Chair Date

Buster Pankey, Secretary/Treasurer Date