

PORT OF NEWPORT COMMISSION REGULAR MEETING

Tuesday, April 26, 2022, 6:00 p.m.
Microsoft Teams
Newport, OR 97365

This will be a virtual meeting, which means you can attend by registering or you can view the live stream of this meeting on our website: <https://www.portofnewport.com/2022-04-26-commission-meetings-2022-april-26-2022-6-00-p-m>

Anyone interested in making public comment must complete the form on our website and submit it by 11:00 a.m. on Monday, April 25, 2022: <https://www.portofnewport.com/2022-04-26-commission-meetings-2022-april-26-2022-6-00-p-m>

I. Call to Order

II. Changes to the Agenda

III. Public Comment (3-minute limit per person)

IV. Consent Calendar

2022

- A. Minutes..... March 22.....Page 3
- B. Disposal of FV Sylvia – *Bretz*.....Page 6
- C. Repairs of South Beach B Dock – *Bretz*.....Page 7
- D. Financial Reports.....Page 8
- E. Accounts Paid.....Page 26

V. Old Business

- A. Items Removed from Consent Calendar

VI. New Business

- A. Approval of Newport Fab Shop Lease – *Bretz*.....Page 43
- B. Approval of Forklift Purchase – *Bretz*.....Page 57
- C. Approval of Resurface of PD7 Lot – *Bretz*.....Page 58
- D. Commercial Fishing Users Group Letter - *Miranda*.....Page 59

VII. Staff Reports

- A. General Manager – *Miranda*.....Page 60
 - 1. Director of Finance & Business Services – *Brown*.....Page 63
 - 2. Director of Operations – *Bretz*.....Page 68

VIII. Commissioner Reports

IX. Calendar/Future Considerations 2022

- Evaluation Executive Session.....May 17, 2022
- Budget Hearing.....May 24, 2022
- Next Commission Meeting.....May 24, 2022

Memorial Day (Port Office Closed).....May 30, 2022

X. Public Comment (3-minute limit per person).....Page 72

XI. Adjournment

March 22, 2022
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 virtually via Microsoft Teams. In attendance were Commissioners Burke, Lackey, Sylvia, Retherford, and Chuck. Also in attendance were General Manager Paula Miranda, Operations Director Aaron Bretz, Finance Director Mark Brown, Administrative Assistant Gloria Tucker, and PR Consultant Angela Nebel.

PUBLIC COMMENT

Burke read the Mike Coffey's public comment into the record.

CONSENT CALENDAR

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

NEW BUSINESS

Approval of South Beach ParkMobile. Burke introduced the agenda item. Brown reported approximately two years ago, the Commission approved parking fees in South Beach recreational area that exclude long-term moorage holders. He overviewed the services the app ParkMobile provides. He noted they will provide signage for Port staff to install. Miranda stated not everyone is comfortable with apps on their phones, so a kiosk will be provided for purchasing tickets as well. She explained this project was brought up to the South Beach Users Group in January. She added the concept is to charge parking for additional drivers who currently park for free. She indicated the funding will help with maintenance of pavement in the long-term.

Burke asked how the parking will be enforced. Brown replied the app has an enforcement module that only requires one person to monitor. Sylvia asked who would be providing enforcement and if there would be tickets. Brown replied the Port has set aside extra security funding for TCB Security. He noted initially people would be given warnings, but by next season they would be issued tickets. Bretz explained there will be a daytime security officer added to the contract with TCB who will work half the week. He added they will be a Port-wide officer, and enforce ordinances throughout the Port, not just in South Beach.

Retherford confirmed with staff there will be one kiosk. She recommended providing at least two kiosks for customers. Sylvia recommended providing additional notice to the public that this will be occurring. Brown reported that ParkMobile's contract includes promotions with local businesses and social media.

Chuck noted the importance of clear signage. He asked if there will be a map on the app indicating where to park. Brown replied he will check if the app includes a map. Chuck asked if the charter spots across from the marina store are included. Miranda replied there are a couple of parking spots next to the store included in their lease. She stated anything not included in the lease will be included in the overall parking plan for the parking fees. She indicated the charter business

will have to let their customers know they will have to pay for parking. Chuck emphasized consistency with leases. Miranda noted the charter business is separate from the store, and the Port's lease is for the store not the charter business. Bretz stated Port leases are not necessarily uniform but are followed as closely as possible. Miranda reported in the past, there has been a lot of handshake agreements in many areas of the Port. She stated the Port is trying to follow policies and agreement language to try to address that. She added if there was some understanding, the Port tries to renegotiate the lease so the document can address that.

MOTION was made by Lackey, seconded by Sylvia, to authorize the General Manager or designee enter into an agreement with ParkMobile to provide a platform to process parking fees. The motion carried unanimously in a voice vote.

Approval of Permitting for Rogue Seawall Repairs. Burke introduced the agenda item. Bretz reported while the good news is the state appropriated \$1.14 million for the project, the challenge is to get the permitting in place for the in-water work window. He explained he has one written proposal, two firms who plan to propose, and two refusals to bid. He stated he would like to hear from those firms before moving forward but does not want to necessarily wait until the next Commission meeting to select and negotiate the contractor. Miranda noted the selected contract will be based on qualifications and lowest bid. Burke asked what happens if the Port is not able to permit this year. Miranda replied this is part of this budget year for the state, so she would prefer not to take the chance to ask them to wait. She noted in her experience, if it comes down to permitting and worse comes to worse, she feels confident the Port should still be able to move forward in the next in-water work window.

MOTION was made by Retherford, seconded by Lackey, to authorize the General Manager or a designee to select a contractor for permitting on the Rogue Seawall repair work in an amount not to exceed \$35,000. The motion carried unanimously in a voice vote.

STAFF REPORTS

Miranda reported the first Budget Committee meeting will be Monday, March 28. She stated the intent is to present the budget information. She noted there will be a couple changes from the draft budget staff provided recently. She indicated one is the \$1.14 million secured for the seawall. She added the concept is to bring the budget to the Budget Committee and get the approval completed in May.

Miranda reported one thing taking a lot of time from staff is the new financial system. She stated Brown is working through getting that system implemented. She noted she appreciates staff's efforts. She explained the new financial system will have the reservation system attached. She indicated in the future it will help with assigning moorage spaces. She added she hopes people are patient enough to get through implementation. She emphasized the Port wants to do it right, but it will take time.

Miranda reported Bretz is getting ready for dredging throughout the Port. She noted the Admin Building is moving along. She stated they are looking to pour concrete on Friday, and things are still on schedule. She noted they have ordered materials ahead of time while prices are good and materials available. She indicated there are weekly meetings. She added the Port's architect is doing a good job as well.

Miranda reported Port Dock 5 is complete. She noted there was inspections, and Brown is working on the last reimbursement. She stated there are several funds the Port is spending down,

but haven't been replaced with grant funds yet. She explained once the Port gets the reimbursements, those items will balance. She indicated she really appreciates Representative Gomberg championing the seawall project. She added many thanks to Oregon State Marine Board (OSMB) for helping to remove a bunch of derelict vessels from the recreational marina.

Miranda reported derelict vessels are very expensive to all ports, and the Port often gets stuck with \$15-\$20,000 per vessels to remove. She stated OSMB decided to take them all for the Port. She explained the status of current grant applications. She indicated there have been some complaints related to the new electrical in South Beach. She explained if there is a chance for a fire, the breaker will shut down, and this will protect the docks and the boats around them. She stated a lot of notices were sent out. She added if people have questions, they can call.

Miranda reported she is working on the seafood cookoff in July. She noted there are some sponsors, and she will put out more information once they are lined up.

Lackey stated staff will be monitoring operating revenues in the commercial marina and monitoring any changes resulting from the high price of fuel. He noted he is curious how that plays out over the next couple of months. Brown stated right now, as one cancels another fills the spot behind them, so fuel prices affect some, not others.

Burke praised staff's efforts to secure funding. He asked if there are any potential change orders for the Admin Building yet. Miranda replied there may be some very small stuff related to electrical and lighting. She added there is a contingency that will hopefully go toward finishing up the rentable space.

COMMISSIONER REPORTS

Chuck reported March 10, he attended the Oregon Department of Energy's offshore wind study public meeting on siting and permitting, port infrastructure, sea vessels, and economic development. He stated they are planning offshore wind devices on the South Coast. He noted they are looking at significant infrastructure improvements for the Port of Coos Bay, including deepening the channel. He explained Chris Oliver is leading this for the state. He suggested the Port throw in its hat for similar infrastructure funding for the wave energy test site here. He indicated PacWave should be going up in the next 18 months. He added it would be great to have some improvements for that.

Sylvia asked if there is a timeframe to put in these offshore devices. He also asked if it will be built in Coos Bay. Chuck replied the state says they will build it down there, but it remains to be seen if that will be feasible. He explained the public comment window will close in a few months. He noted from Coos Bay south is the call area for these devices. Sylvia confirmed Chuck would like the Port to seek money or activity to support the PacWave site. Bretz noted the vessels that are going to service those sites are going to have to go someplace, and the Port could definitely use some docks to house them. He explained once the PacWave site gets up in operation, they are going to need somebody to build and service the equipment, and those are some opportunities for the Port.

Chuck overviewed the PNWA Mission to Washington. Burke noted there is a Chamber luncheon on March 25 regarding the Yaquina Bay Estuary Management Plan.

ADJOURNMENT

Having no further business, the meeting adjourned at 6:55 p.m.



CONSENT CALENDAR ITEM

DATE: April, 2022
RE: F/V SYLVIA Disposal
TO: Paula Miranda, General Manager
ISSUED BY: Aaron Bretz, Director of Operations

BACKGROUND

F/V SYLVIA is an old wooden boat, approximately 52' in length that has not been operational in several years and was seized by the Port. We have not had a buyer approach us with an offer to purchase, and the chances of a future buyer being able to insure the boat and fish the vessel are very limited. The vessel has nearly sunk several times, and we need to dispose of the vessel to reduce risk to the Port.

DETAIL

We have a quote from the Port of Toledo to pull the boat and dispose of the vessel. There is a potential for additional cost depending on the inspection of the vessel when they get it pulled out of the water. The requested amount includes a contingency to reduce the risk of overages.

Disposal of this vessel does not qualify for OSMB funding because it is a commercial vessel. The Port will have to fund removal of this boat.

BUDGET IMPACTS

The Port still has room in the budget to dispose of this vessel.

RECOMMENDATION

I RECOMMEND A MOTION APPROVING STAFF TO CONTRACT WITH THE PORT OF TOLEDO FOR DISPOSAL OF F/V SYLVIA NTE \$23,000, WHICH INCLUDES TOWING BY THE PORT OF TOLEDO AND/OR THIRD PARTY.



C O N S E N T C A L E N D A R I T E M

DATE: April 19, 2022
RE: SB Marina “B” Dock End Tie Repair
TO: Paula Miranda, General Manager
ISSUED BY: Aaron Bretz, Director of Operations

BACKGROUND

The end tie on B Dock in the South Beach Marina recently cracked, and the whalers have sheared off the float due to old age and regular use. The end ties are extremely important in South Beach because they are the largest single moorages in the marina. This end tie is in need of emergency repairs to get it back into service for the summer.

DETAIL

Bergerson Construction is the only marine construction operation that is mobilized in the Bay right now and interested in the work. The mobilization for other firms price them out of the work, and, although I have requested quotes from three firms, Bergerson is the only one interested because of that factor.

They will remove and disassemble the damaged float, our staff will repair the float, and Bergerson will take the repaired float, reassemble, and install the dock using their barge and crane.

BUDGET IMPACTS

The Port still has room in the South Beach budget to accomplish this work.

RECOMMENDATION

I RECOMMEND A MOTION APPROVING STAFF TO CONTRACT WITH BERGERSON CONSTRUCTION NTE \$24,500, TO REPAIR THE B DOCK END TIE IN THE SOUTH BEACH MARINA.

Port of Newport - General Operating Fund

Balance Sheet

As of March 31, 2022

	Mar 31, 22	Mar 31, 21	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
100 · General Operating Funds	2,602,026	3,340,890	(738,864)	(22)%
Total Checking/Savings	2,602,026	3,340,890	(738,864)	(22)%
Accounts Receivable				
11200 · Accounts Receivable	527,907	425,888	102,019	24%
11225 · Grants Receivable	2,776	123,413	(120,637)	(98)%
Total Accounts Receivable	530,683	549,300	(18,617)	(3)%
Other Current Assets				
11250 · Property Tax Receivable	7,090	11,095	(4,005)	(36)%
11255 · Allow for Bad Debt - CM	(20,000)	(20,000)	0	0%
11260 · Allow for Bad Debt - SB	(10,000)	(10,000)	0	0%
11270 · Undeposited Funds	0	4,182	(4,182)	(100)%
11300 · Prepaid Expenses	255,078	206,327	48,750	24%
11400 · Due from Other Funds	116,085	15,592	100,493	645%
11480 · PERS - NPA(L)	(647,914)	(647,914)	0	0%
11485 · PERS - Deferred OF	193,254	193,254	0	0%
11490 · Assets Held For Sale	31,887	0	31,887	100%
Total Other Current Assets	(74,521)	(247,464)	172,944	70%
Total Current Assets	3,058,189	3,642,726	(584,538)	(16)%
Fixed Assets				
11500 · Capital Assets	48,942,085	47,813,280	1,128,806	2%
Total Fixed Assets	48,942,085	47,813,280	1,128,806	2%
TOTAL ASSETS	52,000,274	51,456,006	544,268	1%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
12000 · Accounts Payable	202,577	756,892	(554,315)	(73)%
Total Accounts Payable	202,577	756,892	(554,315)	(73)%
Credit Cards				
12006 · Dir Ops Credit Card	(140)	0	(140)	(100)%
Total Credit Cards	(140)	0	(140)	(100)%
Other Current Liabilities				
12016 · Retainage Payable	5,220	41,722	(36,503)	(88)%
12018 · Unclaimed Property Payable	6,271	3,933	2,337	59%
12020 · Lodging/Room Tax Payable	6,770	16,570	(9,799)	(59)%
12100 · Payroll Liabilities	151,894	153,760	(1,865)	(1)%
12200 · Due to other Funds	528,264	0	528,264	100%
12250 · Deferred Revenue	521,858	447,772	74,085	17%
12300 · Accrued Interest Payable	14,011	15,147	(1,136)	(8)%
12320 · Current Portion-Long Term Debt	550,980	535,814	15,166	3%
Total Other Current Liabilities	1,785,267	1,214,718	570,549	47%
Total Current Liabilities	1,987,704	1,971,610	16,095	1%

Port of Newport - General Operating Fund

Balance Sheet As of March 31, 2022

	Mar 31, 22	Mar 31, 21	\$ Change	% Change
Long Term Liabilities				
12350 · Long Term Debt	5,110,683	5,692,633	(581,950)	(10)%
12800 · Bond Premiums	100,621	100,621	0	0%
12900 · PERS - Deferred IF	246,841	246,841	0	0%
Total Long Term Liabilities	5,458,144	6,040,094	(581,950)	(10)%
Total Liabilities	7,445,849	8,011,704	(565,855)	(7)%
Equity				
13003 · Committed Grant Match Funds	667,000	0	667,000	100%
13010 · GOF - Unassigned FB	36,677,896	36,402,710	275,186	1%
13015 · GOF - Contributed Capital FB	7,130,788	7,130,788	0	0%
13075 · GOF - Prior Period Adj	0	(21,009)	21,009	100%
Net Income	78,742	(68,186)	146,928	216%
Total Equity	44,554,426	43,444,302	1,110,123	3%
TOTAL LIABILITIES & EQUITY	52,000,274	51,456,006	544,268	1%

Port of Newport
General Operating Fund - Budget vs. Actual
July 2021 through March 2022

	Jul '21 - Mar...	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
14000 · Lease Revenues	623,948	594,870	29,078	105%
14100 · Moorage	1,379,484	1,117,066	262,418	123%
14200 · Hoist Dock & Services	774,198	682,465	91,734	113%
14300 · Shipping Terminal Revenues	2,172	21,609	(19,437)	10%
14400 · RV Parks	975,903	867,597	108,307	112%
14500 · Launch Ramp & Trailer Storage	73,951	62,902	11,049	118%
14600 · Miscellaneous Revenue	120,143	8,125	112,018	1,479%
14700 · Permit Revenues	0	1,000	(1,000)	0%
Total Income	<u>3,949,800</u>	<u>3,355,633</u>	<u>594,166</u>	<u>118%</u>
Gross Profit	3,949,800	3,355,633	594,166	118%
Expense				
15000 · Personnel Services	1,484,765	1,762,149	(277,384)	84%
16000 · Materials & Services	1,861,287	3,226,840	(1,365,553)	58%
16990 · Depreciation Expense	1,266,147	1,266,147	0	100%
17000 · Debt Service	459,252	858,458	(399,206)	53%
Total Expense	<u>5,071,451</u>	<u>7,113,594</u>	<u>(2,042,143)</u>	<u>71%</u>
Net Ordinary Income	(1,121,652)	(3,757,961)	2,636,309	30%
Other Income/Expense				
Other Income				
18100 · Property Tax Revenue	121,792	81,536	40,256	149%
18200 · Interest Income	5,326	1,125	4,201	473%
18300 · Grants	114,148	0	114,148	100%
18600 · Gain/(Loss) on Sale of Assets	(1,520)			
18700 · Property & Dredge Sales	0	32,625	(32,625)	0%
18800 · Miscellaneous - Non-operating	126	0	126	100%
18900 · Transfers In from Other Funds	667,000	1,627,000	(960,000)	41%
Total Other Income	<u>906,871</u>	<u>1,742,286</u>	<u>(835,415)</u>	<u>52%</u>
Other Expense				
19000 · Capital Outlay	727,733	3,662,000	(2,934,267)	20%
19700 · Transfers Out to Other Funds	100,000	100,000	0	100%
19890 · Overhead Allocation	(3,431)	(3,431)	(0)	100%
Total Other Expense	<u>824,302</u>	<u>3,758,569</u>	<u>(2,934,267)</u>	<u>22%</u>
Net Other Income	<u>82,570</u>	<u>(2,016,283)</u>	<u>2,098,853</u>	<u>(4)%</u>
Net Income	<u>(1,039,082)</u>	<u>(5,774,244)</u>	<u>4,735,162</u>	<u>18%</u>

Port of Newport - General Operating Fund

Administration - Budget vs. Actual

July 2021 through March 2022

	Jul '21 - Mar 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
14600 · Miscellaneous Revenue	3,882	1,000	2,882	388%
14700 · Permit Revenues	0	1,000	(1,000)	0%
Total Income	3,882	2,000	1,882	194%
Gross Profit	3,882	2,000	1,882	194%
Expense				
15000 · Personnel Services	591,491	689,714	(98,224)	86%
16000 · Materials & Services	514,852	865,594	(350,742)	59%
16990 · Depreciation Expense	3,798	3,798	0	100%
17000 · Debt Service	8,400	552,595	(544,195)	2%
Total Expense	1,118,541	2,111,701	(993,161)	53%
Net Ordinary Income	(1,114,659)	(2,109,701)	995,042	53%
Other Income/Expense				
Other Income				
18100 · Property Tax Revenue	121,792	81,536	40,256	149%
18200 · Interest Income	5,326	1,125	4,201	473%
18300 · Grants	10,000	0	10,000	100%
18900 · Transfers In from Other Funds	667,000	1,627,000	(960,000)	41%
Total Other Income	804,117	1,709,661	(905,544)	47%
Other Expense				
19000 · Capital Outlay	513,160	1,225,000	(711,840)	42%
19700 · Transfers Out to Other Funds	100,000	100,000	0	100%
19890 · Overhead Allocation	(977,542)	(977,542)	0	100%
Total Other Expense	(364,382)	347,458	(711,840)	(105)%
Net Other Income	1,168,499	1,362,203	(193,704)	86%
Net Income	53,840	(747,498)	801,338	(7)%

Port of Newport
International Terminal - Budget vs. Actual
July 2021 through March 2022

	<u>Jul '21 - Mar 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
14000 · Lease Revenues	120,202	130,080	(9,878)	92%
14100 · Moorage	151,223	126,844	24,379	119%
14200 · Hoist Dock & Services	422,157	349,991	72,166	121%
14300 · Shipping Terminal Revenues	2,175	21,609	(19,434)	10%
14600 · Miscellaneous Revenue	859	0	859	100%
Total Income	<u>696,616</u>	<u>628,524</u>	<u>68,092</u>	<u>111%</u>
Gross Profit	696,616	628,524	68,092	111%
Expense				
15000 · Personnel Services	153,798	167,129	(13,331)	92%
16000 · Materials & Services	182,443	448,424	(265,981)	41%
16990 · Depreciation Expense	956,655	956,655	0	100%
17000 · Debt Service	236,637	277,464	(40,827)	85%
Total Expense	<u>1,529,533</u>	<u>1,849,672</u>	<u>(320,139)</u>	<u>83%</u>
Net Ordinary Income	(832,917)	(1,221,148)	388,231	68%
Other Income/Expense				
Other Income				
18300 · Grants	0	0	0	0%
18800 · Miscellaneous - Non-operating	126	0	126	100%
Total Other Income	<u>126</u>	<u>0</u>	<u>126</u>	<u>100%</u>
Other Expense				
19000 · Capital Outlay	2,469	230,000	(227,531)	1%
19600 · Contingency	0	0	0	0%
19700 · Transfers Out to Other Funds	0	0	0	0%
19890 · Overhead Allocation	21,447	21,447	(0)	100%
Total Other Expense	<u>23,916</u>	<u>251,447</u>	<u>(227,531)</u>	<u>10%</u>
Net Other Income	(23,790)	(251,447)	227,657	9%
Net Income	<u>(856,707)</u>	<u>(1,472,595)</u>	<u>615,888</u>	<u>58%</u>

Port of Newport
Commercial Marina - Budget vs. Actual
July 2021 through June 2022

	Jul '21 - Jun 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
14000 · Lease Revenues	150,737	164,720	(13,983)	92%
14100 · Moorage	552,689	569,125	(16,436)	97%
14200 · Hoist Dock & Services	333,875	435,108	(101,233)	77%
14600 · Miscellaneous Revenue	25,858	0	25,858	100%
Total Income	<u>1,063,159</u>	<u>1,168,953</u>	<u>(105,794)</u>	<u>91%</u>
Gross Profit	1,063,159	1,168,953	(105,794)	91%
Expense				
15000 · Personnel Services	335,202	526,331	(191,129)	64%
16000 · Materials & Services	587,187	1,277,509	(690,322)	46%
16990 · Depreciation Expense	38,700	38,700	0	100%
17000 · Debt Service	6,596	7,915	(1,320)	83%
Total Expense	<u>967,685</u>	<u>1,850,455</u>	<u>(882,770)</u>	<u>52%</u>
Net Ordinary Income	95,473	(681,502)	776,975	(14)%
Other Income/Expense				
Other Income				
18300 · Grants	63,857	0	63,857	100%
Total Other Income	63,857	0	63,857	100%
Other Expense				
19000 · Capital Outlay	157,538	1,847,000	(1,689,462)	9%
19890 · Overhead Allocation	354,768	354,768	(0)	100%
Total Other Expense	<u>512,306</u>	<u>2,201,768</u>	<u>(1,689,462)</u>	<u>23%</u>
Net Other Income	<u>(448,449)</u>	<u>(2,201,768)</u>	<u>1,753,319</u>	<u>20%</u>
Net Income	<u>(352,975)</u>	<u>(2,883,270)</u>	<u>2,530,295</u>	<u>12%</u>

Port of Newport
South Beach - Budget vs. Actual
July 2021 through March 2022

	<u>Jul '21 - Mar 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
14000 · Lease Revenues	353,009	341,250	11,759	103%
14100 · Moorage	675,572	565,749	109,822	119%
14200 · Hoist Dock & Services	18,167	6,457	11,709	281%
14300 · Shipping Terminal Revenues	(3)			
14400 · RV Parks	975,903	867,597	108,307	112%
14500 · Launch Ramp & Trailer Storage	73,951	62,902	11,049	118%
14600 · Miscellaneous Revenue	89,545	7,125	82,420	1,257%
Total Income	<u>2,186,143</u>	<u>1,851,081</u>	<u>335,063</u>	<u>118%</u>
Gross Profit	2,186,143	1,851,081	335,063	118%
Expense				
15000 · Personnel Services	411,404	514,965	(103,562)	80%
16000 · Materials & Services	581,283	930,427	(349,144)	62%
16990 · Depreciation Expense	266,994	266,994	0	100%
17000 · Debt Service	208,280	22,463	185,817	927%
Total Expense	<u>1,467,960</u>	<u>1,734,849</u>	<u>(266,889)</u>	<u>85%</u>
Net Ordinary Income	718,183	116,231	601,952	618%
Other Income/Expense				
Other Income				
18300 · Grants	40,291	0	40,291	100%
18600 · Gain/(Loss) on Sale of Assets	(1,520)			
18700 · Property & Dredge Sales	0	32,625	(32,625)	0%
18800 · Miscellaneous - Non-operating	0	0	0	0%
18900 · Transfers In from Other Funds	0	0	0	0%
Total Other Income	<u>38,771</u>	<u>32,625</u>	<u>6,146</u>	<u>119%</u>
Other Expense				
19000 · Capital Outlay	59,982	360,000	(300,018)	17%
19600 · Contingency	0	0	0	0%
19700 · Transfers Out to Other Funds	0	0	0	0%
19890 · Overhead Allocation	597,896	597,896	0	100%
Total Other Expense	<u>657,878</u>	<u>957,896</u>	<u>(300,018)</u>	<u>69%</u>
Net Other Income	<u>(619,107)</u>	<u>(925,271)</u>	<u>306,164</u>	<u>67%</u>
Net Income	<u><u>99,076</u></u>	<u><u>(809,040)</u></u>	<u><u>908,116</u></u>	<u><u>(12)%</u></u>

NOAA Lease Revenue Fund

Balance Sheet

As of March 31, 2022

	Mar 31, 22	Mar 31, 21	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
11015 · NLRF Checking - FIB 1115	1,407,037	625,671	781,366	125%
11020 · Operating MM - FIB 9596	85,948	0	85,948	100%
11025 · NLRF MM Savings - FIB 9604	133,139	1,000,051	(866,912)	(87)%
11035 · NLRF - LGIP 6263	1,696,023	2,014,786	(318,763)	(16)%
11092 · Assignment of Deposit - OCB	63,807	63,561	247	0%
Total Checking/Savings	3,385,954	3,704,069	(318,115)	(9)%
Accounts Receivable				
11200 · Accounts Receivable	0	173	(173)	(100)%
Total Accounts Receivable	0	173	(173)	(100)%
Other Current Assets				
11300 · Prepaid Expenses	160,754	134,325	26,429	20%
11400 · Due from Other Funds	145	0	145	100%
11480 · PERS - NPA(L)	(34,101)	(34,101)	0	0%
11485 · PERS - Deferred OF	10,171	10,171	0	0%
Total Other Current Assets	136,969	110,395	26,574	24%
Total Current Assets	3,522,923	3,814,636	(291,713)	(8)%
Fixed Assets				
11500 · Capital Assets	21,554,627	22,971,092	(1,416,466)	(6)%
Total Fixed Assets	21,554,627	22,971,092	(1,416,466)	(6)%
Other Assets				
11800 · Bond Issue Costs, Net of Amort.	230,454	230,454	0	0%
11825 · Advance Refunding Valuation	459,546	459,546	0	0%
Total Other Assets	690,000	690,000	0	0%
TOTAL ASSETS	25,767,549	27,475,729	(1,708,179)	(6)%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
12000 · Accounts Payable	30,352	34,913	(4,561)	(13)%
Total Accounts Payable	30,352	34,913	(4,561)	(13)%
Other Current Liabilities				
12100 · Payroll Liabilities	11,497	9,738	1,759	18%
12200 · Due to Other Funds	116,085	15,601	100,484	644%
12300 · Accrued Interest Payable	189,784	201,373	(11,589)	(6)%
12350 · Current Portion-Long Term ...	1,320,000	1,290,000	30,000	2%
Total Other Current Liabilities	1,637,366	1,516,711	120,654	8%
Total Current Liabilities	1,667,718	1,551,624	116,093	8%
Long Term Liabilities				
12400 · Long Term Debt	15,245,000	16,565,000	(1,320,000)	(8)%
12800 · Less Current Portion-LT Debt	(1,320,000)	(1,290,000)	(30,000)	(2)%
12900 · PERS - Deferred IF	12,992	12,992	0	0%
Total Long Term Liabilities	13,937,992	15,287,992	(1,350,000)	(9)%
Total Liabilities	15,605,710	16,839,616	(1,233,907)	(7)%

NOAA Lease Revenue Fund

Balance Sheet

As of March 31, 2022

	<u>Mar 31, 22</u>	<u>Mar 31, 21</u>	<u>\$ Change</u>	<u>% Change</u>
Equity				
13000 · NLRF - Restricted FB-Bond Res.	1,761,721	1,766,260	(4,539)	(0)%
13003 · Committed Grant Match Funds	432,000	0	432,000	100%
13010 · NLRF - Unassigned FB	10,827,504	11,092,412	(264,908)	(2)%
Net Income	<u>(2,859,386)</u>	<u>(2,222,560)</u>	<u>(636,826)</u>	<u>(29)%</u>
Total Equity	<u>10,161,840</u>	<u>10,636,112</u>	<u>(474,273)</u>	<u>(5)%</u>
TOTAL LIABILITIES & EQUITY	<u>25,767,549</u>	<u>27,475,729</u>	<u>(1,708,179)</u>	<u>(6)%</u>

Port of Newport - NOAA Lease Revenue Fund

04/19/22

Budget vs. Actual

July 2021 through March 2022

	<u>Jul '21 - Mar 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
14000 · Lease Revenues	1,914,366	1,946,925	(32,559)	98%
14605 · Miscellaneous - Operating	145	0	145	100%
Total Income	<u>1,914,511</u>	<u>1,946,925</u>	<u>(32,414)</u>	<u>98%</u>
Gross Profit	1,914,511	1,946,925	(32,414)	98%
Expense				
15000 · Personnel Services	92,348	155,329	(62,980)	59%
16000 · Materials & Services	189,619	1,078,626	(889,007)	18%
16990 · Depreciation Expense	1,179,045	1,179,045	0	100%
17000 · Debt Service	1,760,919	1,760,950	(31)	100%
Total Expense	<u>3,221,931</u>	<u>4,173,949</u>	<u>(952,018)</u>	<u>77%</u>
Net Ordinary Income	<u>(1,307,420)</u>	<u>(2,227,024)</u>	<u>919,604</u>	<u>59%</u>
Other Income/Expense				
Other Income				
18200 · Interest Income	7,920	1,875	6,045	422%
18300 · Grants	0	0	0	0%
18900 · Transfers In from Other Funds	0	843,886	(843,886)	0%
Total Other Income	<u>7,920</u>	<u>845,761</u>	<u>(837,841)</u>	<u>1%</u>
Other Expense				
19000 · Capital Outlay	134,425	366,000	(231,575)	37%
19600 · Contingency	0	0	0	0%
19700 · Transfers Out	2,876,445	3,046,445	(170,000)	94%
19890 · Admin Overhead Allocation	3,441	3,441	0	100%
Total Other Expense	<u>3,014,311</u>	<u>3,415,886</u>	<u>(401,575)</u>	<u>88%</u>
Net Other Income	<u>(3,006,391)</u>	<u>(2,570,125)</u>	<u>(436,266)</u>	<u>117%</u>
Net Income	<u>(4,313,811)</u>	<u>(4,797,149)</u>	<u>483,338</u>	<u>90%</u>

Port of Newport - NOAA Capital Maintenance Fund

04/19/22

Balance Sheet - NCMF

Accrual Basis

As of March 31, 2022

	Mar 31, 22	Mar 31, 21	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
11030 · Operating LGIP 6261	180,489	0	180,489	100%
11035 · NOAA - LGIP 6263	1,512,835	2,223,480	(710,645)	(32)%
Total Checking/Savings	1,693,324	2,223,480	(530,155)	(24)%
Other Current Assets				
11400 · Due from Other Funds				
11402 · Due from General Operating Fund	528,119	0	528,119	100%
Total 11400 · Due from Other Funds	528,119	0	528,119	100%
Total Other Current Assets	528,119	0	528,119	100%
Total Current Assets	2,221,443	2,223,480	(2,037)	(0)%
TOTAL ASSETS	2,221,443	2,223,480	(2,037)	(0)%
LIABILITIES & EQUITY				
Equity				
Net Income	2,221,443	2,223,480	(2,037)	(0)%
Total Equity	2,221,443	2,223,480	(2,037)	(0)%
TOTAL LIABILITIES & EQUITY	2,221,443	2,223,480	(2,037)	(0)%

NOAA Capital Maintenance Fund
Profit & Loss Budget vs. Actual
 July 2021 through March 2022

	<u>Jul '21 - Mar 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Income/Expense				
Other Income				
18200 · Interest Income	11,998	11,250	748	107%
18900 · Transfers In from Other Funds	2,209,445	2,559,727	(350,282)	86%
Total Other Income	2,221,443	2,570,977	(349,534)	86%
Other Expense				
19600 · Contingency	0	0	0	0%
19700 · Transfers Out	0	818,132	(818,132)	0%
Total Other Expense	0	818,132	(818,132)	0%
Net Other Income	2,221,443	1,752,845	468,598	127%
Net Income	2,221,443	1,752,845	468,598	127%

Port of Newport - Bonded Debt Fund

Balance Sheet

As of March 31, 2022

	<u>Mar 31, 22</u>	<u>Mar 31, 21</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
400 · Bonded Debt Fund	290,185	132,359	157,827
Total Checking/Savings	290,185	132,359	157,827
Other Current Assets			
11250 · Property Tax Receivable	44,620	53,622	(9,002)
Total Other Current Assets	44,620	53,622	(9,002)
Total Current Assets	334,806	185,981	148,825
Other Assets			
11800 · Bond Issue costs, net of amort.	153,930	153,930	0
11825 · Advance Refunding Valuation	661,702	661,702	0
Total Other Assets	815,632	815,632	0
TOTAL ASSETS	<u>1,150,437</u>	<u>1,001,613</u>	<u>148,825</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
12350 · Bonds Payable - Current	410,000	335,000	75,000
Total Other Current Liabilities	410,000	335,000	75,000
Total Current Liabilities	410,000	335,000	75,000
Long Term Liabilities			
12520 · 2016 Series Bonds	6,183,195	6,478,195	(295,000)
12525 · 2019 Series Bonds	5,045,000	5,160,000	(115,000)
12590 · Bond Premiums	704,598	704,598	0
12800 · Less Current Portion LTD	(410,000)	(335,000)	(75,000)
Total Long Term Liabilities	11,522,793	12,007,793	(485,000)
Total Liabilities	11,932,793	12,342,793	(410,000)
Equity			
13000 · BDF - Restricted FB	(11,528,780)	(11,824,095)	295,315
Net Income	746,424	482,915	263,509
Total Equity	(10,782,356)	(11,341,180)	558,824
TOTAL LIABILITIES & EQUITY	<u>1,150,437</u>	<u>1,001,613</u>	<u>148,825</u>

Port of Newport - Bonded Debt Fund

Profit & Loss Budget vs. Actual

July 2021 through March 2022

	Jul '21 - Mar ...	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
18106 · Bond Levy Proceeds	956,764	881,679	75,085	109%
Total Income	956,764	881,679	75,085	109%
Gross Profit	956,764	881,679	75,085	109%
Expense				
17000 · Debt Service	210,371	831,242	(620,872)	25%
Total Expense	210,371	831,242	(620,872)	25%
Net Ordinary Income	746,393	50,437	695,956	1,480%
Other Income/Expense				
Other Income				
18200 · Bank Interest Income	31	113	(81)	28%
Total Other Income	31	113	(81)	28%
Net Other Income	31	113	(81)	28%
Net Income	746,424	50,549	695,875	1,477%

Port of Newport - Construction Fund

Balance Sheet

As of March 31, 2022

	<u>Mar 31, 22</u>	<u>Mar 31, 21</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
300 · Construction Fund	13,072	13,071	1
Total Checking/Savings	<u>13,072</u>	<u>13,071</u>	<u>1</u>
Total Current Assets	<u>13,072</u>	<u>13,071</u>	<u>1</u>
TOTAL ASSETS	<u>13,072</u>	<u>13,071</u>	<u>1</u>
LIABILITIES & EQUITY			
Equity			
13010 · CF - Unassigned FB	13,071	13,070	1
Net Income	1	1	0
Total Equity	<u>13,072</u>	<u>13,071</u>	<u>1</u>
TOTAL LIABILITIES & EQUITY	<u>13,072</u>	<u>13,071</u>	<u>1</u>

Port of Newport - Construction Fund

Profit & Loss Budget vs. Actual

July 2021 through March 2022

	<u>Jul '21 - Mar 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Income/Expense				
Other Income				
18200 · Interest Income	1	0	1	100%
18400 · Loan Proceeds	0	960,000	(960,000)	0%
Total Other Income	<u>1</u>	<u>960,000</u>	<u>(959,999)</u>	<u>0%</u>
Other Expense				
19700 · Transfers Out to Other Funds				
19702 · Transfers Out to General Fund	0	900,000	(900,000)	0%
Total 19700 · Transfers Out to Other Funds	<u>0</u>	<u>900,000</u>	<u>(900,000)</u>	<u>0%</u>
Total Other Expense	<u>0</u>	<u>900,000</u>	<u>(900,000)</u>	<u>0%</u>
Net Other Income	<u>1</u>	<u>60,000</u>	<u>(59,999)</u>	<u>0%</u>
Net Income	<u><u>1</u></u>	<u><u>60,000</u></u>	<u><u>(59,999)</u></u>	<u><u>0%</u></u>

Port of Newport - Facility Maintenance Reserve Fund

Balance Sheet

As of March 31, 2022

	<u>Mar 31, 22</u>	<u>Mar 31, 21</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
200 · Facility Maintenance Rsrv Fund	525,783	372,713	153,070
Total Checking/Savings	<u>525,783</u>	<u>372,713</u>	<u>153,070</u>
Total Current Assets	<u>525,783</u>	<u>372,713</u>	<u>153,070</u>
TOTAL ASSETS	<u>525,783</u>	<u>372,713</u>	<u>153,070</u>
LIABILITIES & EQUITY			
Equity			
13005 · FMRF - Asgned-Future Exp.	186,816	186,816	0
13006 · FMRF - Asgned-CM Elec. Upgrades	238,000	138,000	100,000
13008 · FMRF - Asgned-PD7 Replacement	51,095	0	51,095
13010 · FMRF - Unassigned FB	(102,796)	(63,182)	(39,613)
Net Income	152,668	111,079	41,589
Total Equity	<u>525,783</u>	<u>372,713</u>	<u>153,070</u>
TOTAL LIABILITIES & EQUITY	<u>525,783</u>	<u>372,713</u>	<u>153,070</u>

Port of Newport - Facility Maintenance Reserve Fund

Profit & Loss Budget vs. Actual

July 2021 through March 2022

	<u>Jul '21 - Mar 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
14600 · Miscellaneous Revenue				
14630 · Insurance Settlements	51,095			
Total 14600 · Miscellaneous Revenue	<u>51,095</u>			
Total Income	<u>51,095</u>			
Net Ordinary Income	51,095			
Other Income/Expense				
Other Income				
18200 · Interest Income	1,573	0	1,573	100%
18900 · Transfers In				
18902 · Transfers In from General Fund	<u>100,000</u>	<u>100,000</u>	<u>0</u>	<u>100%</u>
Total 18900 · Transfers In	<u>100,000</u>	<u>100,000</u>	<u>0</u>	<u>100%</u>
Total Other Income	101,573	100,000	1,573	102%
Other Expense				
19700 · Transfers Out	<u>0</u>	<u>315,334</u>	<u>(315,334)</u>	<u>0%</u>
Total Other Expense	<u>0</u>	<u>315,334</u>	<u>(315,334)</u>	<u>0%</u>
Net Other Income	<u>101,573</u>	<u>(215,334)</u>	<u>316,907</u>	<u>(47)%</u>
Net Income	<u>152,668</u>	<u>(215,334)</u>	<u>368,002</u>	<u>(71)%</u>

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04/19/22

PON - General Operatind Fund
Accounts Paid Report
March 2022

Date	Num	Name	Memo	Class	Paid Amount
03/01/2022	47316	Amazon Capital Services Inc			
02/09/2022	1NVN-CL1P-7VL3		PO # 10218	01-General Operating Fund:100- Administration	-762.99
02/20/2022	17RT-QCGK-QW43		PO # 10215	01-General Operating Fund:100- Administration	-33.67
TOTAL					-796.66
03/01/2022	47317	Bergerson Construction, Inc.	Job 21508 PON Swede's Dock		
02/28/2022	222.207		Swede's Dock Emergency Pile Replacement	01-General Operating Fund:300-Commercial Marina	-1,675.00
TOTAL					-1,675.00
03/01/2022	47318	Carson Oil Co Inc	PO # 50220		
02/18/2022	IN-679517		PO # 50220	01-General Operating Fund:500-International Terminal	-1,108.87
TOTAL					-1,108.87
03/01/2022	47319	Copeland Lumber Yards Inc	PO # 50222		
02/24/2022	2202-239661		PO # 50222	01-General Operating Fund:500-International Terminal	-34.19
TOTAL					-34.19
03/01/2022	47320	Englund Marine Supply Co Inc	PO # 50218		
02/11/2022	991462/6		PO # 50218	01-General Operating Fund:500-International Terminal	-269.10
TOTAL					-269.10
03/01/2022	47321	First Interstate Bank MC			
02/20/2022	1350 MB 2022-2		FIB MC - MB 1/2021 charges	01-General Operating Fund:100- Administration	-860.33
02/20/2022	8643 GT 2022-2		FIB MC - GT 1/2022 charges	01-General Operating Fund:100- Administration	-5.30
02/20/2022	3459 DM 2022-2		FIB MC - DM 1/2022 charges	01-General Operating Fund:500-International Terminal	-3.56
02/20/2022	1335 PM 2022-2		FIB MC-PM 1/24-2/20/2022 charges		-37.68
02/20/2022	1343 AB 202/2	First Interstate Bank MC	FIB MC-AB 12/2021 charges		0.00
TOTAL					-906.87
03/01/2022	47322	IcniPro Security Alarms Inc			
02/08/2022	38268		NIT Service/V-Plex roll up door	01-General Operating Fund:500-International Terminal	-340.99
02/21/2022	37467		Annual Fire Inspection	01-General Operating Fund:500-International Terminal	-270.00
02/21/2022	37466		Annual Fire Inspection	01-General Operating Fund:500-International Terminal	-270.00
TOTAL					-880.99
03/01/2022	47323	Keller Supply Company			
02/01/2022	S020141465.001		PO # 710488	01-General Operating Fund:700-South Beach	-294.57
02/01/2022	S020141465.002		PO # 710488	01-General Operating Fund:700-South Beach	-17.26
02/08/2022	S020141465.003		PO # 710488	01-General Operating Fund:700-South Beach	-5.43
02/10/2022	S020141465.004		PO # 710488	01-General Operating Fund:700-South Beach	-90.59
TOTAL					-407.85

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PON - General Operatind Fund
Accounts Paid Report
March 2022

Date	Num	Name	Memo	Class	Paid Amount
03/01/2022	47324	Leisure Interactive	Hercules Annual Subscription/2022		
02/01/2022	30309		Hercules Annual Subscription	01-General Operating Fund:700-South Beach:710-SB Customer Service	-6,300 00
TOTAL					-6,300 00
03/01/2022	47325	Mobile Modular	Act # R1028034 10x32 Rent 2/23/22-3/24/22		
02/23/2022	2249907		Act # R1028034 10x32 Rent 2/23/22-3/24/22	01-General Operating Fund 300-Commercial Marina	-217 00
TOTAL					-217 00
03/01/2022	47326	NW Natural			
02/21/2022	1584561-3 22-03		SB gas - shop	01-General Operating Fund:700-South Beach:760-SB Operations	-130.49
02/21/2022	1584562-1 22-03		SB natural gas	01-General Operating Fund:700-South Beach:710-SB Customer Service	-326 63
TOTAL					-457.12
03/01/2022	47327	PacificSource Administrators Inc			
03/04/2022	56178		HRE Insurance Withholding	01-General Operating Fund:100- Administration	-81.75
			HRE Insurance Withholding	01-General Operating Fund:700-South Beach:760-SB Operations	-50.00
			HRE Insurance Withholding	01-General Operating Fund:300-Commercial Marina	-13.00
			HRE Insurance Withholding	01-General Operating Fund:500-International Terminal	-50.00
03/18/2022	56179		HRE Insurance Withholding	01-General Operating Fund:100- Administration	-81.75
			HRE Insurance Withholding	01-General Operating Fund:700-South Beach:760-SB Operations	-50.00
			HRE Insurance Withholding	01-General Operating Fund:300-Commercial Marina	-13.00
			HRE Insurance Withholding	01-General Operating Fund:500-International Terminal	-50.00
03/31/2022	22452		Flat Monthly Fee	01-General Operating Fund:100- Administration	-85 00
TOTAL					-474 50
03/01/2022	47328	Papé Material Handling Exchange Inc			
02/01/2022	8707462			01-General Operating Fund:700-South Beach	-64 69
TOTAL					-64 69
03/01/2022	47329	Pioneer Connect			
03/01/2022	113823 03/2022		SB Office phone	01-General Operating Fund:700-South Beach:710-SB Customer Service	-222.69
03/01/2022	115083 3/2022		SB shop phone	01-General Operating Fund:700-South Beach:760-SB Operations	-40 85
TOTAL					-263 54
03/01/2022	47330	Pioneer Printing Inc			
02/18/2022	77140		Designing Commemorative Coin	01-General Operating Fund:100- Administration	-66.98
02/24/2022	77266		PO # 710494	01-General Operating Fund:700-South Beach	-236.20
02/24/2022	77360		PO # 10227	01-General Operating Fund:100- Administration	-239 65
TOTAL					-542 83
03/01/2022	47331	Road & Driveway Co Inc	PO # 50221		
02/25/2022	0028764- N		PO # 50221	01-General Operating Fund:500-International Terminal	-375 00
TOTAL					-375 00

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PON - General Operatind Fund
Accounts Paid Report
March 2022

Date	Num	Name	Memo	Class	Paid Amount
03/01/2022	47332	Sequoia Consulting			
02/21/2022	27			01-General Operating Fund:100- Administration	-487 50
TOTAL					-487 50
03/01/2022	47333	T & L Chemical Toilet Service			
02/01/2022	156279		Chemical Toilet Rental Newport-Bay Front: 1/26/22 to 2/25/22	01-General Operating Fund 300-Commercial Marina	-300.00
02/01/2022	156280		DOI-1/26/22	01-General Operating Fund:300-Commercial Marina	-300.00
02/01/2022	156281		Chemical Toilet Rental : Marina Store: 1/26-2/25/22	01-General Operating Fund:700-South Beach:760-SB Operations	-80.00
02/01/2022	156282		Chemical Toilet Rental: South Beach South Restroom 1/26-2/25/22	01-General Operating Fund:700-South Beach:760-SB Operations	-80.00
02/01/2022	156283		Chemical Toilet Rental Marina & RV Park 1/26-2/25/22	01-General Operating Fund:700-South Beach:760-SB Operations	-80.00
02/01/2022	156284		Chemical Toilet Rental: NIT 1/26-2/25/22	01-General Operating Fund:500-International Terminal	-80.00
02/01/2022	156285		Chemical Toilet Rental SB Marina-Dry Camp/Boat Launch 1/26-2/25/22	01-General Operating Fund:700-South Beach	-80.00
TOTAL					-1,000 00
03/11/2022	47334	Alsco Inc			
02/10/2022	LPOR2782877		Towels and Mats	01-General Operating Fund:500-International Terminal	-32.95
02/24/2022	LPOR2790047		Towels and Mats	01-General Operating Fund:500-International Terminal	-32 95
TOTAL					-65 90
03/11/2022	47335	Amazon Capital Services Inc			
02/21/2022	1D47-F3JF-9F6H		PO # 710497	01-General Operating Fund:700-South Beach	-306.62
02/27/2022	1JCN-WRWQ-M79M		PO # 720039	01-General Operating Fund:700-South Beach	-58.74
02/28/2022	1XLJ-61FC-974M		PO # 72004	01-General Operating Fund:700-South Beach	-90 67
TOTAL					-456 03
03/11/2022	47336	Baldwin General Contracting, Inc	Project # 20033		
03/08/2022	2		Project # 20033: admin building	01-General Operating Fund:100- Administration	-213,750 63
TOTAL					-213,750 63
03/11/2022	47337	Barrelhead Supply Inc			
02/25/2022	316182		PO # 710499	01-General Operating Fund:700-South Beach	-315.30
02/25/2022	316212		PO # 710500	01-General Operating Fund:700-South Beach	-79.39
02/28/2022	316252		PO # 710501	01-General Operating Fund:700-South Beach	-55 87
TOTAL					-450 56
03/11/2022	47338	Carson Oil Co Inc	Fuel for vehicles		
02/28/2022	CP-00365153		Fuel for vehicles - Edge 985GNX	01-General Operating Fund:100- Administration	-266 87
TOTAL					-266 87
03/11/2022	47339	Central Lincoln PUD	SBM temp dock		
02/28/2022	302612071-22-2		SBM temp dock	01-General Operating Fund:500-International Terminal	-68 01
TOTAL					-68 01

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Date	Num	Name	Memo	Class	Paid Amount
03/11/2022	47341	Astound/ Wave	Internet Service		
03/08/2022	121313501-0009363		Internet Service Internet Service	01-General Operating Fund:700-South Beach:710-SB Customer Service 01-General Operating Fund:100- Administration	-1,016.03 -500.00
TOTAL					-1,516.03
03/11/2022	47342	De Lage Landen Financial Services, Inc	Act # 119919/Contract # 500-50369481		
03/06/2022	75713265		3/1/22-3/31/22 3/1/22-3/31/22 Documentation Fee Documentation Fee	01-General Operating Fund:100- Administration 01-General Operating Fund:700-South Beach 01-General Operating Fund:700-South Beach 01-General Operating Fund:100- Administration	-320.00 -320.00 -37.50 -37.50
TOTAL					-715.00
03/11/2022	47343	Englund Marine Supply Co Inc	PO # 50219		
02/11/2022	991469/6		PO # 50219	01-General Operating Fund:500-International Terminal	-18.89
TOTAL					-18.89
03/11/2022	47344	MacPherson Gintner & Diaz			
02/28/2022	82280		2522.01 General Business-PG	01-General Operating Fund:100- Administration	-562.50
02/28/2022	82279		2522.114 CPT RL-PG	01-General Operating Fund:100- Administration	-640.50
TOTAL					-1,203.00
03/11/2022	47345	Mid-Valley Media Group	Act # 138-60032723		
02/27/2022	142567-1		Act # 138-60032723	01-General Operating Fund:700-South Beach	-197.50
TOTAL					-197.50
03/11/2022	47346	Newport News-Times			
02/28/2022	102501 22/2		PO # 10222 PO # 72038	01-General Operating Fund:100- Administration 01-General Operating Fund:700-South Beach	-140.00 -624.37
TOTAL					-764.37
03/11/2022	47347	Oregon Department of Human Services	028505DNS1 - Swenson, Jennifer		
02/28/2022	028505DNS21		028505DNS1 - Swenson, Jennifer		-86.17
TOTAL					-86.17
03/11/2022	47348	Quadient Finance USA Inc	PO # 10223 Act # 7900 0440 6036 8887		
02/28/2022	Nwpt 30226512		PO # 10223	01-General Operating Fund:100- Administration	-400.00
TOTAL					-400.00

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Date	Num	Name	Memo	Class	Paid Amount
03/11/2022	47349	Shrock, Walter	Refund of launch fees		
03/09/2022	Refund		Refund of Launch Fee	01-General Operating Fund:700-South Beach	-12 00
TOTAL					-12 00
03/11/2022	47350	Sierra Springs			
02/28/2022	21798087 030522			01-General Operating Fund:100- Administration	-27.70
TOTAL					-27.70
03/11/2022	47351	Suburban Propane	ACT # 1568-103903		
02/28/2022	166119		ACT # 1568-103903	01-General Operating Fund:300-Commercial Marina	-424 37
TOTAL					-424 37
03/11/2022	47352	TCB Security Services Inc.	Monthly Security		
03/01/2022	240291		Monthly Security	01-General Operating Fund:300-Commercial Marina	-2,116.95
			Monthly Security	01-General Operating Fund:700-South Beach:710-SB Customer Service	-2,116.95
			Monthly Security	01-General Operating Fund:700-South Beach:760-SB Operations	-2,116.95
			Monthly Security	01-General Operating Fund:500-International Terminal	-1,121.15
TOTAL					-7,472 00
03/11/2022	47353	Thompson's Sanitary Service Inc			
02/28/2022	12514 2022-2		Trash disposal - SBOP	01-General Operating Fund:700-South Beach:760-SB Operations	-3,049.77
02/28/2022	13499 2022-2		Trash Compactor - CM Trash disposal	01-General Operating Fund 300-Commercial Marina	-2,035.90
02/28/2022	12058 2022-2		Trash disposal - Int'l Terminal	01-General Operating Fund:500-International Terminal	-1,284.15
TOTAL					-6,369 82
03/11/2022	47354	Trionic Corp.	PO # 710452 10 dock boxes		
02/01/2022	70358		PO710207: 10 dock boxes	01-General Operating Fund:700-South Beach:760-SB Operations	-3,775 00
TOTAL					-3,775 00
03/11/2022	47355	TWGW Inc NAPA Auto Parts	PO # 50228		
03/01/2022	941610		PO # 50228	01-General Operating Fund:500-International Terminal	-51 98
TOTAL					-51 98
03/11/2022	47356	Voya (State of Oregon Plan)	Monthly Employee Contributions		
03/01/2022			Durkee, James (8024)	01-General Operating Fund:100- Administration	-50 00
TOTAL					-50 00

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Date	Num	Name	Memo	Class	Paid Amount
03/11/2022	47357	Staples			
02/01/2022	3498981978		PO # 10205	01-General Operating Fund:100- Administration	-40.99
02/01/2022	3496241630		PO # 10195	01-General Operating Fund:100- Administration	-56.29
02/01/2022	3496241637		PO # 720034	01-General Operating Fund:700-South Beach	-61.24
02/01/2022	3498981981		PO # 10206	01-General Operating Fund:100- Administration	-32.99
02/01/2022	3498981971		PO # 10201	01-General Operating Fund:100- Administration	-16.41
02/01/2022	3496241614		PO # 10189	01-General Operating Fund:100- Administration	-39.56
02/01/2022	3496241622		PO # 10190	01-General Operating Fund:100- Administration	-19.19
02/28/2022	3501422417		PO # 10225	01-General Operating Fund:100- Administration	-62.86
TOTAL					-329.53
03/18/2022	47358	Alliance Consulting Engineers	Dock 5 & Dock 3 Electrical Upgrades/3200-21-02		
03/09/2022	1635		PD3/5 electrical upgrade 3200-21-02	01-General Operating Fund:300-Commercial Marina	-5,000.00
TOTAL					-5,000.00
03/18/2022	47359	AlSCO Inc	Towels and Mats		
03/09/2022	LPOR2797348		Towels and Mats	01-General Operating Fund:500-International Terminal	-32.95
TOTAL					-32.95
03/18/2022	47360	Alsea Bay Power Products Inc	PO # 710506		
03/04/2022	356908		PO # 710506	01-General Operating Fund:700-South Beach	-146.41
TOTAL					-146.41
03/18/2022	47361	Amazon Capital Services Inc			
03/02/2022	14VN-TKJN-MR7N		PO # 10228	01-General Operating Fund:100- Administration	-25.00
			PO # 10228	01-General Operating Fund:100- Administration	-5.98
03/03/2022	1HNG-4XM3-QMGT		PO # 10229	01-General Operating Fund:100- Administration	-159.96
			PO # 10229	01-General Operating Fund:100- Administration	-82.63
03/08/2022	11QF-RTHR-11QV		PO # 10230	01-General Operating Fund:100- Administration	-125.98
03/09/2022	1DLX-FTX3-JCRM		PO # 35083	01-General Operating Fund:300-Commercial Marina	-209.97
03/09/2022	11QFRTHR-X9RP		PO # 10231	01-General Operating Fund:100- Administration	-34.32
03/11/2022	1JTK-36YV-1MXY		PO # 35086	01-General Operating Fund:300-Commercial Marina	-174.11
TOTAL					-817.95
03/18/2022	47362	Barrelhead Supply Inc			
03/09/2022	316668		PO # 710510	01-General Operating Fund:700-South Beach	-48.33
03/09/2022	316636		PO # 710509	01-General Operating Fund:700-South Beach	-64.71
03/14/2022	316850		PO # 710515	01-General Operating Fund:700-South Beach	-64.61
TOTAL					-177.65

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Date	Num	Name	Memo	Class	Paid Amount
03/18/2022	47363	Bay Area Enterprises, Inc	Janitorial - Initial cleaning/Feb 2022		
03/09/2022	8057		Janitorial - Initial cleaning/Feb 2022	01-General Operating Fund:100- Administration	-767.59
			Janitorial - Initial cleaning/Feb 2022	01-General Operating Fund:300-Commercial Marina	-767.59
			Janitorial - Initial cleaning/Feb 2022	01-General Operating Fund:500-International Terminal	-767.59
			Janitorial - Initial cleaning/Feb 2022	01-General Operating Fund:700-South Beach	-8,662.80
TOTAL					-10,965.57
03/18/2022	47364	Builders FirstSource Inc	PO # 50230		
03/09/2022	59827167		PO # 50230	01-General Operating Fund:500-International Terminal	-24.99
TOTAL					-24.99
03/18/2022	47365	Cascade Nut & Bolt, Inc	PO # 710507		
03/08/2022	S1629756.001		PO # 710507	01-General Operating Fund:700-South Beach	-325.25
TOTAL					-325.25
03/18/2022	47366	Century Link	Mar 2022		
03/05/2022	541-265-4235 840B		Mar 2022	01-General Operating Fund:100- Administration	-40.53
TOTAL					-40.53
03/18/2022	47367	Charles (Ryan) Metcalf	PO # 35046		
03/01/2022	2021 11 20		Fix door to Crane Hoist & make part for other hoist	01-General Operating Fund:300-Commercial Marina	-300.00
TOTAL					-300.00
03/18/2022	47368	City of Newport Room Tax	Transient room tax - February 2022		
03/15/2022	CON Rm Tax 2022-2		Transient room tax - February 2022	01-General Operating Fund:700-South Beach	-3,815.83
TOTAL					-3,815.83
03/18/2022	47369	CNA Surety	BOND # 58445512/CO-0601		
03/10/2022	58445512 2022		5/2/22-5/2/23 OR Blanket Notary Errors and Omissions Policy	01-General Operating Fund:100- Administration	-26.00
TOTAL					-26.00
03/18/2022	47370	Coastal Paper & Supply Inc	PO # 710508		
03/15/2022	603962		PO # 710508	01-General Operating Fund:700-South Beach	-833.27
TOTAL					-833.27
03/18/2022	47371	Dahl & Dahl Inc	PO # 30349		
03/15/2022	290649		PO # 30349	01-General Operating Fund:300-Commercial Marina	-420.50
TOTAL					-420.50

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Date	Num	Name	Memo	Class	Paid Amount
03/18/2022	47372	Ecolube Recovery LLC	PO # 710503		
03/02/2022	9865030222		PO # 710503	01-General Operating Fund:700-South Beach	-157.75
TOTAL					-157.75
03/18/2022	47373	Englund Marine Supply Co Inc			
03/01/2022	992046/6		PO # 35082	01-General Operating Fund:300-Commercial Marina	-397.94
03/10/2022	992476/6		PO # 35087	01-General Operating Fund:300-Commercial Marina	-181.48
			PO # 35087	01-General Operating Fund:300-Commercial Marina	-50.59
03/11/2022	992500/6		PO # 710512	01-General Operating Fund:700-South Beach	-156.04
03/14/2022	992586/6		PO # 30348	01-General Operating Fund:300-Commercial Marina	-54.72
			PO # 30348	01-General Operating Fund:300-Commercial Marina	-35.31
			PO # 30348	01-General Operating Fund:300-Commercial Marina	-9.21
03/14/2022	992592/6		PO # 30348	01-General Operating Fund:300-Commercial Marina	-7.42
TOTAL					-892.71
03/18/2022	47374	Fastenal Company Inc	PO # 30350		
03/08/2022	ORNEW147676		PO # 30350	01-General Operating Fund:300-Commercial Marina	-15.57
			PO # 30350	01-General Operating Fund:300-Commercial Marina	-37.04
			PO # 30350	01-General Operating Fund:300-Commercial Marina	-10.66
			PO # 30350	01-General Operating Fund:300-Commercial Marina	-5.56
TOTAL					-68.83
03/18/2022	47375	HDR Engineering Inc	PD 5 Pier Replacement 3200-16-01/Proj # 3400-20-03/EDA Proj # 0...		
03/11/2022	1200415996		PD5 pier project: professional svcs - project accountant	01-General Operating Fund 300-Commercial Marina	-96.30
			PD5 pier project: professional svcs - project manager	01-General Operating Fund:300-Commercial Marina	-607.50
TOTAL					-703.80
03/18/2022	47376	Hyak	IT services - MS 365, web filtering, desktop support 3/15/22-4/14/22		
03/01/2022	30504		IT services - MS 365, web filtering, desktop support 3/15/22-4/14/22	01-General Operating Fund:100- Administration	-4,888.00
TOTAL					-4,888.00
03/18/2022	47377	Integrity Data	Monthly Subscription		
03/01/2022	CB03672		Monthly Subscription Fee 2/1-2/28/22	01-General Operating Fund:100- Administration	-200.00
TOTAL					-200.00
03/18/2022	47378	KOPIS	Feb Subscription		
03/04/2022	PCINV05276		Feb Subscription	01-General Operating Fund:100- Administration	-500.00
TOTAL					-500.00

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Date	Num	Name	Memo	Class	Paid Amount
03/18/2022	47379	Lincoln County Public Works	Fuel for trucks-Period 2/1/22-2/28/22		
03/14/2022	6284		Fuel for trucks -SB	01-General Operating Fund:700-South Beach:760-SB Operations	-95.45
			Fuel for trucks-Period: 2/1/22-2/28/22	01-General Operating Fund:300-Commercial Marina	-80.95
			Fuel for trucks-Period: 2/1/22-2/28/22	01-General Operating Fund:500-International Terminal	-34.75
TOTAL					-211.15
03/18/2022	47380	Newport News-Times	PO # 10222		
03/09/2022	102501 2022 3		1997 Bayliner ad	01-General Operating Fund:100- Administration	-140.00
TOTAL					-140.00
03/18/2022	47381	Northwest Parking Equipment Co, Inc	PO # 710514		
03/14/2022	2022 03 14		Launch Passes	01-General Operating Fund:700-South Beach	-297.55
TOTAL					-297.55
03/18/2022	47382	Orkin	Act # 33231305-Pest Control		
03/01/2022	225438669		Pest Control	01-General Operating Fund:100- Administration	-45.00
TOTAL					-45.00
03/18/2022	47383	Papé Material Handling Exchange Inc	PO # 50226		
03/08/2022	8726005		PO # 50226	01-General Operating Fund:500-International Terminal	-586.56
TOTAL					-586.56
03/18/2022	47384	Rydin	PO # 10220		
03/09/2022	389460		PO # 10220	01-General Operating Fund:100- Administration	-312.14
TOTAL					-312.14
03/18/2022	47385	Sequoia Consulting	Grants - 2/1/22 - Design		
03/03/2022	33		Grants - 2/1/22 - Design	01-General Operating Fund:100- Administration	-150.00
TOTAL					-150.00
03/18/2022	47386	Sherwin-Williams	PO # 710513		
03/11/2022	7195-6		PO # 710513	01-General Operating Fund:700-South Beach	-700.73
TOTAL					-700.73

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Date	Num	Name	Memo	Class	Paid Amount
03/18/2022	47387	Special Districts Insurance Services	Monthly health-dental-life insurance/03-0016278		
03/16/2022	Mar Health-Dental-Lf		Monthly health-dental-life insurance	01-General Operating Fund:100- Administration	-5,347.14
			Monthly health-dental-life insurance	01-General Operating Fund:300-Commercial Marina	-2,698.22
			Monthly health-dental-life insurance	01-General Operating Fund:700-South Beach:710-SB Customer Service	-876.40
			Monthly health-dental-life insurance	01-General Operating Fund:700-South Beach:760-SB Operations	-1,804.08
			Monthly health-dental-life insurance	01-General Operating Fund:500-International Terminal	-1,792.24
TOTAL					-12,518.08
03/18/2022	47388	Streamline	Website monthly fee		
03/01/2022	AC7C0FE6-0016		Website monthly fee	01-General Operating Fund:100- Administration	-450.00
TOTAL					-450.00
03/18/2022	47389	Toyota Industries Commercial Finance Inc	Debt service - 2017 CM Forklift		
03/07/2022	4003436003		2017 CM Forklift - Principal	01-General Operating Fund:300-Commercial Marina	-644.10
			2017 CM Forklift - Interest	01-General Operating Fund:300-Commercial Marina	-15.45
TOTAL					-659.55
03/18/2022	47390	TWGW Inc NAPA Auto Parts			
03/09/2022	943420		PO # 50231	01-General Operating Fund:500-International Terminal	-6.99
03/17/2022	945283		PO # 10233	01-General Operating Fund:100- Administration	-83.97
TOTAL					-90.96
03/18/2022	47391	[REDACTED]	WHA Insurance Reimbursement #2		
03/11/2022	Ins R 2		Reimbursement per WHA Insurance	01-General Operating Fund:700-South Beach	-60.43
TOTAL					-60.43
03/18/2022	47392	Wells Fargo Financial Leasing	603-0208292 2/28/22-3/29/22		
03/05/2022	5019233140		603-0208292 Copier Leases - North Office	01-General Operating Fund:100- Administration	-141.50
			603-0208292 Copier Leases - SB Office	01-General Operating Fund:700-South Beach:710-SB Customer Service	-141.50
TOTAL					-283.00
03/18/2022	47393	WHA Insurance Agency Inc			
03/04/2022	Feb 22 FBO fees			01-General Operating Fund:100- Administration	-25.00
TOTAL					-25.00
03/18/2022	47394	Special Districts Insurance Services			
02/01/2022	37P16278-191 Q2		Quarterly general liability/property ins-Q2 Policy 37P16278 1/1/2022-1...	01-General Operating Fund:100- Administration	-48,565.26
TOTAL					-48,565.26

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Date	Num	Name	Memo	Class	Paid Amount
03/31/2022	47396	Amazon Capital Services Inc			
03/02/2022	17G4-NJT3-1CKD		PO # 50229	01-General Operating Fund:500-International Terminal	-179.99
03/06/2022	14W3-TJ3X-Y69K		PO # 710502	01-General Operating Fund:700-South Beach	-168.25
03/08/2022	1DY9-RMXR-QYGN		PO # 710505	01-General Operating Fund:700-South Beach	-97.00
03/21/2022	1FC4-GD4W-19RC		PO # 10235	01-General Operating Fund:100- Administration	-26.98
03/21/2022	1F3N-NJF4-D19J		PO # 10234	01-General Operating Fund:100- Administration	-74.30
03/26/2022	1DKY-FWLC-FT9X		PO # 59.71	01-General Operating Fund:100- Administration	-59.71
03/27/2022	1DQW-PTH4-M6J3		PO # 50234	01-General Operating Fund:500-International Terminal	-4.26
03/28/2022	1FPD-Y79Q-3NPP		PO # 10239	01-General Operating Fund:100- Administration	-33.67
TOTAL					-644.16
03/31/2022	47397	Baldwin General Contracting, Inc	Project # 20033 - PON Admin Building 3/1/22 - 3/31/22		
03/31/2022	3		Project # 20033: admin building 3/1/22 - 3/31/22	01-General Operating Fund:100- Administration	-231,069.01
TOTAL					-231,069.01
03/31/2022	47398	Barrelhead Supply Inc			
03/23/2022	317242		PO # 710522	01-General Operating Fund:700-South Beach	-87.92
03/24/2022	317281		PO # 710524	01-General Operating Fund:700-South Beach:710-SB Customer Service	-204.13
TOTAL					-292.05
03/31/2022	47399	Brockway, Cameron	Reimbursement for TWIC card		
03/11/2022	2202 03		Transportation Worker ID Card	01-General Operating Fund:500-International Terminal	-125.25
TOTAL					-125.25
03/31/2022	47400	Carver Inc	Various Receipts PO # 35088		
03/15/2022	35088		DOS- 3/13/22	01-General Operating Fund:300-Commercial Marina	-118.52
			DOS - 11/20/21	01-General Operating Fund:300-Commercial Marina	-96.88
			DOS - 10/19/21	01-General Operating Fund:300-Commercial Marina	-15.10
			DOS - 10/9/21	01-General Operating Fund:300-Commercial Marina	-96.07
TOTAL					-326.57
03/31/2022	47401	Cascade Nut & Bolt, Inc	PO # 710507		
03/22/2022	S1629756.002		PO # 710507	01-General Operating Fund:700-South Beach	-52.80
TOTAL					-52.80
03/31/2022	47402	Central Lincoln PUD			
03/25/2022	302612071-22-3		SBM temp dock	01-General Operating Fund:500-International Terminal	-65.47
03/25/2022	302612072-22-3		SBM temp dock	01-General Operating Fund:500-International Terminal	-321.98
TOTAL					-387.45
03/31/2022	47403	Century Link	Mar 2022		
03/23/2022	541-574-1053-245B 03		Mar 2022	01-General Operating Fund:100- Administration	-40.53
TOTAL					-40.53

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Date	Num	Name	Memo	Class	Paid Amount
03/31/2022	47404	Compton, Barry	Refund/Cancellation		
03/31/2022	Refund		Refund/Cancellation	01-General Operating Fund:700-South Beach	-283 62
TOTAL					-283 62
03/31/2022	47405	Copeland Lumber Yards Inc			
03/02/2022	2203-242664		PO # 30347	01-General Operating Fund:300-Commercial Marina	-11 89
03/16/2022	2203-251215		PO # 10232	01-General Operating Fund:100- Administration	-6 42
03/16/2022	2203-251120		PO # 10232	01-General Operating Fund:100- Administration	-13 80
TOTAL					-32.11
03/31/2022	47406	Dahl & Dahl Inc			
03/01/2022	289294		PO # 30352 Date of Service 2/18/22	01-General Operating Fund:300-Commercial Marina	-207.35
03/01/2022	289262/289207		PO # 35091 Date of Service 2/16 & 2/17/22	01-General Operating Fund 300-Commercial Marina	-504 33
TOTAL					-711 68
03/31/2022	47407	Direct TV	Monthly Cable SB RV Park - service 3/25/22 - 4/24/22		
03/26/2022	050332923X220326		Monthly Cable SB RV Park - service 3/25/22 - 4/24/22	01-General Operating Fund:700-South Beach:710-SB Customer Service	-798 06
TOTAL					-798 06
03/31/2022	47408	Doug's Electric Inc	Junction Box/Security		
03/15/2022	C36527F		Junction Box/Security Camera - Port Dock 5	01-General Operating Fund:300-Commercial Marina	-213.75
TOTAL					-213.75
03/31/2022	47409	Englund Marine Supply Co Inc			
03/23/2022	K93079/6		PO # 30353	01-General Operating Fund:300-Commercial Marina	-58.18
03/29/2022	993355/6		PO # 30356	01-General Operating Fund:300-Commercial Marina	-42 00
03/30/2022	993381/6		PO # 710526	01-General Operating Fund:700-South Beach	-240.15
TOTAL					-340 33
03/31/2022	47410	First Interstate Bank-Debt Svc	Payment and Interest Dates 3/1/22-3/31/22		
03/21/2022	Debt Svc 2022-3b		Debt service payment - loan #129700956	01-General Operating Fund 500-International Terminal	-4,595.45
			Debt service payment - loan #129700956	01-General Operating Fund:500-International Terminal	-509 86
TOTAL					-5,105 31
03/31/2022	47412	Fisher, Cherish	Reissue of final check dated 5/25/21		
03/11/2022	2021 05 25		Reissue final check - orig 5/25/21/ck # 21076581	01-General Operating Fund:100- Administration	-163 85
TOTAL					-163 85

**PON - General Operatind Fund
Accounts Paid Report
March 2022**

Date	Num	Name	Memo	Class	Paid Amount
03/31/2022	47413	Goldfinger, Chris	Refund D-61		
03/11/2022	D 61		Slip D - 61 Refund	01-General Operating Fund:700-South Beach	-311 08
TOTAL					-311 08
03/31/2022	47414	HDR Engineering Inc	PD 5 Pier Replacement 3200-16-01/Proj # 3400-20-03/EDA Proj # 0...		
03/16/2022	Est # 8		Retainage		-109,289.76
TOTAL					-109,289.76
03/31/2022	47415	Hyak			
03/16/2022	29710		Ticket # 9976 - Cable Drop	01-General Operating Fund:100- Administration	-279.00
03/30/2022	30887		Drop Cable Instal/Wireless Access Point	01-General Operating Fund:100- Administration	-339.99
03/30/2022	30886		SB RV Park - Camera Viewpoint System	01-General Operating Fund:700-South Beach	-659 99
TOTAL					-1,278 98
03/31/2022	47416	IconiPro Security Alarms Inc	Cell Security Sysem Monitoring		
03/01/2022	38927		4/1/22-6/30/22	01-General Operating Fund:700-South Beach	-130.14
TOTAL					-130.14
03/31/2022	47417	Integrity Data	HR Deployment & Training/ Advanced Time and Attendance 3/18/2...		
03/25/2022	CB03891		HR Deployment & Training/ Advanced Time and Attendance 3/18/22-3/...	01-General Operating Fund:100- Administration	-2,400 00
TOTAL					-2,400 00
03/31/2022	47418	Iron Owl Inc	PO # 50236		
03/08/2022	110		PO # 50236	01-General Operating Fund:500-International Terminal	-561 94
TOTAL					-561 94
03/31/2022	47419	MASA - Medical Air Services Association	Group B2BPOP/Member ID 2083219/Tucker		
03/16/2022	1211034		March 2022	01-General Operating Fund:100- Administration	-14 00
TOTAL					-14 00
03/31/2022	47420	Mobile Modular			
03/02/2022	2257308		Rent 3/15/22 - 4/13/22	01-General Operating Fund:300-Commercial Marina	-877.00
03/25/2022	2260728		Act # R1028034 10x32 Rent 3/25/22 - 4/23/22	01-General Operating Fund:300-Commercial Marina	-217 00
TOTAL					-1,094 00
03/31/2022	47421	Morgan, Mike	Moorage refund		
03/19/2022	Refund 2022/3		Moorage refund/5 months	01-General Operating Fund:700-South Beach	-1,367 50
TOTAL					-1,367 50

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**PON - General Operatind Fund
Accounts Paid Report
March 2022**

Date	Num	Name	Memo	Class	Paid Amount
03/31/2022	47423	Oregon Department of Human Services	028505DNS1 - Swenson, Jennifer		
03/18/2022	028505DNS21		028505DNS1 - Swenson, Jennifer		-248 06
TOTAL					-248 06
03/31/2022	47424	Papé Material Handling Exchange Inc	PO # 50226		
03/22/2022	4758106		PO # 50226	01-General Operating Fund:500-International Terminal	-365 84
TOTAL					-365 84
03/31/2022	47425	Pioneer Printing Inc	Pac Soft Diagram		
03/31/2022	76430		Pac Soft Diagram	01-General Operating Fund:700-South Beach	-133 65
TOTAL					-133 65
03/31/2022	47426	Platt Electric Supply Inc			
03/24/2022	2P90790		PO # 30352	01-General Operating Fund:300-Commercial Marina	-483.91
03/25/2022	2Q17723		PO # 30354	01-General Operating Fund:300-Commercial Marina	-41 04
TOTAL					-524 95
03/31/2022	47427	Port's Contracting, LLC	PO # 710525		
03/24/2022	551		PO # 710525	01-General Operating Fund:700-South Beach	-2,170 00
TOTAL					-2,170 00
03/31/2022	47428	Rondys Inc dba Yaquina Industrial Park	Gear storage lease		
03/25/2022			Gear storage lease	01-General Operating Fund:500-International Terminal	-2,000 00
TOTAL					-2,000 00
03/31/2022	47429	Special Districts Insurance Services	Work Comp loss reimbursement 2020-2021		
03/31/2022	Losses 2020-2021		Work Comp loss reimbursement 2020-2021	01-General Operating Fund:100- Administration	-1,040 98
TOTAL					-1,040 98
03/31/2022	47430	Streamline	Website monthly fee		
03/15/2022	AC7C0FE6-0015		Website monthly fee Feb 1 - Mar 1, 2022	01-General Operating Fund:100- Administration	-450 00
TOTAL					-450 00

**PON - General Operatind Fund
Accounts Paid Report
March 2022**

Date	Num	Name	Memo	Class	Paid Amount
03/31/2022	47431	T & L Chemical Toilet Service			
03/01/2022	156585		Chemical Toilet Rental Newport-Bay Front: 2/26/22-3/25/22	01-General Operating Fund:300-Commercial Marina	-320.00
03/01/2022	156586		DOI- 2/26/22	01-General Operating Fund:300-Commercial Marina	-240.00
03/01/2022	156587		Chemical Toilet Rental : Marina Store: 2/26-3/5/22	01-General Operating Fund:700-South Beach:760-SB Operations	-80.00
03/01/2022	156589		Chemical Toilet Rental: South Beach South Restroom 2/26/22-3/25/22	01-General Operating Fund:700-South Beach:760-SB Operations	-80.00
03/01/2022	156590		Chemical Toilet Rental: NIT 2/26-3/25/22	01-General Operating Fund:500-International Terminal	-80.00
03/01/2022	156591		Chemical Toilet Rental SB Marina-Dry Camp/Boat Launch 2/26-3/25/22	01-General Operating Fund:700-South Beach	-80.00
03/01/2022	156588		Chemical Toilet Rental Marina & RV Park 2/26-3/25/22	01-General Operating Fund:700-South Beach:760-SB Operations	-80.00
TOTAL					-960.00
03/31/2022	47432	TWGW Inc NAPA Auto Parts			
03/29/2022	947674		PO # 50237	01-General Operating Fund:500-International Terminal	-29.47
03/29/2022	947760		PO # 30355	01-General Operating Fund:300-Commercial Marina	-36.49
TOTAL					-65.96
03/31/2022	47433	Verizon Wireless	Port cell phones and MiFi		
03/26/2022	9901679703		Port cell phones and MiFi	01-General Operating Fund:100- Administration	-215.24
			Port cell phones and MiFi	01-General Operating Fund:300-Commercial Marina	-86.72
			Port cell phones and MiFi	01-General Operating Fund:500-International Terminal	-75.14
			Port cell phones and MiFi	01-General Operating Fund:700-South Beach	-87.00
TOTAL					-464.10
03/31/2022	47434	WHA Insurance Agency Inc	Policy # 21079319A 3/21/2022-3/21/2025		
03/24/2022	842367		Policy # 21079319A 3/21/2022-3/21/2025	01-General Operating Fund:100- Administration	-24,634.63
TOTAL					-24,634.63

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**NOAA Lease Revenue Fund
Check Detail
March 2022**

Type	Num	Date	Name	Paid Amount	Memo
Bill Pmt -Check	15279	03/01/2022	Amazon Capital Services Inc		A1FGJV116UT7J7
Bill	1QLG-4RFN-LHW	02/08/2022		-268.65	PO # 60093
TOTAL				-268.65	
Bill Pmt -Check	15280	03/01/2022	OR Dept of State Lands		APP0045552
Bill	59416-GP	03/01/2022		-750.00	NOAA Dredge
TOTAL				-750.00	
Bill Pmt -Check	15281	03/01/2022	Pioneer Connect		bus-159375
Bill	159375 2022-03	03/01/2022		-178.49	
TOTAL				-178.49	
Bill Pmt -Check	15282	03/11/2022	First Cascade Corporation		NOAA Flooring
Bill	22005-2	03/10/2022		-120,175.00	NOAA Flooring
TOTAL				-120,175.00	
Bill Pmt -Check	15284	03/11/2022	Performance System Integration LLC		C-013568
Bill	11645302	02/01/2022		-3,235.29	Sprinkler Inspection Repair
TOTAL				-3,235.29	
Bill Pmt -Check	15285	03/11/2022	Spiro Landscapes Inc		
Bill	00026919	02/28/2022		-455.00	Monthly Landscape Maintenance
TOTAL				-455.00	
Bill Pmt -Check	15286	03/11/2022	Thompsons Sanitary Service		
Bill	22644 2022-2	02/28/2022		-637.00	
TOTAL				-637.00	
Bill Pmt -Check	15287	03/18/2022	Associated Cleaning Services Inc		1NOAA1900/PO # 60092
Bill	52347	03/04/2022		-697.00	Cleaning windows, fascia, doors
TOTAL				-697.00	

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NOAA Lease Revenue Fund
Check Detail
 March 2022

Type	Num	Date	Name	Paid Amount	Memo
Bill Pmt -Check	15288	03/18/2022	Special Districts Insurance Services		
Bill	37P16278-191 Q2	02/01/2022		-12,452.49	Quarterly general liability/property ins-Q2 Policy 37P16278 1/1/2022-12/31/2022
Bill	Mar 03-0016278	03/16/2022		-896.12	March Health, Dental and Life Premium
TOTAL				-13,348.61	
Bill Pmt -Check	15289	03/31/2022	Amazon Capital Services Inc		A1FGJV116UT7J7
Bill	1QM9-J49J-LM7Y	03/16/2022		-18.03	PO # 60094
TOTAL				-18.03	
Bill Pmt -Check	15290	03/31/2022	IconiPro Security & Alarms Inc		Fire Alarm Monitoring
Bill	38927	03/01/2022		-85.17	Fire Alarm Monitoring
TOTAL				-85.17	
Bill Pmt -Check	15291	03/31/2022	Proctor Sales Inc		0017603
Bill	0324116-IN	03/08/2022		-1,777.30	Boiler Annual Inspection
TOTAL				-1,777.30	
Bill Pmt -Check	15292	03/31/2022	Verizon Wireless		
Bill	9901679703	03/26/2022		-26.90	
TOTAL				-26.90	



NEW BUSINESS

DATE: April 20, 2022
RE: Newport Fab Shop Lease
TO: Paula Miranda, General Manager
ISSUED BY: Aaron Bretz, Director of Operations

BACKGROUND

For several months we have been working with a potential tenant for the northeastern most building on the old Yaquina Bay Fruit Processor's property. Prior to offering the building for lease, we needed to get the electrical system thoroughly reworked after having been exposed to the elements for several years. That work is now complete, and two of the main doors were replaced as part of the previous tenant's lease.

DETAIL

Newport Fab Shop is a new business that performs services on boats and other equipment in the area. The business has grown, and has been limited in its growth by lack of shop space from which to work. We plan to continue investing money into these buildings to keep the habitable structures in rentable condition, and having a tenant in place provides us with a revenue stream to fund that work.

BUDGET IMPACTS

This lease will be for one year initially, and we will consider the possibility of continuing as the relationship develops and the Port further determines the future of the properties in South Beach.

RECOMMENDATION

I RECOMMEND A MOTION APPROVING THE DRAFT LEASE AND TERMS WITH NEWPORT FAB SHOP.

COMMERCIAL BUILDING LEASE

THIS LEASE made _____, between PORT OF NEWPORT, a Port district and municipal corporation existing under the laws of the State of Oregon, hereinafter referred to as "Lessor" and Newport Fab Shop, LLC, 129 SE 126th Dr, South Beach, OR 97366, hereinafter referred to as "Lessee".

1. DEMISE AND DESCRIPTION OF LEASED PREMISES.

Lessor hereby grants to Lessee and Lessee hereby accepts from Lessor 1,800 square feet building plus an additional 2,000 square feet of outdoor space, situated at 2000 SE Marine Science Dr, Newport OR 97365, hereinafter referred to as the "Leased Premises":

See attached drawing, as Exhibit A.

2. TERM.

The term of this Lease shall be for a one (1) year term. The term shall commence on May 1, 2022 and shall end on April 30, 2022. Monthly rental payments shall be due within ten (10) business days of receipt of billing.

3. RENEWAL OPTION.

3.1 If this lease is not in default at the expiration of the existing one (1) year term, Lessor may grant a renew option according to Section 3.3 below for an additional one (1) year term and each consecutive year thereafter, as long as this agreement is not in default and not to exceed more than five (5) years.

3.2 Each of the renewal terms shall commence on the day following expiration of the preceding term.

3.3 The option to renew shall be exercised only by written notice to Lessor given not less than sixty (60) days prior to the last day of the expiring term.' Only upon written confirmation from Lessor the lease shall be binding for the renewal term without further act of the parties. Lessor and Lessee shall then be bound to take the steps required in connection with the determination of rent as specified below without further act of the parties.

4. USE OF LEASED PREMISES.

Lessee is hereby granted the right and privilege, and exclusive use of the Leased Premises for the purpose of operating a fabrication shop that provides services on boats and other equipment and related services. Lessee shall not offer other products or services unrelated to Lessee's current business without the express written consent of Lessor. Said consent, if granted, can be revoked at any time for any reason whatsoever. Such operation shall be conducted on a non-discriminatory basis, in accordance with and subject to the terms, conditions and requirements imposed by law or by the Port of Newport, City of Newport, or Lincoln County.

5. CONDITION OF PREMISES.

5.1 Lessee agrees to accept the premises as is for the purpose of use as described in Section 4 above.

5.2 Lessee shall not make any substantive structural changes, alterations or additions to the premises within which the business hereunder is operated without the written consent of the Lessor first in advance obtained. Any changes, alterations or additions to such space shall be at Lessee's sole cost and expense. All improvements made in or to the space occupied by Lessee pursuant to the provisions hereof during the term of this lease shall become at once the property of Lessor. Lessee expressly acknowledges and agrees that it will have no right to remove and shall not remove any such improvements at any time during or after the term of this lease.

5.3 If, at any time after the execution of this lease, the space occupied by Lessee pursuant to the terms hereof, or any portion of such space, should be damaged or destroyed by any casualty to the extent that Lessee is unable to continue the operation of its business herein to the extent practicable from the standpoint of good business, either party may terminate this lease agreement upon ten days' written notice to the other.

5.4 Lessee shall not cause or permit any Hazardous Substance to be spilled, leaked, disposed of or otherwise released on or under the leasehold. Lessee may use or otherwise handle on the leasehold only those hazardous substances typically used in the prudent and safe operation of the use specified in Section 4 above. Lessee may not store any such hazardous substances on the leasehold premises. Lessee shall comply with all environmental laws and exercise the highest degree of care in the use, handling and storage of hazardous substances and shall take all practical measures to minimize the quantity and toxicity of hazardous substances used, handled or store on the leasehold. Upon the expiration or termination of this Lease, Lessee shall remove all hazardous substances from the leasehold. The term "environmental laws" shall mean any federal, state or local statute, regulation or ordinance, or judicial or other governmental order pertaining to the protection of health, safety or the environment. The term "Hazardous substance" shall mean any hazardous, toxic, infectious or radioactive substance, waste and material as defined or listed by any environmental law and shall include without limitation petroleum oil and its fractions. Lessee shall be responsible for and bear the liability of any hazardous waste discharged by Lessee during Lessee's occupancy.

5.5 To maintain the quality and integrity of the premises of Lessee and adjacent leaseholds, Lessee is restricted from any exterior storage of any nature whatsoever in and around the leasehold and specifically shall not park or store any equipment, vehicles, material or any other personal property of any nature whatsoever outside of the confines of the leasehold area otherwise authorized.

5.6 Lessee shall refrain from any activity within the leasehold premises that would increase Lessor's insurance obligations unless Lessee pays full difference in increased premiums.

6 EASEMENTS, RIGHTS OF WAY.

Lessee shall have permission to use the driveway into the building, but at no time shall Lessee or Lessee's employees, contractors, customers or business invitees block the walkway or driveway between the buildings located immediately next to the Premises. Nor

shall Lessee block the road or driveway to the common areas near the buildings.

7 BASE RENT.

7.1 During this first year of the current lease term, the base rent shall be One Thousand Six Hundred and 50/100 Dollars (\$1,600.00) per month, which represents \$0.50 per square feet for the building and \$0.35 per square feet for the outdoor space.

7.2 The annual lease rate for a renewed term beginning immediately following the end of the first Term, if applicable, shall be by a percentage equal to the percentage change in the Consumer Price Index, Western Region, or the nearest comparable data on changes in the cost of living if such index is no longer published.

7.3 Lessee shall pay eighteen percent (21%) per year interest on all payments of rent required above more than ten (10) days in arrears.

8 ADDITIONAL RENT

8.1 All taxes and utility charges which Lessee is required to pay by this lease, and any other sum which Lessee is required to pay to Lessor or third parties shall be additional rent.

8.2 Lessee agrees to reimburse the Port utility fees, which may include: water, sewer and electricity. The Port is a non-taxable entity, unless the property has been leased to a taxable entity. Based on the annual estimated amount of Two Thousand Eight Hundred Ten Dollars. (\$2,810) Lessor shall also pay to the Port a prorated monthly property tax in the amount of Two Hundred Thirty-Four and 17/100 Dollars (\$234.17). Should the final tax bill be higher than the collected amount, Lessor agrees to reimburse the Port for such difference.

8.3 The increases for water, sewer, electricity and property taxes shall be based on actual increases by the utility companies and tax authority and shall be evaluated should those amounts be increased to the Port.

8.4 Lessee shall be responsible for paying any and all utility services not mentioned above servicing the leasehold premises including, but not limited to telephone, natural gas, television cable, garbage services, and any and all related items.

9 COMPLIANCE WITH GOVERNMENTAL RULES.

9.1 Lessee shall at all times during the term of this lease, at its sole cost and expense, comply with all governmental rules, regulations, ordinances, statutes and law now or hereafter in effect pertaining to Lessor or Lessee's operation of its business pursuant to this Lease.

9.2 Lessee shall, at all times during the term hereof, comply with all reasonable rules and regulations which Lessor may at any time establish concerning the use of its facilities, provided, however, that any such rule or regulation so made shall not be so inconsistent with this Lease as to unreasonably interfere with Lessee's operations hereunder.

10 MAINTENANCE OF LEASED PREMISES.

10.1 Lessee agrees that at all times during the term of this lease it will maintain the assigned premises in a neat and presentable condition and will maintain and keep the same in good order and repair, at Lessee's own cost and expense. Lessor, its agents and representatives, at any reasonable time may enter upon or into said premises for the purposes of examining the condition thereof and for any other lawful purpose.

10.2 The following shall be responsibility of the Lessee:

10.2.1 Any repairs necessitated by the negligence of Lessees, its agents, employees, invitees.

10.2.2 Any repair or alterations required to comply with laws or regulations.

10.2.3 Lessee further agrees, at its expense, to remove any and all alterations not accepted by Lessor and any and all accumulated equipment, supplies and other items which are present as a result of Lessee's operations, or anyone acting under Lessee, from Lessor's property upon termination of this lease. The premises shall be left in a condition equal to or better than the condition in which it was found immediately prior to the Lessee's occupation. All surface preparations shall remain with the premises unless specially requested by Lessor to be removed or somehow modified.

10.2.4. Any repairs, replacements, alterations or other work performed on or around the lease premises by Lessor if necessary, shall be done in such a way as to interfere as little as reasonably possible with use of the premises by Lessee. Lessee shall have no right to abatement of rent nor any claim against Lessor for any inconvenience or disturbance resulting from Lessor's activities.

11 LIENS.

Lessee shall keep the Leased Premises free from liens arising out of the operations of Lessee, including any liens arising out of any labor performed for or materials furnished to Lessee on the Leased Premises. Lessee shall indemnify Lessor against any claims for labor or materials in connection with any construction of any improvements on the Leased Premises, including the costs of defending against the claims. Lessor shall have the right to enter on the Leased Premises at any reasonable time to post notices, if necessary.

12 TITLE AT TERMINATION.

Lessor shall retain upon installation title to all fixtures, equipment, machinery, and other improvements installed on or connected to the Leased Premises by Lessee. Lessee may remove personal property belonging to Lessee on the termination of this Lease, provided that any damage to the Leased Premises that is caused by the removal of the property shall promptly be repaired at the expense of Lessee. Any property that is not removed by Lessee within thirty (30) days after termination of this Lease shall be considered abandoned property.

13 DESTRUCTION OF LEASED PREMISES.

If the building is destroyed by fire or other casualty to such an extent that they are wholly unfit for the use contemplated, Lessor shall have the option to terminate this Lease without further obligation. On such termination, Lessor shall collect and retain the

proceeds of any applicable insurance and upon making itself whole, disburse the remainder, if any, to Lessee.

14. INSURANCE.

14.1 Lessee shall at all times during the term hereof, at its sole cost and expense, obtain and maintain in force and effect a policy or policies of Protection and Indemnity Liability insurance, issued by an insurance carrier approved by Lessor, insuring against loss, damage or liability for injury to or death of persons or loss or damage to property as the result of the business operations. Such protection and liability insurance to include, by endorsement, product liability to include use by guests and customers of the Lessee. Such liability insurance shall be in the minimum amount of \$2,000,000 or as set by State industry standards. Each occurrence and in addition shall provide for payment of all attorneys fees and legal expense arising there from. This insurance shall be written on a form acceptable to the Lessor. Lessor shall be named as an additional insured for Lessor's liability arising out of the operations of the Lessee.

14.2 Inasmuch as this Lease agreement is for a short (one year) term and is subject to annual renewal, it is expressly acknowledged by the parties that the foregoing limits of protection and indemnity insurance shall be subject to reasonable increases, based upon the recommendation of the insurance agent of record for Lessor, based upon changes in public liability laws and similar factors.

14.3 Lessee shall also keep in full force and effect the policy of insurance, insurance for Damage to Rented Premises (each occurrence) \$300,000 and Medical Expenses (any one person) \$5,000, naming the Lessee and Lessor as named insured.

14.4 If Lessee has employees, Lessee shall furnish evidence of Workers Compensation insurance and Crew Liability insurance with a limit of not less than \$2,000,000, or as set by State industry standards per occurrence. Such insurance shall be endorsed to provide statutory State of Oregon workers compensation benefits and statutory United States Longshore and Harbor Workers Act coverage's. Prior to beginning operation, Lessee shall furnish evidence, as stipulated in 14.2 above, through Certificates of insurance of workers compensation, USL&H, and crew liability insurance.

14.5 Upon execution of this Lease, Lessee shall furnish to Lessor a certificate properly executed by the insurance carrier showing that the foregoing insurance policies are in effect. The policies shall provide that such insurance can be canceled only on thirty (30) days written notice to Lessor. The policies shall evidence the insurance coverage required herein, including an express waiver of rights of subrogation required below.

14.6 Lessee hereby waives any and all rights of recovery against Lessor, its officers, agents and employees, for any loss or damage, including consequential loss or damage caused by any peril, or perils including negligent acts, enumerated in each insurance policy required to be maintained by Lessee hereunder. This waiver of subrogation shall not apply with respect to any claim by Lessee, if it is in contravention of any term or provision of any insurance policy which would otherwise provide reimbursement to Lessee, so as to render such coverage void. However, Lessee shall make reasonable efforts to obtain a policy or policies of insurance permitting such a waiver of subrogation, or expressly waiving subrogation.

15 INDEMNITY.

15.1 Lessee shall indemnify Lessor or any of the agents or employees of Lessor against claims arising out of any injury to persons, including death or damage to property, sustained as a result of the acts of Lessee. Lessee shall defend any action brought against Lessor or any of the agents or employees of Lessor based on any alleged injury or damage caused by Lessee, and Lessee shall pay all costs, including attorney fees, resulting from the action. Lessee shall not indemnify Lessor against any claims involving the sole negligence or fault of Lessor or any of the agents or employees of Lessor.

15.2 When using the Leased Premises, Lessee shall comply with all applicable federal, state, municipal, and local laws and regulations. Lessee shall indemnify Lessor against any liability that may be imposed by governmental authorities for any violation by Lessee or the agents or employees of Lessee of any laws or regulations.

16 SIGNS.

No signs shall be placed on the Leased Premises without the prior written approval of Lessor.

17 DEFAULT OF LESSEE.

The following occurrences shall be deemed events of default of Lessee:

17.1 Failure to make any payment of rent due pursuant to this Lease within thirty (30) days after the date payment is due, or failure to pay any other service charge or assessment within thirty (30) days after Lessor bills Lessee therefore;

17.2 Failure to proceed with due diligence to remedy any other breach of a condition of this Lease and to fully indemnify Lessor against all liability resulting from the breach within thirty (30) days after Lessor gives notice of the breach to the Lessee; and

17.3 Failure to occupy or abandonment of the Leased Premises.

17.4 On the occurrence of any default described in this section, Lessor may, at its option, in addition to any other remedy given by law, give notice to Lessee that this Lease shall terminate on the date specified in the notice, which date shall not be earlier than thirty (30) days after the giving of the notice.

18 BANKRUPTCY OR INSOLVENCY OF LESSEE.

The occurrence of any of the following shall be deemed a default of Lessee:

18.1 A petition in bankruptcy filed by or against Lessee;

18.2 A petition or answer filed by or against Lessee seeking a reorganization, liquidation, dissolution or other relief of the same or different kind under any provision of the bankruptcy laws;

18.3 Adjudication of Lessee as a bankrupt or insolvent, or insolvency in the bankruptcy equity sense;

18.3 An assignment of all or substantially all of the assets of Lessee for the

benefit of creditors;

18.4 A proceeding by or against Lessee for the appointment of a trustee, receiver, conservator, or liquidator of Lessee with respect to all or substantially all of the assets of Lessee;

18.5 A proceeding by or against Lessee for the dissolution or liquidation of Lessee, or the taking of possession of the assets of Lessee by any governmental authority in connection with any dissolution or liquidation; or

18.6 The taking by any person of the leasehold created by this Lease, or any part of the leasehold, on execution, attachment, or other process of law or equity against Lessee.

18.7 On the occurrence of any default described in this section, Lessor shall give Lessee notice of the default. If the default is not corrected or reasonable attempts to cure the default within ten (10) days after date of the notice, Lessor may, in addition to any other remedy or right given under this Lease or by law, give notice to Lessee that this Lease shall terminate on the date specified in the notice, which date shall not be earlier than thirty (30) days after the giving of the notice.

19 RIGHT OF LESSOR TO REENTER LEASED PREMISES ON DEFAULT OF LESSEE.

On termination of this Lease as provided in Section 17 and 18, Lessor may immediately enter on the Leased Premises without further demand or notice. Lessor may retake possession of the Leased Premises by summary proceedings, by action in law or in equity, by force or otherwise, without liability for trespass or for damages. Reentry, resumption of possession, or reletting of the Leased Premises by Lessor shall in no event be deemed to be a surrender of this Lease or a waiver of the rights and remedies of Lessor under this Lease.

20 DISPOSITION OF PERSONAL PROPERTY LOCATED ON LEASED PREMISES.

20.1 On retaking possession of the Leased Premises, Lessor shall at the expense of Lessee hold in storage for Lessee any personal property that is located on the Leased Premises, regardless of whether the personal property belongs to Lessee or any other person. Lessor may deliver the goods to Lessee or a consignee or any person or concern owning any interest in the property.

20.2 After the expiration of ten (10) days after retaking possession, should any personal property located on the Leased Premises not be claimed by Lessee or its true owner, such property shall be considered abandoned; and Lessee shall bear full responsibility for the disposition of such property by Lessor and shall indemnify and hold Lessor harmless from any and all claims, suits, and demands of true owners of such property disposed of by Lessor, whether such claims, suits, or demands be legitimate or otherwise.

21 EXPENSES TO BE PAID BY LESSEE ON TERMINATION OF LEASE DUE TO DEFAULT OF LESSEE.

21.1 On termination of this Lease for default, as provided in Section 17 or 18, Lessee shall pay to Lessor the expenses, including but not limited to reasonable attorney and other fees, incurred by Lessor in connection with:

- (a) Obtaining possession of the Leased Premises;
- (b) Removal and storage of the property of Lessee and other occupants; and
- (c) Maintenance and repair of the Leased Premises while vacant.

21.2 The expenses shall be deemed prima facie to be the amounts invoiced to Lessor.

21.3 Lessor may sue for the payments as they accrue without waiting for the payment date fixed in this Lease. Any proceeding to recover such payments shall not be deemed a waiver of any other rights of Lessor under law, equity or this Lease.

22 RELETTING PREMISES ON DEFAULT OF LESSEE.

22.1 On termination of this Lease under Section 18 or 19, Lessor shall use reasonable efforts to relet the Leased Premises to a suitable Lessee. All the rents or other sums received, if any, from the alternate Lessee, after deducting all costs of Lessor specified in Section 20, shall be credited against the total amount due from Lessee. The failure of Lessor to find a suitable Lessee, however, shall in no way prejudice the rights of Lessor under this Lease.

22.2 If Lessee has prepaid amounts due under this Lease that are subsequently obtained by Lessor from a new Lessee, Lessor shall refund to Lessee the net amount of the overpaid rents or other sums.

23 INSPECTION.

Lessor and the agents and employees of Lessor may at all reasonable times enter the Leased Premises to inspect and determine whether the Leased Premises are kept in good repair and maintenance in accordance with the terms of the Lease, and to show the Leased Premises to prospective Lessees or buyers.

24 ASSIGNMENT AND SUBLETTING.

Lessee shall not assign or sublet any rights or interests under this Lease without the prior written consent of Lessor. Lessor shall not unreasonably delay consent and shall give consent under circumstances where withholding it shall be unreasonable. In determining whether to consent to assignment Lessor may consider the financial ability and business experience of assignee.

25 QUIET ENJOYMENT.

Lessor agrees that Lessee, on paying the rent and other charges in this Lease provided and on observing and keeping all the provisions of this Lease, shall quietly occupy the Leased Premises during the term of this Lease and any renewal hereof without hindrance.

26 COVENANT AGAINST WASTE.

Lessee shall not commit or suffer to be committed any waste on the Leased Premises.

27 FORCE MAJEURE.

27.1 For purposes of this Lease, the term "force majeure" is defined as any act of God, act of a public enemy, strike, fire, storm, flood, civil disturbance, failure or delay of persons from whom the parties to this Lease obtained machinery, equipment, or supplies to make delivery, or other causes beyond the control of either party, regardless of whether the other causes be of the class here specifically set out.

27.2 Neither party shall be responsible for any failure of performance of any of its obligations under this agreement, where the failure is due to force majeure.

28 EFFECT OF WAIVER OF PRIOR BREACH.

No waiver by Lessor of any covenant or condition of this Lease shall be construed as a waiver of any other covenant or condition, nor shall the waiver of any breach of this Lease be construed as waiver of any other or subsequent breach.

29 SEVERABILITY.

Should any provision of this Lease be declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining provisions of this Lease shall not be affected thereby.

30 TIME OF ESSENCE.

Punctual performance by the parties to this Lease of the covenants contained in this Lease is of the essence of this Lease.

31 SECTION TITLES ONLY FOR IDENTIFICATION.

The titles to all sections used in this Lease are for purposes of identification only and shall not vary the context of the sections.

32 MODIFICATION OF LEASE.

No modification of this Lease shall be effective unless agreed to in writing by the parties to this Lease. No modification of one provision of this Lease shall be considered a waiver, breach, or cancellation of any other provision of this Lease.

33 HOLDOVER.

If Lessee remains on the Leased Premises after the expiration of the term of this Lease without exercising the option to renew the Lease, the holding over shall be deemed to create a month-to-month tenancy under the same terms and conditions of this Lease but shall not be construed as a renewal of this Lease.

34 NOTICES.

34.1 Whenever it is required or permitted that notice be given by either party to this Lease to the other party, the notice must be in writing and must be given personally or forwarded by certified mail addressed as follows:

TO Lessor: Port of Newport
600 SE Bay Blvd.
Newport, OR 97365

TO Lessee: Newport Fab Shop
Attn: Chris Absher

34.2 Unless otherwise specified in this Lease, all notices required to be given under this Lease shall be effective on the date of receipt.

34.3 The addresses to which notices are to be sent may be changed from time to time by notice given according to the terms of this section.

35 ATTORNEYS' FEES.

In addition to the fees provided in Section 21 due to default, should either party hereto institute or be made a party to any action or proceeding in court to enforce any provision hereof or for damages or other relief by reason of an alleged breach of any provision hereof, the prevailing party shall be entitled to receive from the losing party, in addition to allowable court costs, such amounts as the court may adjudge to be reasonable as attorneys' fees, including any appeal thereof, and such amount may be made a part of the judgment against the losing party.

IN WITNESS WHEREOF, the parties have executed this instrument in duplicate to be effective as of the day and year above set forth, and any corporate signature is af-fixed hereto only pursuant to the board of directors or other governing body thereof.

Lessor:

PORT OF NEWPORT

General Manager

Lessee:

NEWPORT FAB SHOP, LLC

By: Chris Absher, Member

Exhibit B

PERSONAL GUARANTY

To induce Port of Newport, a port district and municipal corporation, to enter into the foregoing Lease, the undersigned, in consideration thereof, guarantees the performance of this Lease by Newport Fab Shop, LLC. with regard to each and every term, condition and provision thereof, and agrees to indemnify and hold Lessor, Lessor's successors and assigns harmless from and against any and all liability, expense or loss of any nature whatsoever including reasonable attorney fees as therein mentioned which might be sustained by Lessor by reason of the failure of Lessee to fully perform and comply with the terms and obligations of said Lease. The attorney fees provisions of said Lease apply to this Guaranty as if incorporated within said Lease.

All notices required under this Lease from Lessor to Lessee shall also be provided simultaneously therewith to the undersigned. However, Lessor shall not be required to exhaust all remedies as and against Lessee prior to pursuing the undersigned under this Guaranty, and in the event of default Lessor, at Lessor's option, may directly and forthwith pursue the undersigned guarantor.

This Guaranty shall have no term or duration independent of the Lease as hereinabove set forth, and specifically is intended to cover any and all performance of the Lessee throughout the duration of the leasehold and thereafter as the circumstances may require.

This Guaranty is irrevocable.

Chris Absher

Exhibit A





NEW BUSINESS

DATE: April 11, 2022
RE: Forklift Report
TO: Paula Miranda, General Manager & Aaron Bretz, Operation Manager
ISSUED BY: Cameron Brockway, Maintenance 1

BACKGROUND

The Port uses forklifts often in its day-to-day operations, from taking out the trash to moving crab pots and various fishing gear on and off vessels. As well as for the transfer of live seafood that gets shipped worldwide. Forklifts play a major role for the efficient operations of the commercial marina.

DETAIL

After attaining a quote under a state contract, we have determined that Toyota Lift offers the best value to the Port to supply a new forklift for the Commercial Marina Operations. They also present an opportunity for the Port to save money on service by offering their extended warranty that covers 60 months or 10,000hrs for an extra \$1,199 this is factored into the quote below.

The quoted cost for the Port to purchase a new forklift is \$43,730. That quote is for a brand-new forklift including the 60 months / 10,000-hour warranty.

BUDGET IMPACTS

Port-wide we have room in the budget this year to pay for this new forklift.

RECOMMENDATION

I MOVE TO AUTHORIZE PURCHASE OF A NEW FORKLIFT THROUGH TOYOTA LIFT IN THE AMOUNT \$43,730.



CONSENT CALENDAR ITEM

DATE: April 19, 2022
RE: Port Dock 7 Lot Resurfacing
TO: Paula Miranda, General Manager
ISSUED BY: Aaron Bretz, Director of Operations

BACKGROUND

The roadway that connects the Commercial Marina lot to the Yacht Club and Englund Marine parking lot is heavily used and currently has serious pot holes. We fill the holes and grade each year, but the pot holes redevelop within just a few weeks. I took proposals to recompact, rock, and grade the area along with the lot between the Yacht club and the admin building construction site. Heavy trucks frequent this lot, and I've recommended this area for paving in the fall when the Admin building is complete.

DETAIL

I took three proposals for this work, and Road and Driveway provided the best value for the Port.

BUDGET IMPACTS

The Port still has room in the budget to accomplish this work.

RECOMMENDATION

I RECOMMEND A MOTION APPROVING STAFF TO CONTRACT WITH ROAD AND DRIVEWAY NTE \$40,000, TO RESURFACE AND RECOMPACT THE LOT AT PORT DOCK 7.

Jim Burke, President
Board of Commissioners
Port of Newport
600 SE Bay Blvd
Newport, OR 97365

April 19, 2022

The Port of Newport's Commercial Fishing User's Group Committee recommends that the Port of Newport Board of Commissioners consider taking a position to prioritize existing ocean users and stakeholders over offshore wind developers as the Oregon process to install 3 GW of offshore wind energy unfolds.

While offshore wind energy development may help mitigate some of the impacts from climate change, the siting of offshore wind installations is of critical importance and current ocean users and stakeholders must have an authentic seat at the table. The Bureau of Ocean Energy Management (BOEM) accepts negative impacts to current users as part of the trade-off to secure offshore renewable energy. The decision document for the Vineyard Wind project is a prime example of BOEM's acceptance of significant negative impacts to fishermen- it is clearly articulated in the document, but the project was still approved.

The current Oregon call areas – 2,100 square miles of ocean off Southern Oregon, contain fishing grounds for a variety of species. Millions of pounds of fish have been harvested out of that area and subsequently delivered into Newport supporting thousands of jobs. It is critical to retain access to the most productive fishing grounds off our state – anything less will result in a cascade of negative impacts to harvesters, processors, suppliers, ports, and coastal communities. We also have concerns around the uncertainty of impacts to our natural resources, not just to our livelihoods.

This is different than the offshore wave test site, where that area was identified through a collaborative process and where the area footprint is small compared with areas for offshore wind installations. We are not asking the Port of Newport to limit your activities related to staging equipment for the PacWave installation.

The Port of Port Orford passed a resolution asking for offshore wind to be placed outside of certain areas to protect their local fishermen. It seems something to protect fishermen hailing from the Port of Newport or delivering fish into Newport is appropriate now.

Thank you for your consideration.

Signed by all active members of the Port of Newport's Commercial Fishing User's Group Committee: Heather Mann, Ted Gibson, Gary Ripka, Cari Brandberg, Bob Eder, Jim Seavers, Clint Funderburg, Gene Law, Mike Pettis, Mark Newell, and Bob Aue



GENERAL MANAGER MONTHLY REPORT

DATE: 04/26/22
PERIOD: 03/21/22 – 04/20/22
TO: Board of Commissioners
ISSUED BY: Paula J. Miranda, General Manager

OVERVIEW

April was much of the same as last month as we continued our testing and training in our new finance/reservation system. The new reservation system went online this month. We expect the finance system to take another month to be completed.

Staff has also been hard at work trying to get ready to implement the new parking structure at South Beach, so we can be ready to go live in July.

Unfortunately, we are still plagued with staff shortage, as we continue to address the issue. Thankfully, we just hired Neva Rogers, as our new supervisor at the RV Park, as things are starting to get busy over at South Beach Marina. Our warm welcome to Neva, as we look forward to working with her.

Work also continues with the Oregon State Marine Board in trying to dispose of 12 derelict vessels at South Beach.

Our consultant has started moving forward in obtaining the permit for the Rogue Seawall improvement, so we can get the work done during the in-water work window between November and mid-February.

As we thought we have wrapped up the budget we realized we may have to address a couple additional issues, which we will add on to the budget for approval during the May meeting. That includes addressing sea lion issues and temporary solutions to address Port Dock 7 until a permanent replacement is completed.

Our current finances are still looking good. You may see in the finance statements that the income is slightly unfavorable, but that is because we haven't yet received some reimbursements for grants and loans we are expecting.

Some of our EDA grants will be out this week. The MARAD grant is due on May 16th.

The Admin Building is moving right along. We still have regular meetings with our contractor Baldwin General Contracting, Inc. and our Architect Dietmar Goebel. As we completed the building foundation, change orders will be minimal. Since we allocated 10% contingency, we decided to use those funds to get the rentable area completed for an additional \$131K. That would make the area ready for rental as soon as the building is completed. The contingency is \$203K and has already been approved by the Board. At this point, we have only used less than \$5K on other change orders.

We met with the Commercial Fishermen Users Group. It was a good meeting, but we again had a lot of discussion on the Port Dock 5 & 3 Electrical, where there are still a lot of back and forth on the use of 30 Amp vs 50 Amps. Aaron is still working with the fishermen on the amperage issue. We touched up on the status of the Port Dock 7 Replacement, on the Commercial Marina moorage policy and the status of moorage assignments.

I have been invited by the Oregon Public Ports Association to be their representative for the Special Districts Association of Oregon. I discussed it with President Burke, and we thought it is a good representation for the Port.

The Seafood Cookoff has officially been announced for July 23rd. Information can be found on our Facebook and website.

Meetings/Trainings/Summits:

- 03/22/22 - Commission Meeting
- 03/23/22 - YBEF
- 03/25/22 - Communications Meeting
- 03/25/22 - Meeting with Heather Mann in preparation for CFUG
- 03/28/22 - Budget Committee Meeting
- 03/29/22 - South Beach RV Park Supervisor Interview
- 03/30/22 - Meeting with Jim Myers (Seafood Cookoff)
- 03/31/22 - Business Oregon Training (ODOT)
- 04/01/22 - Administration Building Meeting Progress
- 04/04/22 - Federal Relations - Meeting with US Army Corps Chief of Navigation
- 04/04/22 - Federal Relations - Meeting with OMB (DC)
- 04/05/22 - Business Oregon Ports Coordinator Interview (Assisting Business Oregon)
- 04/05/22 - US Senator Jeff Merkley Local Leader Meeting
- 04/06/22 - Yacht Club Meeting
- 04/06/22 - Communications Meeting
- 04/06/22 - Meeting with Sequoia Consulting to sort out grants
- 04/07/22 - Business Oregon - Federal Legislation Update
- 04/07/22 - Economic Development Alliance of Lincoln County Board Meeting
- 04/08/22 - Administration Building Meeting with Contractor
- 04/11/22 - South Beach RV Park Supervisor Interview
- 04/12/22 - Coastal County/City/Port Managers Meeting (COG)
- 04/12/22 - South Beach RV Park Supervisor Interview
- 04/14/22 - Commercial Fishermen Users Group (CFUG)
- 04/14/22 - South Beach RV Park Supervisor Interview
- 04/14/22 - Meeting with NIT Prospectors
- 04/15/22 - Administration Building Meeting Progress Meeting
- 04/15/22 - MARAD - PIDP Grant Webinar

- 04/18/22 - Business Oregon Broadband Office and Ports Programming
- 04/18/22 - South Beach RV Park Supervisor Interview
- 04/19/22 - Directors Monthly Meeting
- 04/19/22 - Chamber's Board Meeting

Upcoming Schedule:

- 04/22/22 - Communications Meeting
- 04/22/22 - NW Oregon Works Board Meeting
- 04/23/22 - Oregon Coast Aquarium Board Meeting
- 04/23-05/9 - PTO
- 04/26/22 - Commission Meeting
- 05/12/22 - Director's Meeting
- 05/20/22 - Communications Meeting
- 05/20/22 - Administration Building Contractor Meeting
- 05/20/22 - O2IG Standing Meeting



FINANCE DEPARTMENT MONTHLY REPORT

DATE: March 22, 2022
PERIOD: July 1, 2021 to March 31, 2022
TO: Paula Miranda, General Manager
ISSUED BY: Mark Brown, Director of Finance and Business Services

Financial reports reporting through March 31, 2022 are included in the commission packet and a copy is attached for your convenience.

Issues of Importance

Financial/ERP System

- PacSoft has been configured, the online reservation system has been tested, we are ready to bring this back online.
- Users have had some difficulty adapting to PacSoft, but they are beginning to understand the system and its capabilities.
- Finance staff are in the process of auditing the financial side of the reservations.
- A review of processes and procedures is underway at the RV park based on industry standards and system operations.
- PacSoft has made configuration changes which has improved the program response many areas, however speed is still a concern, as is being able to work offsite.
- A direct connection is being established which will speed up the application and allow users to work remotely. This will be under the same contract, without additional cost to the Port.
- Information from PacSoft will automatically process and pass over to Business Central each evening. Within the next year, PacSoft will be deploying a Web Based version, at that time, the Port should have the information transfer immediately upon entry. I have requested pricing for this option.
- Business Central launch was delayed one month.

Fiscal Manual

- This has been delayed until the PacSoft and Business Central are fully implemented, and staff is comfortable with the systems. A new fiscal manual is being written. The level of detail is much greater than the current manual, and more policies and procedures are included in the manual. The goal is to clarify and keep a written document on the policies and procedures in detail, this will allow newly hired accounting staff to understand the Port's accounting methodology and will also act as a reference manual to when a question arises.

Employee Handbook

- Departments Heads are in the process of reviewing the Handbook as it

is re-written, once reviewed and accepted it will be sent for review to the Port's attorney and/or HR answers, only then will it be brought forward to approval.

Budget

- The proposed budget was given to you last month. We will hold a budget hearing in May.

Insurance

- The port's Environmental Impairment liability insurance expired; WHA has found a carrier for this insurance. To reduce the annual cost, the Port will pay for a 3-year policy at a total cost of \$24,634. If purchased annually, the cost is \$13,579.07

GOF Balance Sheet (year to year comparison)

- The cash balance as of March 31, 2022 is \$2,602,026 a 22% (\$738,864), decline from March 31, 2020. This decline was expected as the Port paid approximately \$1.2 million for the Pier 5 project, \$270,000 to the Army Corp for the dredging feasibility study and has issued checks for \$487,687 for the new administrative building the Port has requested, but not received, the reimbursement.
- Accounts Receivable is 24% lower than last year.
- Accounts Payable is 73% lower as compared to February 2020.

Profit and Loss -

The Financial Reports are attached for your review and are included in the commissions packet. These are the February final reports.

The month-to-month budget is based on a 3-year average spending-revenue average. Revenues and expense budgets are allocated based on historical data; this should give the Port a better picture of how it is performing against the adopted budget.

General Operating Funds (GOF) – all divisions:

Budget vs. Actuals

- **Operating income** is favorable by \$594,166 (118%).
- **Operating expenses** are favorable by \$2,042,143 (71%)
- **Other income** is unfavorable by \$835,415 (52%)
- **Other expenses** are favorable by \$2,934,267 (22%)
- Overall, Net income is favorable.

Breakdown of programs

Administrative Budget

Budget vs. Actuals

- **Income** is favorable by \$1,882 (194%)
- **Expenses** are favorable by \$993,161 (53%).
- Capital Outlays are favorable.
- **Overall**, Administration budget is favorable.

International Terminal

Budget vs. Actuals

- **Revenues** are favorable by \$68,092 (111%).
- **Operating Expenses** are favorable by \$320,139 (83%).
- **Income** is favorable by \$615,888 (58%)

Commercial Marina

Budget vs. Actuals

- **Operating Revenues** are unfavorable by \$105,794 (91%)
- **Operating expenses** are favorable by \$882,770 (52%).
- **Net income** is favorable \$2,530,295
 - Primarily due to capital outlays being \$1,689,462 less than budget, at this time.

South Beach

Budget vs. Actuals

- **Operating Revenues** are favorable by \$335,063 (118 %).
- Port RV Park staff have reported cancellations due to the high price of fuel; this is being monitored closely to determine if any action is necessary. At this point, reservations continue to come in, so no action is necessary.
- **Operating Expenses** are favorable by 266,889 (85%)
- **Net Income** is favorable by \$908,116 (12%)

NOAA Lease Revenue Fund

Balance Sheet

As of March 31, the Port had a cash balance of \$3,385,954 with an available balance of \$1,624,233; the remaining \$1,761,721 is reserved for the annual maximum debt service payment on bonds, as required in the bond contracts.

Income Statement

Budget vs. Actuals

- Revenues are slightly unfavorable.
- Expenses are favorable by \$952,018 (77%).
- Net income is favorable by \$483,338 (90%)

NOAA Capital Maintenance Fund

- The General Operating fund has paid the first installment to the NOAA Capital Maintenance Fund for the loan for the South Beach Load Center project. The fund has \$1,693,324 of cash available.

Bonded Debt Fund:

Balance Sheet

- The current available in the Bond Debt fund is \$290,185, an increase of \$157,827 versus February 2020, this balance will be used to fund the Bond Debt interest payment of \$203,229 on July 1, 2022.

Income statement

- Revenues are favorable by \$75,085 (109%).

Construction Fund:

- No changes to report.
- All reimbursements from the State for the Administration building will come into this fund, then transferred to the General Operating Fund.

Facility Reserve Fund.

- No changes to report, once the Port Dock 3/5 Electrical upgrade project begins, \$138,000 will be transferred to the General Operating funds to cover a portion of the upgrade.
- The current cash balance in this fund is \$525,625.

Accounts Receivable:

The Port continues to work to collect outstanding balances, some focus has been on South Beach, particularly annual moorages. For tenants that have applied for rental assistance, and can show evidence, they will have until September 30, 2022 or until their application is cancelled or denied.. The staff is beginning to focus on Commercial collections. The Port of Astoria has had some vessel owners charged with "Theft of Services" when they have a past due balance and refuse to pay.

- ORCA was flooded while in Port possession, we are therefore going to have a full inspection of the vessel to determine the damage, if any, prior to the sale.
- Seawater Seafoods has agreed to pay \$5000 per week until paid in full.
- We have began collections on any liveaboards past due in the South Beach Marina
- Final Collection letters are being sent to vessel owners who have not made contact with the Port or have not paid the port any money or have not followed through on an agreement. Ida May is expecting a seizure, but a diver from the boat has requested a slight delay (Friday, April 22) and may pay off the balance.
- Oregon Mariculture continues to work on paying down their balance.
- The list below represents those Vessel owners or leaseholders with amounts outstanding 90 days or more, as of **April 19, 2022:**

	Current	30-Jan	31 - 60	61 - 90	> 90	TOTAL
Seawater Seafoods Co	0	1541.86	2504.05	5466.83	28422.75	37935.49
Orca - 295549	0	0	710.59	713.48	27560.3	28984.37
Pacific Rose - 554504	0	0	230.85	234.73	14528.7	14994.28
Oregon Mariculture LLC	0	1075.15	226.38	237.15	14244.2	15782.88
Angela June	0	0	2463.07	2466.49	13264.35	18193.91
Eclipse - 226744	0	181	189.56	3495.84	11884.52	15750.92
Granville	0	0	263.89	230.69	11772.36	12266.94
Valor III - 245645	0	0	269.06	268.79	7491.84	8029.69
Trondhjem - 241924	0	338.65	112.58	115.02	7083.63	7649.88
Luna	0	0	106.57	111.66	6706.06	6924.29
Ida May - 665118	0	0	575.94	570.21	6611.46	7757.61
Dawn Treader	0	90.5	190.66	181.4	5425.68	5888.24
Topaz - 573234	0	0	173.05	0	5062.11	5235.16
First Hope I	0	303.65	464.81	522.28	4972.67	6263.41
Albatross - 980072	0	0	76.12	77.38	4790.08	4943.58
Midnite -250210	0	0	502.43	495.96	2810.06	3808.45
Lone Eagle	0	0	40.48	41.61	2546.73	2628.82
Leisure Lee II - OR337LF	0	0	403.6	1136.1	2350.73	3890.43
Sea Wolf - 270816	0	0	36.01	36.24	2265.92	2338.17
Roggy - 574577	0	0	31.75	37.13	1998.74	2067.62
Int'l Provider	0	5150.95	1498.48	9038.7	1536.02	17224.15
Saltybros LLC Boathouse Lease	0	160.22	160.22	160.22	1492	1972.66
Aurora Maid	0	45.25	325.06	412.08	1406.01	2188.4
Western Hunter - OR936AFK	0	181	112.79	359.36	1311.44	1964.59
Das Bug	0	0	33.9	0	1048.83	1082.73
Lisa Melinda	0	0	161.68	138.95	886.74	1187.37
Eclipse - 503045	0	0	232.4	153.5	815.1	1201
Tommy John - 629818	0	709.66	1098.57	868.23	654	3330.46
Northern Ram - 979437	0	77.4	424.2	0	542.74	1044.34
Faith II - 238244	0	0	7.66	7.66	481.82	497.14
Gold Rush	0	0	0	270.4	225.7	496.1
Molly - 260045	0	0	59.38	110.45	182.1	351.93
Gracie Arlene	0	0	2635.3	78.41	181.84	2895.55
Priority One	0	0	2.63	5.23	165.71	173.57
Chapter II	0	0	2.34	2.36	146.48	151.18
Evie - 593510	0	0	3.1	135.75	90.5	229.35
Umatilla II	0	155.6	1.39	2.5	87.6	247.09
Pacific Cloud - 549931	0	0	27.8	27.5	81.5	136.8
Little J	0	90.5	84.69	130.45	45.25	350.89
Norma M - 599982	0	256.03	27.6	26.5	37.87	348
Ocean Force	0	0	27.53	26.5	37.45	91.48
Irish Miss	0	0	1	1	36.68	38.68
Robin Ann - 550432	0	0	31.6	30.6	30.6	92.8
Condor II	0	0	27.5	26.5	26.5	80.5
S/V Mana (Rec Boat)	0	0	1	1	25.3	27.3
Spindrift - Yaquina Bay Charters	0	0	0	0	4.25	4.25

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DIRECTOR OF OPERATIONS REPORT

DATE: 4/19/2022
PERIOD: March-April 2022
TO: Paula J. Miranda, General Manager
ISSUED BY: Aaron Bretz

OVERVIEW DIROPS

Summary:

The recreational season is just starting to get busy, and there is a lot of commercial crab gear coming back into the lot in the Commercial Marina. Some of the Alaska boats have started returning to the Terminal and there have also been a number of boats putting on outriggers for shrimp season. We are trying to finish up a few important projects prior to the close of the fiscal year.

Detail:

- **Army Corps CAP Section 107 Project (Commercial Marina Channel Dredging)**

We had a visit from Army Corps economists on April 13th. I took them down to the commercial docks and let them talk to some boat owners to help them get a better understanding of the importance of the Commercial Marina to the economy, and the impacts that changes in vessel structure have had on Port infrastructure and design characteristics.

- **Admin Building**

Footings have been poured and framing is to start this week. Utilities will be placed in the ground next week at the entrance.

- **Rogue Seawall Permitting**

Contract has been awarded.

- **Port Dock 5 & 3 Electrical**

Discussed this project with the Commercial Fishing User Group to give them an update on the characteristics of the project. There is still some difference of opinion on what amperage will be the best, but I believe we've selected the option with the most flexibility to allow the moorage holder to choose what works for them.

- **Participation on the Connect Oregon Maritime and Final Review Committee**

I completed my participation with this committee; in the final review we prioritized over 45 projects.

- **Derelict Vessel Removal**

OSMB has put the project out for proposals to dispose of 12 abandoned vessels in the South Beach Marina. I also have included a request in the meeting packet to dispose of F/V SYLVIA from the Commercial Marina.

- **Assigned Moorage**

On hold until the Commercial Marina Harbormaster can move this forward.

- **New Harbormaster South Beach**

Kody Robinson has been with the Port for about a year and after soliciting for internal applicants in accordance with the Port's personnel policies, he presented his resume and letter of interest. He interviewed well, was highly qualified, and has an exemplary work history with the Port. We welcome him as our new South Beach Harbormaster. Chris Urbach is retiring and having Kody on board to train until he leaves at the end of May makes for a very smooth transition.

Commercial Marina Harbormaster- On Leave

Forklift – 23.75Hrs

Hoist Dock Crane(s) – 4 Hrs

30 Ton Hydraulic Crane - Enter #.

Dock Tie Up – 84.57 Hrs

Launch Tickets - Enter #.

Other (Axles) – 4

Special Projects: *(Not regular maintenance & repair tasks. Enter project name and notes)*

Completed In Progress

Getting hoist #2 repaired

Completed In Progress

Getting a wastewater tank for oily bilge water

Completed In Progress

Cut Boards for New Dock #5 Pedestals

Completed In Progress

Getting quotes for Dock 5c finger repair

Other: *(Enter issues, events, large purchases and other notable items)*

- Working on getting hoist #2 repaired.

Challenges:

- Hoist #2 repairs have been quoted out and parts are on order at the moment.
- Derelict vessels are becoming an issue; currently working with the port of Toledo to get an estimate on what it would cost to haul out and destroy the F/V Sylvia.
- The Squid Fleet has arrived in town; been getting a lot of calls from local fisherman complaining about dock space we are working with them to come up with a plan to fit everyone we can into our harbor the best we can, but we do not have the space for everyone unfortunately.

Opportunities:

- We have two new full-time employees and one new part-time employee. This has been greatly helping with getting maintenance done and providing service to our customers.
- We are working with the local fisherman and out of town fisherman to try to come up with some kind of resolution to our dock space problem to keep the peace

Newport International Terminal- Don Moon, Supervisor

Billable Services Performed this (March)

- Forklift – hrs 148
- Moorage – 84 days
- 30 Ton Hydraulic Crane- 29 hrs
- Hoist Dock Tie Up – 164.25 hrs
- Labor – 162.5 hrs
- 120V power – 0 days
- Other (over time) – 14 hrs
- 208V power – 80 days

NOAA MOC-P Jim Durkee, Maintenance Supervisor

Special Projects:

Vessels Using the Facility Since My Last Report – NOAA vessels Hi’ialikai, Bell M. Shimada. R/V Sikuliaq.

NOAA Staff are still primarily operating on minimal crew and work from home. Department of Commerce has issued a 30 day return to office notice.

Completed the flooring project.

Northwest Fire Suppression performed semiannual testing of the FM200 fire suppression systems and replaced the batteries in the panels. The ground fault in the warehouse panel went away sometime in the night before the technician arrived after having been in fault for weeks. This never affected the operation of the system but created an annoying beeping.

I replaced the damper motor in the boiler room.

Performance Systems eliminated one of the issues in the main office fire alarm system. They are working on a bid to fix a couple of other issues.

Parts finally arrived for Coastal Refrigeration to complete repairs on the HVAC on the warehouse contractor’s office.

South Beach Marina, Kody Robinson, Harbormaster

- We had 789 launches for a total of \$4737

1: Took delivery of new tractor

Action: Making improvements and starting projects in the facility

- 2: Multiple GFI's have been installed in various pedestals in the marina.
Action: Continue every month installing GFI's when time is available.
3. Mowing season is upon us
Action: Continue working with Spiro and crew to maintain grounds
4. We are starting to prep new boat trailer/trailer storage yard at cherry plant
Action: We should be completed in less than 2 weeks
5. Planning faze of 10 additional single car parking located by dredge spoils
Action: Have rock delivered, spread, compact and open for vehicles.

Gloria Tucker

From:
Sent: Thursday, April 21, 2022 6:29 PM
To: Gloria Tucker; Paula Miranda
Subject: New form submission received: Commission Meetings 2022 April 26 2022 - 6:00 p.m.

Commission Meetings 2022 April 26 2022 - 6:00 p.m.

Date:	4.21..22
Name:	David Morgan
Email:	
Agenda Item:	varied
Public Comment:	It's great when like minded adults put their heads together and raise up the goals of any organization.

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