

PORT OF NEWPORT COMMISSION MEETING

Monday, September 23, 2024, 6:00 p.m.

Administration Building

600 SE Bay Blvd.

Newport, OR 97365

This will be a hybrid meeting, which means you can attend in-person, or you can view the livestream of this meeting on our website: <https://www.portofnewport.com/2024-09-23-commission-meetings-2024-sept-23-2024-6-00-p-m>

Anyone interested in making virtual public comment must complete the form on our website and submit it by 11:00 a.m. on Friday, September 20, 2024: <https://www.portofnewport.com/2024-09-23-commission-meetings-2024-sept-23-2024-6-00-p-m>

I. Call to Order

II. Changes to the Agenda

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

IV. Consent Calendar

2024

- A. Minutes.....August 27.....Page 3
- B. Financial Reports.....Page 8
- C. Accounts Paid.....Page 28
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V. Presentations

- A. History Informing Future Development: A Framework for Property Investment and Divestment- *Erin Shogren, OSU Intern*.....Page 37
- B. NOAA Fleet Economic Impact Report – *Paul Schuytema, EDA Lincoln County* ...Page 80

VI. Old Business

- A. Public Hearing and Adoption of Ordinance 2024-02 Regarding Facilities Code Changes – *Bretz*Page 95

VII. New Business

- A. Appeal to Commission Regarding Parking Citation – *Bretz*.....Page 98

VIII. Staff Reports

- A. Executive Director’s Report – *Miranda*.....Page 106
 - 1. Director of Finance and Business Services - *Brown*.....Page 109
 - 2. Director of Operations/Deputy Executive Director – *Bretz*.....Page 118

IX. Commissioner Reports

X. Calendar/Future Considerations 2024

OPPA Annual Conference.....Sept. 26 and 27, 2024
PNWA Annual Conference.....Oct. 1 - 3, 2024
Next Commission Meeting.....Oct. 22, 2024
Fishermen's Appreciation Day.....Nov. 7, 2024

XI. Public Comment

XII. Adjournment

August 27, 2024
6:00 P.M.
Newport, OR

PORT OF NEWPORT COMMISSION MINUTES

This is not an exact transcript. The video of the session is available on the Port's website.

The Port of Newport Commission met on the above date and time at the Administration Building, 600 SE Bay Blvd., and virtually via Microsoft Teams. In attendance were Commissioners Sylvia, Lackey, Ruddiman, Retherford, and Chuck. Also in attendance were Executive Director Paula Miranda, Director of Business and Finance Services Mark Brown, Operations Director/Deputy Executive Director Aaron Bretz, Administrative Assistant Gloria Tucker, OSU Intern Kari Hoy, OSU Intern Erin Shogren, and PR Representative Angela Nebel. Visitors included Mark Kuykendall, Tracy Burchett, and Susan Shogren.

CONSENT CALENDAR

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

PRESENTATIONS

Regional Economic Development in a Global Market. Sylvia introduced the agenda item. Hoy presented her report included in the packet. Chuck asked how long Hoy worked on her presentation. Hoy replied she worked on the project for 10 weeks starting in June. Lackey praised the report. He asked if she looked at any other ports or places that have a similar footprint or conditions as the Terminal. Hoy replied she looked at the Port of Portland and Port of Coos Bay. Miranda noted she received an article showing mass timber looking to move into Philomath, and that could be a good for the area. Hoy noted Timberlab is opening a facility outside of Corvallis as well.

Chuck asked if there is growth in mass timber use. Hoy replied because it is so new, it does not have that kind of data; it is a little uncertain. She said she has noticed more companies are moving in that direction, and there are a lot of proposed projects. Chuck asked what is the cost comparison between mass timber and other building materials. Hoy replied she would have to do more research to find that out. Sylvia asked which of these industries did Hoy think had the highest chance of success. Hoy replied metal fabrication because the welding center at the Port of Toledo is a perfect fit, as well as higher wages. She noted food manufacturing, particularly fruits and vegetables, would also work.

Miranda asked when Hoy talks about the metals is she talking about shipping metals or metal manufacturing. Hoy replied she is talking about both. She stated she does not think it makes sense to have primary manufacturing here, but more on the later end of the process. Sylvia asked why Hoy mentioned timber is not always thought of as sustainable. Hoy replied there are arguments for and against. She said she has heard people drawn away from cutting down trees.

Retherford asked if Hoy found anything that could work for the cargo/shipping side without a facility. Hoy replied metals [could be shipped] since they are not necessarily mined in the US but other countries in the Pacific. She stated mass timber could come from California or

Washington. She noted food manufacturing could bring in products from Canada or Mexico. Sylvia asked what Hoy will do next. Hoy replied she will return to school for her senior year.

OLD BUSINESS

RV Annex Redesign Proposal. Sylvia introduced the agenda item. Kuykendall, Good Work Architects Representative, presented his report included in the packet. Retherford asked if any of the dredge material could be used for the project. Kuykendall replied the idea is to create mounds using the dredge material. He noted most of South Beach is built up, and the Port could use that material to sculpt the RV Park Annex. Lackey stated he likes the green. He asked are there standards for RV maneuverability. He noted the site looks a little tight. He asked how does it compare to the existing park. Kuykendall replied the site is better than the existing. He explained Good Work hired RV Park consultants who are the foremost RV Park designers in the US. He noted all of these sites fit pop-outs and provide everything in Class A RV Park. He added they also used the standards provided by the City of Newport. He indicated all of it will meet fire apparatus turning, backing in, and pulling through.

Lackey stated a lot of parks have something for kids. He asked if that was something they looked at. Kuykendall replied they did not look into that a lot since this project was designed to maximize stalls. He stated removing one or two stalls or swapping out the sauna would be a great area for something for kids. Miranda noted a playground would be easier to maintain than a sauna. Lackey added he likes the berms and greenery.

Retherford stated she likes the sidewalk. She noted it's nice to have an area to move and gives access to other parts of the area. Miranda asked if Kuykendall looked at the range of cost. Kuykendall replied there is a cost section of the report. He noted Good Work has architects and engineers, not cost consultants. He explained he does believe there is a way to do this within the budget in the strategic plan. He stated costs will come down to material choice. Miranda explained RV Parks are not easily funded by grants and may have to be funded by a loan or general funds. Kuykendall stated his estimation is \$1.9 million for hard costs, soft costs of \$660,000, and engineering fees of \$240,000. Miranda summarized the project would be in the \$2.5 million range.

Sylvia asked if the Port would need to irrigate the green. Kuykendall replied it depends on when you plant and the species of plants. He stated if the Port plants in the fall, most of the greenery would be established before summer. He indicated the idea is not to have irrigation. Retherford asked if any of it is going to be normal grass. She suggested artificial turf. Bretz replied real grass is a problem. Sylvia asked if staff would irrigate the dog park. Bretz replied they would irrigate or let it dry out in the summer. Sylvia confirmed with staff this would create 47 spaces. He asked Brown if he had looked at the numbers. Brown replied he had not looked into that yet. Miranda noted there wouldn't be as much of a discount as with the old Annex.

Retherford suggested keeping the Annex running while this is being built. Chuck asked if there would still be a view of the bridge. Kuykendall replied the bridge can be seen from above the planting, and several spots have a nice view, but all the cars are blocked out. Bretz noted on the other side of the hill is the Port's collections for fish waste, and smell can be an issue there. He added the Port will have to figure out a way to address that somehow.

Approval of Changes to Lines Agreement. Sylvia introduced the agenda item. Miranda reported Lines Agreement requires Commission review on an annual basis. She explained the agreement does not provide for modification, but recently staff had discussions with ILWU as to

some vessels that may or may not need lines. She stated after those conversations, both parties agreed on a certain size [for line handling]. She overviewed her negotiations with the union. She stated the changes are to tie the number of linesmen to the size of vessels and modernize the agreement. She indicated covered vessels and exempted vessels have had the most focus, and she understands there are concerns about fishing vessels that process fish. She added the fish processors are ready-for-market processors.

Miranda reported there was also concern about fishing vessels that do research. She suggested adding language to make it clear those will not be included. She noted Pasha will have to approve the changes to the Lines Agreement as well. Lackey stated for the catcher processor, Newport does not have cold storage, so this is probably a non-issue. He suggested removing that language, so the fishing interests know there is never a question about fishing vessels. Miranda noted she did request to move that, and ILWU does not want to remove that.

Ruddiman stated in the 90s, linesmen tied up a catcher processor and loaded product. He noted at the Port of Astoria, they will tie up with longshoremen. He stated having that language is a protection on their behalf, whether it happens or not, doesn't matter. He indicated they have as many vessels listed as possible, because if not, they won't get called.

Sylvia stated he is confused by this agreement. He asked Bretz if the size of vessels is more important than the categories of vessel. Bretz replied from a safety standpoint, it's about size. He stated the Port needs people who are trained to provide the service. Sylvia confirmed with Bretz it does not matter if it is cargo or processor type vessel for safety. Sylvia suggested not listing types of vessels. Miranda explained the list of required and exempted vessels.

Retherford explained how fishing vessels are considered research vessels at times. Miranda suggested adding language to exempt fishing vessels engaged in research. Lackey suggested that language be added to the covered section as well as exemptions. Sylvia emphasized he does not like breaking these out by the class of vessel rather than the size. Discussion ensued on creating a traditional contract with terms and termination language. Miranda noted none of the ILWU contracts with ports are traditional contracts, and it is not likely that they would approve any of that language. Lackey noted the agreement with the stevedore does have terms.

Chuck suggested leaving the contract to staff. He stated his concern is once you create loopholes or exceptions, then you've opened up yourself to being taken advantage of. Lackey stated his concern is the language about processors could be leveraged into something else, such as requiring loading or unloading. Ruddiman noted if the industry did not fight for these kinds of agreements, there wouldn't be anything. Discussion ensued on the importance of contract language.

MOTION was made by Chuck to approve and authorize the Executive Director to execute a final copy of the amended Lines Agreement as presented pending further approval by Pasha Stevedoring & Terminals L.P, as required under our Master Contract Services Agreement; and further to replace Exhibit A (Lines Agreement) from the Master Contract Services Agreement with Pasha Stevedoring & Terminals L.P pending their approval.

Lackey clarified with Chuck this motion approves it as written. Miranda suggested adding fishing vessels engaged in research are exempted. Chuck withdrew his motion.

MOTION was made by Chuck, seconded by Retherford, to approve and authorize the Executive Director to execute a final copy of the amended Lines Agreement with the following changes under covered vessels, all vessels operating in research except for fishing vessels, and under exempt vessels, under fishing vessels, all fishing vessels exempt including those processing fish or engaged in research pending further approval by Pasha Stevedoring & Terminals L.P, as

required under our Master Contract Services Agreement; and further to replace Exhibit A (Lines Agreement) from the Master Contract Services Agreement with Pasha Stevedoring & Terminals L.P pending their approval. The motion carried 3-2, with Lackey and Ruddiman against.

Approval of Upgrade to RV Park TV System. Sylvia introduced the agenda item. Brown reported when the provider went to install the new TV system for the Annex, they found out they needed to install this in the main park, and they needed additional equipment. He noted for an additional \$14,000, the Port can improve both RV parks with a reasonable payback period. He indicated, realistically, with the age of the system, it may fail tomorrow because it is that old. Chuck asked if the park's internet capacity is adequate. Brown replied they talked with Hyak, and the capacity can handle this.

Chuck asked if the password has changed. Brown replied not in five years. He suggested changing the password every quarter. Retherford noted the Port also has the Rogue Seawall project. She asked if funding this little project, when the Port has a large amount going out, will affect that. Brown replied there are funds. He noted he completed a cash flow for next year, and no matter what, the Port will have to borrow money from reserve funds. Miranda added staff have had that conversation as well.

MOTION was made by Lackey, seconded by Chuck, to authorize the Executive Director or Designee to sign the addendum to the It's All About Satellites! agreement for an additional \$14,357.00. The motion carried unanimously in a voice vote.

Approval of Change Order for Final Rogue Seawall Injection Areas. Sylvia introduced the agenda item. Bretz reported the Port just finished repair on the tiebacks, but still have to finish paving over that. He stated this section of the project was pulled out for the next fiscal year, this fiscal year. He added this would finish the work and finish stabilization.

MOTION was made by Retherford, seconded by Lackey, to authorize the Executive Director or her representative to amend the Construction and Engineering contracts for the Rogue Seawall Project in an amount not to exceed \$71,000, which includes a 10 percent contingency. The motion carried unanimously in a voice vote.

NEW BUSINESS

Employee Anniversary Recognition – Mark Brown – 5 Years. Sylvia introduced the agenda item. Miranda recognized and thanked Brown for his service.

Public Hearing for Ordinance 2024-02 Regarding Facilities Code Changes. Sylvia introduced the agenda item. Bretz reported there's two changes he is recommending. He stated on the portion dealing with launch fees, he failed to add long-term moorage. He explained the process for long-term moorage holders to request a one-time launch and retrieval pass. He stated regarding the issue of people not paying tickets, staff have generated a list of people who refuse to pay, and that needs to be enforced. Tucker explained need for a motion for the first reading.

Sylvia asked how many people are on the list. Bretz replied about 20 people, and there is a handful more staff have to do work to track down. Retherford asked is there a way to have the violation paid in 45 days, as 30 days may not give enough time. Bretz replied that change can be made. Tucker clarified the motion with staff.

MOTION was made by Retherford, seconded by Ruddiman, to change the ordinance language under launch fees, to add assigned long-term moorage and to change under 2.24 denial of service, to 45 days for the first reading. The motion carried unanimously in a voice vote.

STAFF REPORTS

Executive Director's Report. Miranda presented her report included in the packet. She noted she attended the public hearing on the city's adoption of the Yaquina Bay Estuary Plan. She stated there are still some concerns with some of the language, especially Management Unit 10, which is mostly in the Sally's Bend area. She indicated the environmentalists want that area to be pristine, and the Port would like to do mitigation there or aquaculture. She explained the Planning Commission will make their decision, and then the city council will take more public comment before making the final decision.

Miranda gave an update on the Port Dock 7 sediment sampling report. She noted on the funding side, ConnectOregon will make project selection on Oct. 10. She stated Port Dock 7 is ranked 6 out of 35 projects, so the chances of getting funding are high. She indicated she should know about PIDP and Connect Oregon grants around the same time. She added the good part is if for whatever bad reason, the Port does not get federal funding, staff can apply again next year.

Miranda explained the strategic plan will need to wait until Business Oregon has funding. She stated she will bring the capital improvement list to the next meeting so Commission can see where the Port is on projects.

Retherford asked if the Commission could set meeting dates for November and December meetings. Miranda pointed out the Infrastructure Summit falls during the Commission meeting and asked if the Commission would move the meeting date to Sept. 23. The Commission agreed to have the September meeting on Sept. 23. The Commission also agreed to move the November meeting to Nov. 19 and the December meeting to Dec. 17.

ADJOURNMENT

Having no further business, the meeting adjourned at 8:28 p.m.

Period: 07/01/24..08/31/24

Port of Newport

General Fund

All amounts are in USD.

Description	Current Year	Previous Year
Assets		
Current Assets		
Total Cash Deposits	475,108	2,497,724
Other Current Assets		
Cash on hand - Petty Cash	550	550
Cash on hand - Cash Drawers	825	825
Undeposited Funds	1,640	774
Accounts Receivable	574,023	483,162
Property Tax Receivable	6,597	5,472
Grants Receivable	5	32,245
Lease Receivable Current	0	0
Allowance for Bad Debt	(50,000)	(50,000)
Interfund Activity Receivable	5,796	469,220
Prepaid Expenses	210,647	171,328
Assets Held for Sale	0	0
Total Other Current Assets	750,083	1,113,577
Current Assets, Total	1,225,192	3,611,301
Total Non-current Assets	49,733,902	48,533,483
Deferred Outflows of Resources	396,526	396,526
Assets, Total	50,562,568	51,748,258
Liabilities		
Total Current Liabilities	1,295,498	1,861,481
Total Non Current Liabilities	6,286,789	6,037,156
PERS Deferred Inflows	726,760	726,760
Total Liabilities	8,309,047	8,625,397
Restricted Fund Balance	0	1,140,000
Assigned Fund Balance	667,000	667,000
Unrestricted fund Balance	34,051,525	34,766,714
Contributed Capital	7,130,788	7,130,788
Total Fund Balance	41,849,313	43,704,502
Net asset change	748,480	(539,062)
Net Assets	42,253,520	43,122,861



Port of Newport Summary income Statement

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Period: 07/01/24..08/31/24

Port of Newport

General Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING REVENUE			
Lease Revenue	162,970	201,667	(38,697)
Moorage	506,759	622,211	(115,452)
Services	37,126	44,743	(7,616)
Cargo	1,452	37,420	(35,968)
RV Park Space Rentals	452,411	704,000	(251,589)
Fees	147,570	122,438	25,131
Property Tax Revenue	528	0	528
Discounts and Refunds	(18,652)	(4,167)	(14,486)
Miscellaneous Operating Revenue	11,652	21,968	(10,316)
Total Operating Revenue	1,301,832	1,750,280	(448,448)
OPERATING EXPENSES			
Salaries, OT, & Benefits	488,342	537,608	(49,265)
Materials, Services	480,790	706,313	(225,523)
Total Operating Expenses	969,132	1,243,920	(274,788)
Earnings (Loss) Before Deprec	332,700	506,359	(173,659)
Depreciation	344,272	0	344,272
Operating Income (Loss)	(11,573)	506,359	(517,932)
NON-OPERATING REVENUES			
Loans	1,140,000	0	1,140,000
Interest	6,478	0	6,478
Total Non-operating Revenues	1,146,478	0	1,146,478
NON-OPERATING EXPENSES			
Debt Service	28,314	41,700	(13,386)
Capital Outlays	641,482	641,483	(1)
Transfers Out to Other Funds	4,617	0	4,617
Total Non-Operating Expenses	674,414	683,183	(8,769)
Non-Operating Income (Loss)	472,064	(683,183)	1,155,247
Net Income (Loss)	460,492	(176,824)	637,315



Port of Newport Summary income Statement

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Period: 07/01/24..08/31/24

Port of Newport

General Fund

000 - Unallocated

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING REVENUE			
OPERATING EXPENSES			
Total Operating Expenses	0	0	0
Earnings (Loss) Before Deprec	0	0	0
Depreciation	0	0	0
Operating Income (Loss)	0	0	0
<hr/> NON-OPERATING REVENUES			
Total Non-operating Revenues	0	0	0
NON-OPERATING EXPENSES			
Debt Service	28,314	41,700	(13,386)
Transfers Out to Other Funds	4,617	0	4,617
Total Non-Operating Expenses	32,932	41,700	(8,768)
Non-Operating Income (Loss)	(32,932)	(41,700)	8,768
Net Income (Loss)	(32,932)	(41,700)	8,768

Period: 07/01/24..08/31/24

Port of Newport

General Fund

100 - Administration

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING REVENUE			
Fees	17	0	17
Property Tax Revenue	528	0	528
Miscellaneous Operating Revenue	1,924	0	1,924
Total Operating Revenue	2,468	0	2,468
OPERATING EXPENSES			
Salaries, OT, & Benefits	201,398	199,739	1,659
Materials, Services	99,432	246,229	(146,797)
Total Operating Expenses	300,831	445,968	(145,138)
Earnings (Loss) Before Deprec	(298,363)	(445,968)	147,606
Depreciation	15,004	0	15,004
Operating Income (Loss)	(313,366)	(445,968)	132,602
NON-OPERATING REVENUES			
Interest	6,478	0	6,478
Total Non-operating Revenues	6,478	0	6,478
NON-OPERATING EXPENSES			
Total Non-Operating Expenses	0	0	0
Non-Operating Income (Loss)	6,478	0	6,478
Net Income (Loss)	(306,888)	(445,968)	139,080

Period: 07/01/24..08/31/24

Port of Newport

General Fund

300 - Commercial Marina

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING REVENUE			
Lease Revenue	36,406	53,333	(16,928)
Moorage	136,191	125,000	11,191
Services	7,323	37,800	(30,477)
Fees	41,671	48,160	(6,489)
Discounts and Refunds	(4,627)	(1,667)	(2,960)
Miscellaneous Operating Revenue	10,026	2,666	7,360
Total Operating Revenue	227,008	265,293	(38,285)
OPERATING EXPENSES			
Salaries, OT, & Benefits	87,436	120,828	(33,392)
Materials, Services	61,929	150,417	(88,488)
Total Operating Expenses	149,365	271,245	(121,880)
Earnings (Loss) Before Deprec	77,643	(5,952)	83,595
Depreciation	27,333	0	27,333
Operating Income (Loss)	50,310	(5,952)	56,262
NON-OPERATING REVENUES			
Total Non-operating Revenues	0	0	0
NON-OPERATING EXPENSES			
Capital Outlays	556,060	556,060	0
Total Non-Operating Expenses	556,060	556,060	0
Non-Operating Income (Loss)	(556,060)	(556,060)	0
Net Income (Loss)	(505,749)	(562,012)	56,262

Period: 07/01/24..08/31/24

Port of Newport

General Fund

500 - International Terminal

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING REVENUE			
Lease Revenue	22,849	33,333	(10,484)
Moorage	19,374	26,020	(6,646)
Services	29,803	6,899	22,904
Cargo	1,452	37,420	(35,968)
Fees	41,681	17,500	24,181
Miscellaneous Operating Revenue	0	19,232	(19,232)
Total Operating Revenue	115,160	140,404	(25,244)
OPERATING EXPENSES			
Salaries, OT, & Benefits	52,284	50,845	1,439
Materials, Services	35,433	81,967	(46,533)
Total Operating Expenses	87,718	132,812	(45,094)
Earnings (Loss) Before Deprec	27,442	7,592	19,850
Depreciation	219,571	0	219,571
Operating Income (Loss)	(192,129)	7,592	(199,721)
NON-OPERATING REVENUES			
Total Non-operating Revenues	0	0	0
NON-OPERATING EXPENSES			
Total Non-Operating Expenses	0	0	0
Non-Operating Income (Loss)	0	0	0
Net Income (Loss)	(192,129)	7,592	(199,721)

Period: 07/01/24..08/31/24

Port of Newport

General Fund

700 - South Beach

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING REVENUE			
Lease Revenue	103,715	115,000	(11,285)
Moorage	351,193	471,191	(119,998)
Services	0	44	(44)
RV Park Space Rentals	452,411	704,000	(251,589)
Fees	64,201	56,778	7,422
Discounts and Refunds	(14,026)	(2,500)	(11,526)
Miscellaneous Operating Revenue	(298)	70	(368)
Total Operating Revenue	957,196	1,344,583	(387,386)
OPERATING EXPENSES			
Salaries, OT, & Benefits	136,543	166,195	(29,652)
Materials, Services	283,996	227,700	56,296
Total Operating Expenses	420,539	393,895	26,644
Earnings (Loss) Before Deprec	536,657	950,687	(414,030)
Depreciation	82,365	0	82,365
Operating Income (Loss)	454,292	950,687	(496,395)
NON-OPERATING REVENUES			
Loans	1,140,000	0	1,140,000
Total Non-operating Revenues	1,140,000	0	1,140,000
NON-OPERATING EXPENSES			
Capital Outlays	85,423	85,423	0
Total Non-Operating Expenses	85,423	85,423	0
Non-Operating Income (Loss)	1,054,577	(85,423)	1,140,000
Net Income (Loss)	1,508,870	865,264	643,605



Port of Newport Summary income Statement

9/16/2024
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Period: 07/01/24..08/31/24

Port of Newport

General Fund

All amounts are in USD.

Description	Previous Year	Current YTD	Variance
OPERATING REVENUE			
Lease Revenue	125,459	162,970	37,510
Moorage	457,404	506,759	49,354
Services	31,987	37,126	5,139
Cargo	12,307	1,452	(10,855)
RV Park Space Rentals	439,533	452,411	12,878
Fees	168,848	147,570	(21,278)
Property Tax Revenue	1,000	528	(472)
Discounts and Refunds	(3,485)	(18,652)	(15,167)
Miscellaneous Operating Revenue	3,487	11,652	8,165
Total Operating Revenue	1,236,540	1,301,832	65,292
OPERATING EXPENSES			
Salaries, OT, & Benefits	365,498	488,342	122,845
Materials, Services	501,784	480,790	(20,994)
Total Operating Expenses	867,282	969,132	101,850
Earnings (Loss) Before Deprec	369,258	332,700	(36,558)
Depreciation	294,466	344,272	49,806
Operating Income (Loss)	74,792	(11,573)	(86,365)
NON-OPERATING REVENUES			
Grant Revenue	32,245	0	(32,245)
Loans	0	1,140,000	1,140,000
Interest	5,912	6,478	567
Total Non-operating Revenues	38,157	1,146,478	1,108,322
NON-OPERATING EXPENSES			
Debt Service	335,959	28,314	(307,645)
Capital Outlays	610,518	641,482	30,965
Transfers Out to Other Funds	0	4,617	4,617
Total Non-Operating Expenses	946,476	674,414	(272,063)
Non-Operating Income (Loss)	(908,320)	472,064	1,380,384
Net Income (Loss)	(833,528)	460,492	1,294,019

Period: 07/01/24..08/31/24

Port of Newport

General Fund

100 - Administration

All amounts are in USD.

Description	Previous Year	Current YTD	Variance
OPERATING REVENUE			
Fees	0	17	17
Property Tax Revenue	1,000	528	(472)
Miscellaneous Operating Revenue	0	1,924	1,924
Total Operating Revenue	1,000	2,468	1,468
OPERATING EXPENSES			
Salaries, OT, & Benefits	135,186	201,398	66,213
Materials, Services	144,575	99,432	(45,142)
Total Operating Expenses	279,761	300,831	21,070
Earnings (Loss) Before Deprec	(278,761)	(298,363)	(19,602)
Depreciation	(343)	15,004	15,347
Operating Income (Loss)	(278,418)	(313,366)	(34,949)
NON-OPERATING REVENUES			
Interest	5,912	6,478	567
Total Non-operating Revenues	5,912	6,478	567
NON-OPERATING EXPENSES			
Capital Outlays	25,121	0	(25,121)
Total Non-Operating Expenses	25,121	0	(25,121)
Non-Operating Income (Loss)	(19,209)	6,478	25,688
Net Income (Loss)	(297,627)	(306,888)	(9,261)

Period: 07/01/24..08/31/24

Port of Newport

General Fund

300 - Commercial Marina

All amounts are in USD.

Description	Previous Year	Current YTD	Variance
OPERATING REVENUE			
Lease Revenue	12,128	36,406	24,278
Moorage	136,823	136,191	(632)
Services	22,402	7,323	(15,079)
Fees	55,980	41,671	(14,309)
Discounts and Refunds	(2,914)	(4,627)	(1,713)
Miscellaneous Operating Revenue	(375)	10,026	10,401
Total Operating Revenue	224,044	227,008	2,964
OPERATING EXPENSES			
Salaries, OT, & Benefits	75,097	87,436	12,339
Materials, Services	86,716	61,929	(24,788)
Total Operating Expenses	161,813	149,365	(12,448)
Earnings (Loss) Before Deprec	62,230	77,643	15,413
Depreciation	27,048	27,333	285
Operating Income (Loss)	35,182	50,310	15,128
NON-OPERATING REVENUES			
Grant Revenue	32,245	0	(32,245)
Total Non-operating Revenues	32,245	0	(32,245)
NON-OPERATING EXPENSES			
Capital Outlays	(15,203)	556,060	571,263
Total Non-Operating Expenses	(15,203)	556,060	571,263
Non-Operating Income (Loss)	47,448	(556,060)	(603,508)
Net Income (Loss)	82,630	(505,749)	(588,380)

Period: 07/01/24..08/31/24

Port of Newport

General Fund

500 - International Terminal

All amounts are in USD.

Description	Previous Year	Current YTD	Variance
OPERATING REVENUE			
Lease Revenue	29,661	22,849	(6,811)
Moorage	12,705	19,374	6,669
Services	9,585	29,803	20,218
Cargo	12,217	1,452	(10,765)
Fees	35,530	41,681	6,151
Discounts and Refunds	18	0	(18)
Miscellaneous Operating Revenue	3,884	0	(3,884)
Total Operating Revenue	103,600	115,160	11,560
OPERATING EXPENSES			
Salaries, OT, & Benefits	30,499	52,284	21,786
Materials, Services	54,566	35,433	(19,132)
Total Operating Expenses	85,064	87,718	2,654
Earnings (Loss) Before Deprec	18,536	27,442	8,906
Depreciation	206,981	219,571	12,590
Operating Income (Loss)	(188,445)	(192,129)	(3,684)
NON-OPERATING REVENUES			
Total Non-operating Revenues	0	0	0
NON-OPERATING EXPENSES			
Debt Service	330,967	0	(330,967)
Capital Outlays	583,020	0	(583,020)
Total Non-Operating Expenses	913,987	0	(913,987)
Non-Operating Income (Loss)	(913,987)	0	913,987
Net Income (Loss)	(1,102,432)	(192,129)	910,303



Port of Newport Summary income Statement

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Period: 07/01/24..08/31/24

Port of Newport

General Fund

700 - South Beach

All amounts are in USD.

Description	Previous Year	Current YTD	Variance
OPERATING REVENUE			
Lease Revenue	83,670	103,715	20,044
Moorage	306,551	351,193	44,642
Cargo	90	0	(90)
RV Park Space Rentals	439,533	452,411	12,878
Fees	74,765	64,201	(10,565)
Discounts and Refunds	(1,387)	(14,026)	(12,638)
Miscellaneous Operating Revenue	(23)	(298)	(275)
Total Operating Revenue	903,200	957,196	53,996
OPERATING EXPENSES			
Salaries, OT, & Benefits	109,956	136,543	26,588
Materials, Services	211,601	283,996	72,394
Total Operating Expenses	321,557	420,539	98,982
Earnings (Loss) Before Deprec	581,643	536,657	(44,986)
Depreciation	60,780	82,365	21,585
Operating Income (Loss)	520,864	454,292	(66,571)
NON-OPERATING REVENUES			
Loans	0	1,140,000	1,140,000
Total Non-operating Revenues	0	1,140,000	1,140,000
NON-OPERATING EXPENSES			
Capital Outlays	17,580	85,423	67,843
Total Non-Operating Expenses	17,580	85,423	67,843
Non-Operating Income (Loss)	(17,580)	1,054,577	1,072,157
Net Income (Loss)	503,284	1,508,870	1,005,586



PON BALANCE SHEET

9/16/2024
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Period: 07/01/24..08/31/24

Port of Newport

NOAA Lease Fund

All amounts are in USD.

Description	Current Year	Previous Year
Assets		
Current Assets		
Total Cash Deposits	1,902,618	2,989,219
Other Current Assets		
Cash on hand - Petty Cash	0	0
Cash on hand - Cash Drawers	0	0
Undeposited Funds	0	0
Accounts Receivable	0	0
Property Tax Receivable	0	0
Grants Receivable	0	0
Lease Receivable Current	0	0
Allowance for Bad Debt	0	0
Interfund Activity Receivable	(5,796)	10,634
Prepaid Expenses	103,414	82,236
Assets Held for Sale	0	0
Total Other Current Assets	97,618	92,870
Current Assets, Total	2,000,235	3,082,089
Total Non-current Assets	18,107,249	19,759,877
Deferred Outflows of Resources	(346,767)	(369,744)
Assets, Total	20,454,251	23,211,710
Liabilities		
Total Current Liabilities	1,614,825	2,057,357
Total Non Current Liabilities	9,685,000	11,135,000
PERS Deferred Inflows	38,251	38,251
Total Liabilities	11,338,076	13,230,608
Restricted Fund Balance	1,761,721	1,761,721
Committed Fund Balance	432,000	432,000
Unrestricted fund Balance	7,021,330	7,878,900
Total Fund Balance	9,215,051	10,072,621
Net asset change	(1,265,316)	(1,223,263)
Net Assets	9,116,175	9,981,102



Port of Newport Summary income Statement

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Period: 07/01/23..08/31/24

Port of Newport

NOAA Lease Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING REVENUE			
Lease Revenue	431,197	444,132	(12,935)
Total Operating Revenue	431,197	444,132	(12,935)
OPERATING EXPENSES			
Salaries, OT, & Benefits	29,669	44,395	(14,727)
Materials, Services	64,092	261,970	(197,878)
Total Operating Expenses	93,761	306,365	(212,605)
Earnings (Loss) Before Deprec	337,437	137,767	199,670
Depreciation	248,560	0	248,560
Operating Income (Loss)	88,877	137,767	(48,890)
<hr/>			
NON-OPERATING REVENUES			
Interest	1,847	1,083	764
Total Non-operating Revenues	1,847	1,083	764
NON-OPERATING EXPENSES			
Debt Service	1,595,679	1,592,679	3,000
Capital Outlays	8,921	0	8,921
Total Non-Operating Expenses	1,604,600	1,592,679	11,921
Non-Operating Income (Loss)	(1,602,753)	(1,591,596)	(11,157)
Net Income (Loss)	(1,513,876)	(1,453,829)	(60,047)

Period: 07/01/23..08/31/24

Port of Newport

Reserve Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING REVENUE			
OPERATING EXPENSES			
Total Operating Expenses	0	0	0
Earnings (Loss) Before Deprec	0	0	0
Depreciation	0	0	0
Operating Income (Loss)	0	0	0
NON-OPERATING REVENUES			
Interest	11,794	1,333	10,461
Total Non-operating Revenues	11,794	1,333	10,461
NON-OPERATING EXPENSES			
Total Non-Operating Expenses	0	0	0
Non-Operating Income (Loss)	11,794	1,333	10,461
Net Income (Loss)	11,794	1,333	10,461



PON BALANCE SHEET

9/16/2024
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Period: 07/01/24..08/31/24

Port of Newport

Reserve Fund

All amounts are in USD.

Description	Current Year	Previous Year
Assets		
Current Assets		
Total Cash Deposits	2,380,792	1,937,116
Other Current Assets		
Cash on hand - Petty Cash	0	0
Cash on hand - Cash Drawers	0	0
Undeposited Funds	0	0
Accounts Receivable	0	0
Property Tax Receivable	0	0
Grants Receivable	0	0
Lease Receivable Current	0	0
Allowance for Bad Debt	0	0
Interfund Activity Receivable	0	354,985
Prepaid Expenses	0	0
Assets Held for Sale	0	0
Total Other Current Assets	0	354,985
Current Assets, Total	2,380,792	2,292,101
Total Non-current Assets	0	0
Deferred Outflows of Resources	0	0
Assets, Total	2,380,792	2,292,101
Liabilities		
Total Current Liabilities	0	4,337
Total Non Current Liabilities	0	0
PERS Deferred Inflows	0	0
Total Liabilities	0	4,337
Restricted Fund Balance	2,368,997	2,278,075
Total Fund Balance	2,368,997	2,278,075
Net asset change	11,794	9,689
Net Assets	2,380,792	2,287,764

Period: 07/01/24..08/31/24

Port of Newport

Bonded Debt Fund

All amounts are in USD.

Description	Current Year	Previous Year
Assets		
Current Assets		
Total Cash Deposits	165,038	147,880
Other Current Assets		
Cash on hand - Petty Cash	0	0
Cash on hand - Cash Drawers	0	0
Undeposited Funds	0	0
Accounts Receivable	0	0
Property Tax Receivable	37,688	31,469
Grants Receivable	0	0
Lease Receivable Current	0	0
Allowance for Bad Debt	0	0
Interfund Activity Receivable	0	0
Prepaid Expenses	0	0
Assets Held for Sale	0	0
Total Other Current Assets	37,688	31,469
Current Assets, Total	202,726	179,350
Total Non-current Assets	132,750	139,746
Deferred Outflows of Resources	(516,878)	(553,084)
Assets, Total	852,353	872,179
Liabilities		
Total Current Liabilities	455,000	435,000
Total Non Current Liabilities	10,453,450	10,952,487
PERS Deferred Inflows	0	0
Total Liabilities	10,908,450	11,387,487
Restricted Fund Balance	(10,059,812)	(10,523,329)
Total Fund Balance	(10,059,812)	(10,523,329)
Net asset change	3,715	8,021
Net Assets	(10,056,097)	(10,515,308)



Port of Newport Summary income Statement

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Period: 07/01/23..08/31/24

Port of Newport

Bonded Debt Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING REVENUE			
Property Tax Revenue	3,435	0	3,435
Total Operating Revenue	3,435	0	3,435
OPERATING EXPENSES			
Total Operating Expenses	0	0	0
Earnings (Loss) Before Deprec	3,435	0	3,435
Depreciation	0	0	0
Operating Income (Loss)	3,435	0	3,435
NON-OPERATING REVENUES			
Interest	279	167	113
Total Non-operating Revenues	279	167	113
NON-OPERATING EXPENSES			
Total Non-Operating Expenses	0	0	0
Non-Operating Income (Loss)	279	167	113
Net Income (Loss)	3,715	167	3,548



PON BALANCE SHEET

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Period: 07/01/24..08/31/24

Port of Newport

Facility Maintenance Reserve Fund

All amounts are in USD.

Description	Current Year	Previous Year
Assets		
Current Assets		
Total Cash Deposits	464,188	572,079
Other Current Assets		
Cash on hand - Petty Cash	0	0
Cash on hand - Cash Drawers	0	0
Undeposited Funds	0	0
Accounts Receivable	0	0
Property Tax Receivable	0	0
Grants Receivable	0	0
Lease Receivable Current	0	0
Allowance for Bad Debt	0	0
Interfund Activity Receivable	0	0
Prepaid Expenses	0	0
Assets Held for Sale	0	0
Total Other Current Assets	0	0
Current Assets, Total	464,188	572,079
Total Non-current Assets	0	0
Deferred Outflows of Resources	0	0
Assets, Total	464,188	572,079
Liabilities		
Total Current Liabilities	0	0
Total Non Current Liabilities	0	0
PERS Deferred Inflows	0	0
Total Liabilities	0	0
Assigned Fund Balance	496,272	481,195
Unrestricted fund Balance	(28,646)	88,354
Total Fund Balance	467,626	569,549
Net asset change	(3,438)	2,530
Net Assets	464,188	572,079

Period: 07/01/24..08/30/24

Port of Newport

Facility Maintenance Reserve Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING REVENUE			
OPERATING EXPENSES			
Materials, Services	1,108	0	1,108
Total Operating Expenses	1,108	0	1,108
Earnings (Loss) Before Deprec	(1,108)	0	(1,108)
Depreciation	0	0	0
Operating Income (Loss)	(1,108)	0	(1,108)
NON-OPERATING REVENUES			
Interest	2,252	500	1,752
Transfers In from Other Funds	4,617	0	4,617
Total Non-operating Revenues	6,870	500	6,370
NON-OPERATING EXPENSES			
Capital Outlays	9,200	9,200	0
Total Non-Operating Expenses	9,200	9,200	0
Non-Operating Income (Loss)	(2,330)	(8,700)	6,370
Net Income (Loss)	(3,438)	(8,700)	5,262

Accounts Paid Report

Date	Vendor	Document	Description	Fund	Dept	Amount
8/1/2024	OR Business Development Dept. -OBDD	PPI05193	Debt Service - Principal	General Fund	Unallocated	\$7,800.00
8/1/2024	OBDD	PPI05192	Debt Service - Principal	General Fund	Unallocated	\$10,303.49
8/31/2024	City of Newport Water**AUTOPOST**	PPI05185	Water	General Fund	South Beach	\$973.30
8/31/2024	City of Newport Water**AUTOPOST**	PPI05184	Water	General Fund	South Beach	\$3,050.71
8/31/2024	City of Newport Water**AUTOPOST**	PPI05183	Water	General Fund	South Beach	\$1,065.72
8/31/2024	City of Newport Water**AUTOPOST**	PPI05182	Water	General Fund	South Beach	\$664.92
8/31/2024	City of Newport Water**AUTOPOST**	PPI05181	Water	General Fund	South Beach	\$1,177.62
8/31/2024	City of Newport Water**AUTOPOST**	PPI05180	Water	General Fund	South Beach	\$6,036.12
8/31/2024	City of Newport Water**AUTOPOST**	PPI05179	Water	General Fund	South Beach	\$719.46
8/31/2024	City of Newport Water**AUTOPOST**	PPI05178	Water	General Fund	South Beach	\$797.16
8/31/2024	City of Newport Water**AUTOPOST**	PPI05177	Water	General Fund	South Beach	\$92.51
8/31/2024	City of Newport Water**AUTOPOST**	PPI05176	Water	General Fund	Commercial Marina	\$1,754.86
8/31/2024	City of Newport Water**AUTOPOST**	PPI05175	Water	General Fund	Commercial Marina	\$639.26
8/31/2024	City of Newport Water**AUTOPOST**	PPI05174	Water	General Fund	South Beach	\$2,921.69
8/31/2024	City of Newport Water**AUTOPOST**	PPI05173	Water	General Fund	South Beach	\$194.94
8/31/2024	City of Newport Water**AUTOPOST**	PPI05172	Water	General Fund	International Terminal	\$1,352.43
8/31/2024	City of Newport Water**AUTOPOST**	PPI05171	Water	General Fund	South Beach	\$394.09
8/31/2024	City of Newport Water**AUTOPOST**	PPI05170	Water	General Fund	Commercial Marina	\$1,630.75
8/31/2024	City of Newport Water**AUTOPOST**	PPI05169	Water	General Fund	International Terminal	\$181.18
8/31/2024	City of Newport Water**AUTOPOST**	PPI05168	Water	General Fund	Commercial Marina	\$2,363.76
8/31/2024	City of Newport Water**AUTOPOST**	PPI05167	Water	General Fund	South Beach	\$1,351.02
8/31/2024	City of Newport Water**AUTOPOST**	PPI05166	Water	General Fund	Commercial Marina	\$55.53
8/31/2024	City of Newport Water**AUTOPOST**	PPI05165	Water	General Fund	Commercial Marina	\$329.41
8/31/2024	City of Newport Water**AUTOPOST**	PPI05164	Water	General Fund	South Beach	\$159.65
8/30/2024	Direct TV**AUTOPOST**	PPI05152	Electricity DirectTV SB	General Fund	South Beach	\$680.89
8/31/2024	Windcave - AutoPay	PPI05141	Fees	General Fund	Administration	\$175.00
8/31/2024	Carson Oil Co Inc **AUTOPOST**	PPI05102	Operating Supplies	General Fund	International Terminal	\$74.85
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05085	Electricity	General Fund	South Beach	\$32.48
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05084	Electricity	General Fund	South Beach	\$82.12
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05083	Electricity	General Fund	South Beach	\$108.93
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05082	Electricity	General Fund	South Beach	\$141.54
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05081	Electricity	General Fund	South Beach	\$113.56
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05080	Electricity	General Fund	South Beach	\$164.27
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05079	Electricity	General Fund	South Beach	\$104.00
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05078	Electricity	General Fund	South Beach	\$152.17
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05077	Electricity	General Fund	Commercial Marina	\$32.48
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05076	Electricity	General Fund	International Terminal	\$106.68
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05075	Electricity	General Fund	International Terminal	\$65.86
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05074	Electricity	General Fund	South Beach	\$83.07
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05072	Electricity	General Fund	South Beach	\$168.42
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05071	Electricity	General Fund	South Beach	\$181.88
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05070	Electricity	General Fund	South Beach	\$205.34
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05069	Electricity	General Fund	South Beach	\$471.61

Accounts Paid Report

Date	Vendor	Document	Description	Fund	Dept	Amount
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05068	Electricity	General Fund	South Beach	\$499.46
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05067	Electricity	General Fund	International Terminal	\$418.85
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05066	Electricity	General Fund	Commercial Marina	\$437.62
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05065	Electricity	General Fund	South Beach	\$468.33
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05064	Electricity	General Fund	South Beach	\$243.82
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05063	Electricity	General Fund	South Beach	\$267.70
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05062	Electricity	General Fund	South Beach	\$276.26
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05061	Electricity	General Fund	South Beach	\$298.84
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05060	Electricity	General Fund	International Terminal	\$314.27
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05059	Electricity	General Fund	Commercial Marina	\$322.43
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05058	Electricity	General Fund	South Beach	\$535.05
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05057	Electricity	General Fund	South Beach	\$572.10
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05056	Electricity	General Fund	South Beach	\$580.20
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05055	Electricity	General Fund	South Beach	\$690.30
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05054	Electricity	General Fund	South Beach	\$701.62
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05053	Electricity	General Fund	South Beach	\$719.41
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05052	Electricity	General Fund	South Beach	\$722.58
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05051	Electricity	General Fund	Administration	\$757.17
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05050	Electricity	General Fund	Commercial Marina	\$879.91
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05049	Electricity	General Fund	South Beach	\$1,390.83
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05048	Electricity	General Fund	Commercial Marina	\$1,410.76
8/28/2024	Central Lincoln PUD**AUTOPOST**	PPI05047	Electricity	General Fund	South Beach	\$1,428.36
8/26/2024	Direct TV**AUTOPOST**	PPI05046	Electricity - Direct TV	General Fund	South Beach	\$766.10
8/28/2024	Englund Marine Supply Co Inc	13571	Personal Protective Equip & Gear	General Fund	International Terminal	\$93.59
8/28/2024	Englund Marine Supply Co Inc	13571	Personal Protective Equip & Gear	General Fund	International Terminal	\$172.89
8/28/2024	DOWL	13570	Capital Outlay - Docks and Piers	General Fund	Commercial Marina	\$494,606.52
8/28/2024	Don Strelac	13569	Discounts and Refunds	General Fund	South Beach	\$464.67
8/28/2024	Copeland Lumber Yards Inc	13568	Operating Supplies	General Fund	Commercial Marina	\$28.50
8/28/2024	Copeland Lumber Yards Inc	13568	Operating Supplies	General Fund	Commercial Marina	\$24.95
8/28/2024	Copeland Lumber Yards Inc	13568	Operating Supplies	General Fund	Commercial Marina	\$4.99
8/28/2024	Copeland Lumber Yards Inc	13568	Operating Supplies	General Fund	Commercial Marina	\$148.19
8/28/2024	Contech Engineered Solutions LLC	13567	Operating Supplies	NOAA Lease Fund		\$2,998.00
8/28/2024	Bergerson Construction Inc	13566	Capital Outlay - Land Improvements	General Fund	South Beach	\$64,337.25
8/28/2024	Bergerson Construction Inc	13566	Repairs and Maintenance	General Fund	South Beach	\$18,594.27
8/28/2024	Wiggins Hauling Works	13565	Repairs and Maintenance	General Fund	International Terminal	\$2,100.00
8/28/2024	Unum Life Insurance Company of America	13564	Health, Dental and Life Insurance- Unum L&D insura	General Fund	Administration	\$569.10
8/28/2024	ULINE	13563	Shipping and Freight	General Fund	South Beach	\$40.28
8/28/2024	ULINE	13563	Repairs and Maintenance	General Fund	South Beach	\$144.00
8/28/2024	ULINE	13563	Repairs and Maintenance	General Fund	South Beach	\$180.00
8/28/2024	Thompson's Nursery LLC	13562	Operating Supplies	NOAA Lease Fund		\$172.00
8/28/2024	Sue Craite	13561	Discounts and Refunds	General Fund	South Beach	\$1,335.53
8/28/2024	Streamline	13560	Electricity	General Fund	Administration	\$535.00
8/28/2024	Barrelhead Supply Inc	13559	Equipment	General Fund	South Beach	\$11.99

Accounts Paid Report

Date	Vendor	Document	Description	Fund	Dept	Amount
8/28/2024	Barrelhead Supply Inc	13559	Equipment	General Fund	South Beach	\$11.99
8/28/2024	Barrelhead Supply Inc	13559	Equipment	General Fund	South Beach	\$13.99
8/28/2024	Barrelhead Supply Inc	13559	Equipment	General Fund	South Beach	\$39.95
8/28/2024	Staples Advantage	13558	Office Expense	General Fund	Administration	\$8.69
8/28/2024	Staples Advantage	13558	Office Expense	General Fund	Administration	\$77.14
8/28/2024	Staples Advantage	13558	Office Expense	General Fund	Administration	\$18.56
8/28/2024	Staples Advantage	13558	Office Expense	General Fund	Administration	\$7.56
8/28/2024	Staples Advantage	13558	Office Expense	General Fund	Administration	\$36.24
8/28/2024	Staples Advantage	13558	Office Expense - Coffee pods	General Fund	Administration	\$43.85
8/28/2024	Staples Advantage	13558	Shipping and Freight	General Fund	Administration	\$5.99
8/28/2024	Staples Advantage	13558	Office Expense-True Clear 24pk water	General Fund	Administration	\$23.98
8/28/2024	Staples Advantage	13558	Office Expense-True Clear 24pk Water	General Fund	International Terminal	\$29.50
8/28/2024	Special Districts Insurance Services	13557	Compensated Absence Expense	NOAA Lease Fund		\$2,034.00
8/28/2024	Special Districts Insurance Services	13557	Compensated Absence Expense	General Fund	International Terminal	\$3,046.00
8/28/2024	Special Districts Insurance Services	13557	Compensated Absence Expense	General Fund	South Beach	\$8,149.00
8/28/2024	Special Districts Insurance Services	13557	Compensated Absence Expense	General Fund	Commercial Marina	\$7,134.00
8/28/2024	Special Districts Insurance Services	13557	Compensated Absence Expense	General Fund	Administration	\$6,173.00
8/28/2024	Sherwin-Williams	13556	Repairs and Maintenance	General Fund	South Beach	\$413.82
8/28/2024	Rondys Inc dba Yaquina Industrial Park	13555	Lease Expense - Sept 2024 Lease Payment	General Fund	International Terminal	\$2,000.00
8/28/2024	Quadient Finance USA Inc	13554	Office Expense- Lease of Stamp Machine	General Fund	Administration	\$736.34
8/28/2024	Quadient Finance USA Inc	13554	Office Expense- Postage	General Fund	Administration	\$482.45
8/28/2024	Pye-Barker	13553	Professional Services	NOAA Lease Fund		\$2,175.00
8/28/2024	Port's Contracting, LLC	13552	Repairs and Maintenance	General Fund	South Beach	\$1,250.00
8/28/2024	PBS Engineering and Environmental Inc.	13551	Capital Outlay - Land Improvements	General Fund	South Beach	\$15,972.13
8/28/2024	Orkin	13550	Contract and Support Services	General Fund	Administration	\$73.99
8/28/2024	OR Dept of State Lands	13549	Application: APP0064623	General Fund	South Beach	\$990.00
8/28/2024	Arxcis, Inc.	13548	Repairs and Maintenance	General Fund	International Terminal	\$970.00
8/28/2024	Arxcis, Inc.	13548	Repairs and Maintenance	General Fund	Commercial Marina	\$3,203.40
8/28/2024	OR Dept of Environmental Quality	13547	Permit No: 18766 Technology Fee 4%	General Fund	Administration	\$58.76
8/28/2024	OR Dept of Environmental Quality	13547	Permit No: 18766 Issue date 9.27.24	General Fund	Administration	\$1,469.00
8/28/2024	Newport Rental Service	13546	Equipment	General Fund	International Terminal	\$421.00
8/28/2024	Newport Rental Service	13546	Repairs and Maintenance	General Fund	International Terminal	\$9.00
8/28/2024	Newport Rental Service	13546	Repairs and Maintenance	General Fund	International Terminal	\$45.00
8/28/2024	Newport Rental Service	13546	Repairs and Maintenance	General Fund	International Terminal	\$70.00
8/28/2024	Newport Rental Service	13546	Repairs and Maintenance	General Fund	International Terminal	\$450.00
8/28/2024	Newport Plumbing Inc	13545	Repairs and Maintenance	General Fund	Commercial Marina	\$1,107.60
8/28/2024	MASA	13544	10061 - SS/2579315	General Fund	South Beach	\$14.00
8/28/2024	MASA	13544	10066 - LS/2681987	General Fund	Administration	\$14.00
8/28/2024	MASA	13544	10065 - BW/2660786	General Fund	South Beach	\$14.00
8/28/2024	MASA	13544	10044 - DW/2252902	General Fund	International Terminal	\$14.00
8/28/2024	MASA	13544	10031 - ST/2463165	General Fund	South Beach	\$14.00
8/28/2024	MASA	13544	10025 - WS/2221583	General Fund	South Beach	\$14.00
8/28/2024	MASA	13544	10021 - DM/2495837	General Fund	International Terminal	\$14.00

Accounts Paid Report

Date	Vendor	Document	Description	Fund	Dept	Amount
8/28/2024	MASA	13544	10036 - RM/2220087	General Fund	Commercial Marina	\$14.00
8/28/2024	MASA	13544	10045 - EL/2257962	General Fund	Commercial Marina	\$39.00
8/28/2024	MASA	13544	10064 - TJ/2659672	General Fund	South Beach	\$39.00
8/28/2024	MASA	13544	10013 - MH/2220034	General Fund	Administration	\$14.00
8/28/2024	MASA	13544	10060 - ED/2543931	General Fund	Administration	\$39.00
8/28/2024	MASA	13544	10005 - MB/2465189	General Fund	Administration	\$39.00
8/28/2024	MASA	13544	10003 - CB/2677550	General Fund	Commercial Marina	\$39.00
8/28/2024	KOPIS	13543	ERP Consulting / Error with Gen Journ. print report	General Fund	Administration	\$100.00
8/28/2024	KOPIS	13543	ERP Consulting / Ticket 11474	General Fund	Administration	\$200.00
8/28/2024	KOPIS	13543	BC Basic Support July 2024	General Fund	Administration	\$200.00
8/28/2024	Kern & Thompson LLC	13542	Professional Services	General Fund	Administration	\$2,000.00
8/28/2024	Industrial Welding Supply, Inc.	13541	Operating Supplies	General Fund	South Beach	\$60.00
8/28/2024	Hyak	13540	IT Hardware and Software	General Fund	Administration	\$300.00
8/28/2024	Hyak	13540	IT Hardware and Software	General Fund	Administration	\$230.00
8/28/2024	Ground FX Landscape Management LLC	13539	Contract and Support Services	General Fund	Commercial Marina	\$382.00
8/28/2024	Erin Tipton	13538	Discounts and Refunds	General Fund	South Beach	\$691.03
8/28/2024	Amazon Capital Services Inc	13537	Repairs and Maintenance	General Fund	Commercial Marina	\$38.99
8/28/2024	Amazon Capital Services Inc	13537	Repairs and Maintenance	General Fund	Commercial Marina	\$32.99
8/28/2024	Amazon Capital Services Inc	13537	Repairs and Maintenance	General Fund	Commercial Marina	\$33.95
8/28/2024	Amazon Capital Services Inc	13537	Repairs and Maintenance	General Fund	Commercial Marina	\$23.58
8/19/2024	First Interstate Bank Loan**AUTOPOST**	PPI05044	Debt Service - Interest	General Fund	Unallocated	\$134.73
8/19/2024	First Interstate Bank Loan**AUTOPOST**	PPI05044	Debt Service - Principal	General Fund	Unallocated	\$4,970.58
8/19/2024	Kings III of America LLC	13536	Operating Supplies	NOAA Lease Fund		\$195.00
8/19/2024	Jeremy Fox	13535	Discounts and Refunds - Moorage sold boat	General Fund	South Beach	\$993.51
8/19/2024	Harold Ellebracht	13534	Discounts and Refunds - Moorage	General Fund	South Beach	\$1,514.96
8/19/2024	Clima-Tech Corporation	13533	Contract and Support Services	NOAA Lease Fund		\$4,228.00
8/19/2024	Central Coast Excavating Inc	13532	Professional Services	NOAA Lease Fund		\$3,975.00
8/19/2024	Becka Tyler	13531	Discounts and Refunds	General Fund	South Beach	\$1,045.41
8/19/2024	Yaquina Boat Equipment Inc	13530	Repairs and Maintenance	General Fund	Commercial Marina	\$673.73
8/19/2024	Wiggins Hauling Works	13529	Repairs and Maintenance	General Fund	International Terminal	\$1,326.00
8/19/2024	Tangicloud Technologies	13528	IT Hardware and Software	General Fund	Administration	\$675.00
8/19/2024	Astound CoastCom By Wave	13527	7201-1213135-01	General Fund	South Beach	\$1,032.73
8/19/2024	Astound CoastCom By Wave	13527	7201-1213135-01	General Fund	Administration	\$960.00
8/19/2024	T & L Chemical Toilet Service LLC	13526	Contract and Support Services	General Fund	Commercial Marina	\$680.00
8/19/2024	T & L Chemical Toilet Service LLC	13526	Contract and Support Services	General Fund	South Beach	\$190.00
8/19/2024	T & L Chemical Toilet Service LLC	13526	Contract and Support Services	General Fund	International Terminal	\$90.00
8/19/2024	T & L Chemical Toilet Service LLC	13526	Contract and Support Services	General Fund	South Beach	\$17.00
8/19/2024	T & L Chemical Toilet Service LLC	13526	Contract and Support Services	General Fund	South Beach	\$17.00
8/19/2024	Sierra Springs	13525	Operating Supplies -Spring Water Bottles	General Fund	South Beach	\$76.57
8/19/2024	Sam Toevs	13524	Discounts and Refunds - Moorage Cancelled	General Fund	South Beach	\$935.24
8/19/2024	Richard Shapland	13523	Discounts and Refunds	General Fund	South Beach	\$1,351.65
8/19/2024	Pioneer Connect	13522	Electricity	General Fund	South Beach	\$185.00
8/19/2024	Pioneer Connect	13522	Electricity	NOAA Lease Fund		\$181.88

Accounts Paid Report

Date	Vendor	Document	Description	Fund	Dept	Amount
8/19/2024	Papé Material Handling, Inc	13521	Repairs and Maintenance	General Fund	International Terminal	\$2,506.85
8/19/2024	Pacific Northwest Waterways Assoc.	13520	2024 Annual Convention - Walter Chuck	General Fund	Administration	\$470.00
8/19/2024	Pacific Northwest Waterways Assoc.	13520	2024 Annual Convention - Paula Miranda	General Fund	Administration	\$470.00
8/19/2024	Pacific Northwest Waterways Assoc.	13520	Dues And Subscriptions	General Fund	Administration	\$500.00
8/19/2024	Miles Ellis	13519	Discounts and Refunds - Cancel reservations	General Fund	South Beach	\$641.88
8/19/2024	Matheson Logistics, LLC	13518	Repairs and Maintenance	Facility Maintenance	Reserve Fund	\$1,107.50
8/19/2024	Amazon Capital Services Inc	13517	Repairs and Maintenance	General Fund	South Beach	\$496.48
8/19/2024	Amazon Capital Services Inc	13517	Repairs and Maintenance	General Fund	Commercial Marina	\$496.49
8/19/2024	Amazon Capital Services Inc	13517	Office Expense	General Fund	Administration	\$26.49
8/19/2024	Amazon Capital Services Inc	13517	Personal Protective Equip & Gear	General Fund	International Terminal	\$76.94
8/19/2024	Amazon Capital Services Inc	13517	IT Hardware and Software	General Fund	Administration	\$51.98
8/19/2024	Amazon Capital Services Inc	13517	IT Hardware and Software	General Fund	Administration	\$119.00
8/20/2024	VOYA-Autopay	PPI04993	Benefits Payable	General Fund	Administration	\$1,130.00
8/20/2024	VOYA-Autopay	PPI04992	Benefits Payable	General Fund	Administration	\$50.00
8/21/2024	Washington State Support Registry **AUTOPOST*	PPI04991	Garnishment Withholdings Payable	General Fund	International Terminal	\$408.50
8/15/2024	First Interstate Bank MC **AUTOPOST**	PPI04987	Credit Cards Payable - 1350 MB	General Fund	Administration	\$276.52
8/15/2024	First Interstate Bank MC **AUTOPOST**	PPI04986	Credit Cards Payable - 8643 GT	General Fund	Administration	\$892.73
8/15/2024	First Interstate Bank MC **AUTOPOST**	PPI04985	Credit Cards Payable - 3459 DM	General Fund	International Terminal	\$445.75
8/15/2024	First Interstate Bank MC **AUTOPOST**	PPI04984	Credit Cards Payable - 1335 PM	General Fund	Administration	\$50.00
8/15/2024	First Interstate Bank MC **AUTOPOST**	PPI04983	Credit Cards Payable- 1343 AB	General Fund	Administration	\$786.98
8/10/2024	DE LAGE LANDEN **AUTOPOST**	PPI04970	50369481_2-South Beach	General Fund	South Beach	\$327.88
8/10/2024	DE LAGE LANDEN **AUTOPOST**	PPI04970	50369481_1-Admin	General Fund	Administration	\$327.87
8/12/2024	Hyak	13514	Contract and Support Services	General Fund	Administration	\$6,656.99
8/12/2024	Englund Marine Supply Co Inc	13513	Hellender Pro Wader Lug Sole 8 PO 1792	NOAA Lease Fund		\$223.97
8/12/2024	Englund Marine Supply Co Inc	13513	Operating Supplies	General Fund	International Terminal	\$12.72
8/12/2024	Englund Marine Supply Co Inc	13513	Operating Supplies	General Fund	International Terminal	\$12.72
8/12/2024	Englund Marine Supply Co Inc	13513	Operating Supplies	General Fund	International Terminal	\$69.95
8/12/2024	Drift Company Boat Hauling LLC	13512	Repairs and Maintenance	General Fund	Commercial Marina	\$2,500.00
8/12/2024	Coastal Refrigeration Heating & AC LLC	13511	Repairs and Maintenance	General Fund	South Beach	\$2,077.42
8/12/2024	City of Newport Room Tax	13510	Accrued Lodging Taxes	General Fund	Administration	\$16,839.22
8/12/2024	Carver Inc	13509	Repairs and Maintenance 50% of repair inv 604682	General Fund	South Beach	\$436.66
8/12/2024	Bay Area Enterprises Inc	13508	SB	General Fund	South Beach	\$9,438.41
8/12/2024	Bay Area Enterprises Inc	13508	Admin	General Fund	Administration	\$836.31
8/12/2024	Bay Area Enterprises Inc	13508	NIT	General Fund	International Terminal	\$836.31
8/12/2024	Bay Area Enterprises Inc	13508	CM	General Fund	Commercial Marina	\$836.31
8/12/2024	Bay Area Enterprises Inc	13508	SB	General Fund	South Beach	\$836.32
8/12/2024	Bay Area Enterprises Inc	13508	Admin	General Fund	Administration	\$74.10
8/12/2024	Bay Area Enterprises Inc	13508	NIT	General Fund	International Terminal	\$74.10
8/12/2024	Bay Area Enterprises Inc	13508	CM	General Fund	Commercial Marina	\$74.10
8/12/2024	Bay Area Enterprises Inc	13508	SB	General Fund	South Beach	\$836.33
8/12/2024	Bay Area Enterprises Inc	13508	Admin	General Fund	Administration	\$74.10
8/12/2024	Bay Area Enterprises Inc	13508	NIT	General Fund	International Terminal	\$74.10
8/12/2024	Bay Area Enterprises Inc	13508	CM	General Fund	Commercial Marina	\$74.10

Accounts Paid Report

Date	Vendor	Document	Description	Fund	Dept	Amount
8/12/2024	Bay Area Enterprises Inc	13508	SB	General Fund	South Beach	\$836.33
8/12/2024	Bay Area Enterprises Inc	13508	Admin	General Fund	Administration	\$74.10
8/12/2024	Bay Area Enterprises Inc	13508	NIT	General Fund	International Terminal	\$74.10
8/12/2024	Bay Area Enterprises Inc	13508	CM	General Fund	Commercial Marina	\$74.10
8/12/2024	Thompson's Sanitary Service Inc	13507	Trash/Garbage	NOAA Lease Fund		\$723.50
8/12/2024	Thompson's Sanitary Service Inc	13507	Trash/Garbage	General Fund	Commercial Marina	\$2,423.77
8/12/2024	Thompson's Sanitary Service Inc	13507	Trash/Garbage	General Fund	South Beach	\$7,375.40
8/12/2024	Thompson's Sanitary Service Inc	13507	Trash/Garbage	General Fund	International Terminal	\$1,667.20
8/12/2024	T & L Chemical Toilet Service LLC	13506	Contract and Support Services	General Fund	International Terminal	\$450.00
8/12/2024	Barrelhead Supply Inc	13505	Equipment	NOAA Lease Fund		\$24.99
8/12/2024	Barrelhead Supply Inc	13505	Repairs and Maintenance	General Fund	Commercial Marina	\$7.18
8/12/2024	Barrelhead Supply Inc	13505	Repairs and Maintenance	General Fund	Commercial Marina	\$5.58
8/12/2024	Barrelhead Supply Inc	13505	Repairs and Maintenance	General Fund	Commercial Marina	\$4.78
8/12/2024	Barrelhead Supply Inc	13505	Repairs and Maintenance	General Fund	Commercial Marina	\$3.58
8/12/2024	Platt Electric Supply Inc	13504	Repairs and Maintenance	General Fund	South Beach	\$677.10
8/12/2024	Pioneer Printing Inc	13503	Office Expense	General Fund	Administration	\$53.15
8/12/2024	Pioneer Printing Inc	13503	Office Expense	General Fund	Administration	\$52.30
8/12/2024	Pioneer Connect	13502	Electricity	General Fund	South Beach	\$41.98
8/12/2024	Papé Material Handling, Inc	13501	Fees	General Fund	International Terminal	\$2.32
8/12/2024	Papé Material Handling, Inc	13501	Shipping and Freight	General Fund	International Terminal	\$178.04
8/12/2024	Papé Material Handling, Inc	13501	Repairs and Maintenance	General Fund	International Terminal	\$359.71
8/12/2024	Pacific Coast Lock & Safe LLC	13500	Repairs and Maintenance	General Fund	Commercial Marina	\$300.00
8/12/2024	Orkin	13499	Contract and Support Services	General Fund	Administration	\$73.99
8/12/2024	Oregon Coast Bank	13498	Discounts and Refunds-Ocean Captain Ifinity Sport F	General Fund	Commercial Marina	\$3,598.26
8/12/2024	MacPherson, Gintner & Diaz	13497	Professional Services	General Fund	Administration	\$2,137.50
8/12/2024	Lincoln County Public Works	13496	Fuel	NOAA Lease Fund		\$45.01
8/12/2024	Lincoln County Public Works	13496	Fuel	General Fund	South Beach	\$108.97
8/12/2024	Lincoln County Public Works	13496	Fuel	General Fund	Commercial Marina	\$42.89
8/12/2024	Kevin Hill's Marine Service	13495	Repairs and Maintenance	General Fund	Commercial Marina	\$187.50
8/12/2024	Kevin Hill's Marine Service	13495	Repairs and Maintenance	General Fund	Commercial Marina	\$16.14
8/12/2024	Kevin Hill's Marine Service	13495	Repairs and Maintenance	General Fund	Commercial Marina	\$6.12
8/12/2024	Kevin Hill's Marine Service	13495	Repairs and Maintenance	General Fund	Commercial Marina	\$21.60
8/12/2024	Amazon Capital Services Inc	13494	Repairs and Maintenance	General Fund	South Beach	\$51.16
8/12/2024	Amazon Capital Services Inc	13494	Repairs and Maintenance	General Fund	South Beach	\$293.46
8/12/2024	Amazon Capital Services Inc	13494	Repairs and Maintenance	General Fund	South Beach	\$119.85
8/12/2024	Amazon Capital Services Inc	13494	Repairs and Maintenance	General Fund	South Beach	\$63.99
8/12/2024	Amazon Capital Services Inc	13494	Repairs and Maintenance	General Fund	South Beach	\$23.60
8/12/2024	Amazon Capital Services Inc	13494	Repairs and Maintenance	General Fund	South Beach	\$20.79
8/12/2024	Amazon Capital Services Inc	13494	Repairs and Maintenance	General Fund	South Beach	\$45.00
8/12/2024	Central Lincoln PUD**AUTOPOST**	PPI04961	Electricity	General Fund	International Terminal	\$504.60
8/12/2024	Central Lincoln PUD**AUTOPOST**	PPI04960	Electricity	General Fund	Administration	\$359.37
8/5/2024	Central Lincoln PUD**AUTOPOST**	825AUG	Electricity	General Fund	South Beach	\$147.87
8/5/2024	Central Lincoln PUD**AUTOPOST**	824AUG	Electricity	General Fund	Administration	\$339.06

Accounts Paid Report

Date	Vendor	Document	Description	Fund	Dept	Amount
8/5/2024	Central Lincoln PUD**AUTOPOST**	PPI04863	Electricity	General Fund	South Beach	\$226.45
8/2/2024	Integrity Data	13493	IT Hardware and Software	General Fund	Administration	\$799.00
8/2/2024	Hyak	13492	Contract and Support Services - Park Internet	General Fund	South Beach	\$1,200.00
8/2/2024	Central Coast Excavating Inc	13491	Capital Outlay - Land Improvements	Facility Maintenance	South Beach	\$9,200.00
8/2/2024	Carl Welander	13490	Discounts and Refunds-Cancelled Moorage	General Fund	South Beach	\$895.40
8/2/2024	Brad Bush	13489	Miscellaneous Expense	General Fund	South Beach	\$1,676.53
8/2/2024	Amazon Capital Services Inc	13488	IT Hardware and Software	General Fund	Administration	\$476.98
8/2/2024	Amazon Capital Services Inc	13488	Office Expense	General Fund	Administration	\$29.97
8/2/2024	Amazon Capital Services Inc	13488	Repairs and Maintenance	NOAA Lease Fund		\$13.99
8/2/2024	Amazon Capital Services Inc	13488	Repairs and Maintenance	General Fund	South Beach	\$612.71
8/2/2024	Alsea Bay Power Products Inc	13487	Repairs and Maintenance	General Fund	South Beach	\$52.50
8/2/2024	Alsea Bay Power Products Inc	13487	Operating Supplies	General Fund	South Beach	\$14.40
8/2/2024	Alsea Bay Power Products Inc	13487	Operating Supplies	General Fund	South Beach	\$14.40
8/2/2024	Alsea Bay Power Products Inc	13487	Operating Supplies	General Fund	South Beach	\$33.60
8/2/2024	Alsea Bay Power Products Inc	13487	Operating Supplies	General Fund	South Beach	\$33.60
8/2/2024	Alsea Bay Power Products Inc	13487	Operating Supplies	General Fund	South Beach	\$149.99
8/2/2024	Alsea Bay Power Products Inc	13487	Operating Supplies	General Fund	South Beach	\$33.60
8/2/2024	ToyotaLift Northwest Inc	13486	Capital Outlay - Equipment	General Fund	South Beach	\$4,123.30
8/2/2024	Vertiv Corporation	13485	Professional Services	NOAA Lease Fund		\$1,795.00
8/2/2024	TCB Security Services Inc	13484	SB	General Fund	South Beach	\$4,508.12
8/2/2024	TCB Security Services Inc	13484	Admin	General Fund	Administration	\$399.45
8/2/2024	TCB Security Services Inc	13484	NIT	General Fund	International Terminal	\$399.45
8/2/2024	TCB Security Services Inc	13484	CM	General Fund	Commercial Marina	\$399.45
8/2/2024	TCB Security Services Inc	13484	SB	General Fund	South Beach	\$1,591.11
8/2/2024	TCB Security Services Inc	13484	Admin	General Fund	Administration	\$140.98
8/2/2024	TCB Security Services Inc	13484	NIT	General Fund	International Terminal	\$140.98
8/2/2024	TCB Security Services Inc	13484	CM	General Fund	Commercial Marina	\$140.98
8/2/2024	TCB Security Services Inc	13484	SB	General Fund	South Beach	\$4,508.13
8/2/2024	TCB Security Services Inc	13484	Admin	General Fund	Administration	\$399.45
8/2/2024	TCB Security Services Inc	13484	NIT	General Fund	International Terminal	\$399.45
8/2/2024	TCB Security Services Inc	13484	CM	General Fund	Commercial Marina	\$399.45
8/2/2024	Suburban Propane	13483	Propane	General Fund	South Beach	\$173.93
8/2/2024	Spiro Landscapes Inc	13482	Contract and Support Services	NOAA Lease Fund		\$495.00
8/2/2024	Spiro Landscapes Inc	13482	Contract and Support Services	General Fund	South Beach	\$1,314.50
8/2/2024	Pacific Digital Works Inc	13481	Office Expense	General Fund	South Beach	\$266.75
8/2/2024	Orrco	13480	Fuel - Recycling	General Fund	Commercial Marina	\$1,080.00
8/2/2024	NW Natural	13479	Natural Gas	General Fund	South Beach	\$103.99
8/2/2024	Newport Plumbing Inc	13478	Repairs and Maintenance	General Fund	South Beach	\$135.00
8/2/2024	Newport Plumbing Inc	13478	Repairs and Maintenance	General Fund	South Beach	\$40.00
8/2/2024	Alliance Consulting Engineers	13477	Capital Outlay - D 5&3 Electrical Upgrades	General Fund	South Beach	\$6,358.00
8/2/2024	Alliance Consulting Engineers	13477	Capital Outlay - Docks Electrical PD5/3 3200-21-02	General Fund	South Beach	\$6,560.00
8/5/2024	Washington State Support Registry **AUTOPOST*	PPI04829	Garnishment Withholdings Payable	General Fund	International Terminal	\$408.50
8/5/2024	VOYA-Autopay	PPI04828	Benefits Payable	General Fund	Administration	\$50.00

Accounts Paid Report

Date	Vendor	Document	Description	Fund	Dept	Amount
8/5/2024	VOYA-Autopay	PPI04827	Benefits Payable	General Fund	Administration	\$1,130.00

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

DATE: **September 23, 2024**
RE: **Appointment to CFUG**
TO: **Paula Miranda, Executive Director**
ISSUED BY: **Gloria Tucker, Administrative Assistant**

BACKGROUND

Bob Kemp has expressed interest in serving on the Commercial Fishing Users Group as a representative of Tuna/Salmon.

RECOMMENDATION

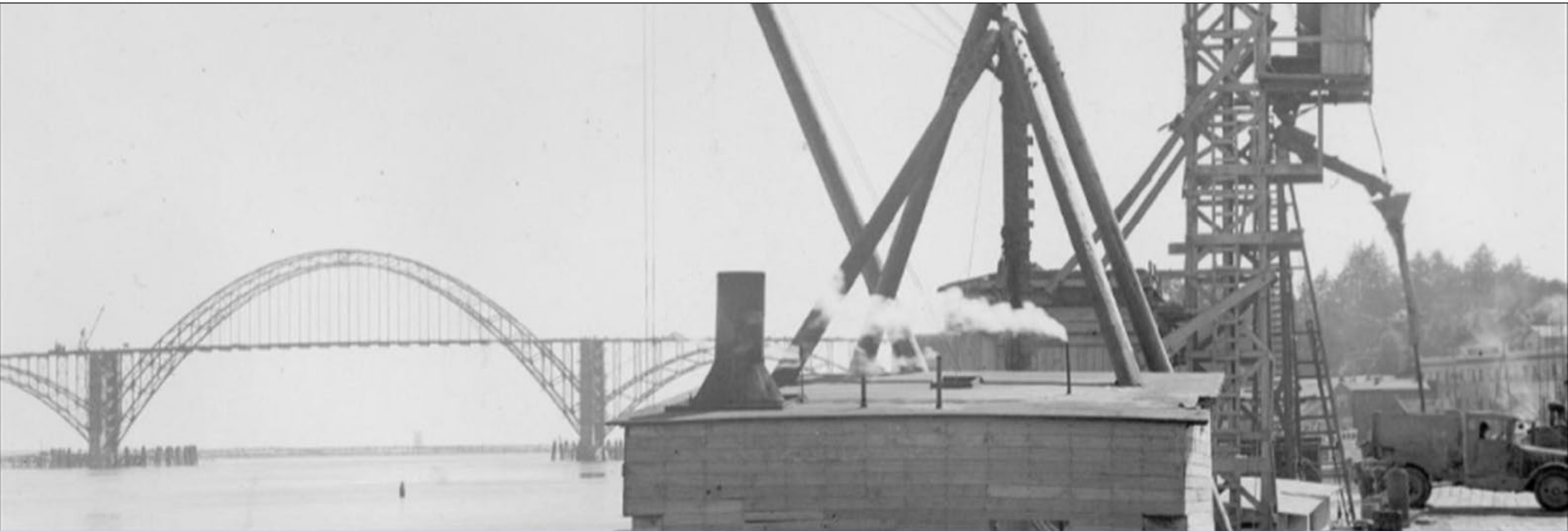
I move to appoint alternate Bob Kemp to the Commercial Fishing Users Group for a term expiring in 2028.



History Informing Future Development: A Framework for Property Investment and Divestment

Erin Shogren

shogrene@oregonstate.edu



Purpose

- Contextualize decisions on policies regarding property by the Port of Newport
- Propose a framework for the purchase and sale of port property in the future



Methods

Census data, GIS, and more!

Historic Photos

NEWPORT
CLEANING & PRESSING
PARLOR
LADIES & GENTS, CLOTHES
CLEANED & PRESSED

CLEANING & PRESSING



Front Street, 1913

- Used to determine property usage through time
- Oregon Digital
- Lincoln County Research Library

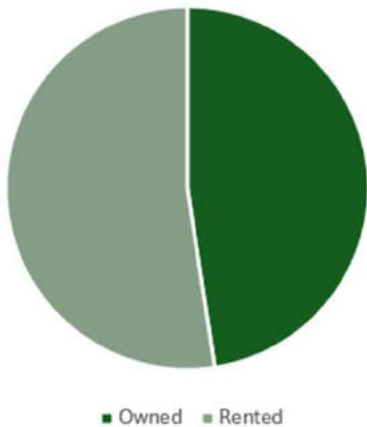


GIS

- Lincoln County Clerks Office
- Who owned what property when and how was it used?
- How has industry on the bayfront changed?
- Use GIS maps and property deeds to create a timeline of property history



Housing: 1940



DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS
 SIXTEENTH CENSUS OF THE UNITED STATES: 1940
 POPULATION SCHEDULE

RESIDENCE, APRIL 1, 1940

PERSONS 14 YEARS OLD AND OVER—EMPLOYMENT STATUS

NAME	SEX	AGE	MARRIAGE	MARRIAGE	MARRIAGE	MARRIAGE	MARRIAGE	MARRIAGE	MARRIAGE	MARRIAGE	OCCUPATION, INDUSTRY, AND CLASS OF WORKER		CLASS OF WORKER
											INDUSTRY	OCCUPATION	
Michael Foster	Male	48	Married	Married	Married	Married	Married	Married	Married	Married	Married	Private Retail	0
Blanche Copman	Female	24	Married	Married	Married	Married	Married	Married	Married	Married	Married	Private Retail	0
Companier	Female	24	Married	Married	Married	Married	Married	Married	Married	Married	Married	Building Const	8
Blanche	Female	34	Married	Married	Married	Married	Married	Married	Married	Married	Married	Longshore	22
Frances	Female	40	Married	Married	Married	Married	Married	Married	Married	Married	Married	Government	6
Fredrick	Male	40	Married	Married	Married	Married	Married	Married	Married	Married	Married	Shipping Const	41
Franking	Male	40	Married	Married	Married	Married	Married	Married	Married	Married	Married	Const Const	4
Franking	Male	48	Married	Married	Married	Married	Married	Married	Married	Married	Married	Const Const	53
Franking	Male	48	Married	Married	Married	Married	Married	Married	Married	Married	Married	Const Const	16
Edith Feltner	Female	15	Married	Married	Married	Married	Married	Married	Married	Married	Married	Fish/Baking Home	29

Census Data

- What jobs did people have?
- Did people own or rent their homes?
- Good indication of the local economy

Occupations: 1950



An aerial photograph of Yaquina Bay in Newport, Oregon. A large ship with multiple masts is docked at a pier. In the foreground, there are several buildings, including a large one with a flat roof and a smaller one with a gabled roof. The water is calm, and the sky is clear.

History of Yaquina Bay

The Yaqo'n people, Newport, and Newport's Bayfront



The Yaqo'n People

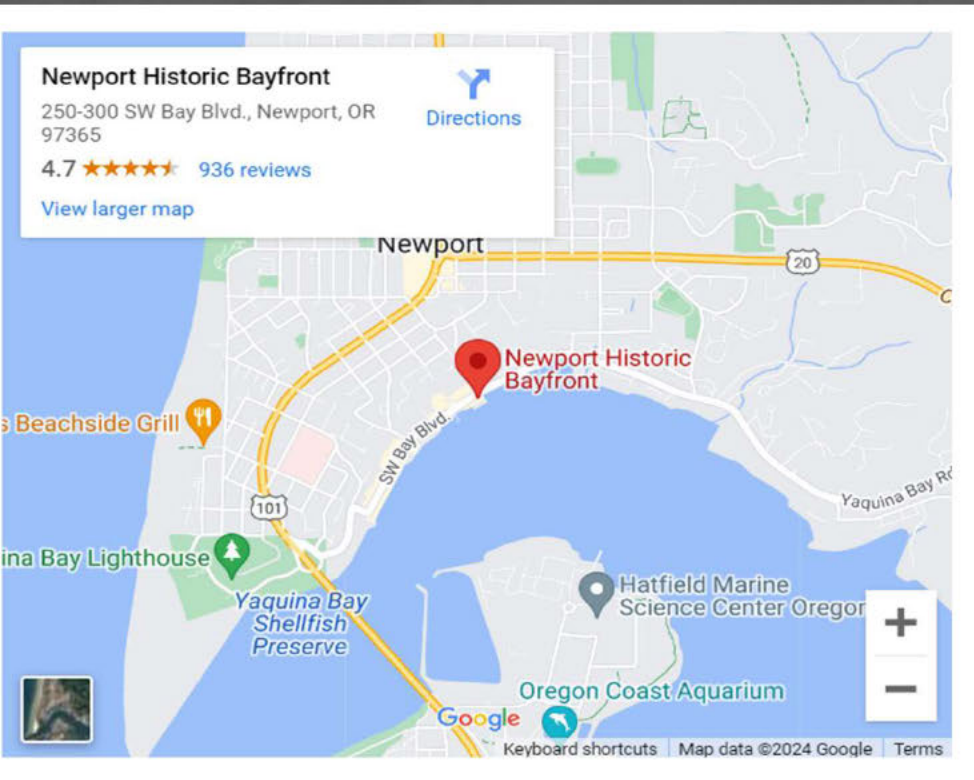
- The Yaqo'n people have lived here for centuries
- Massacres, diseases, and forest fires decimated the Yaqo'n population
- The Yaqo'n people were forcibly removed from their ancestral lands and moved to the Siletz Reservation (1855)



Earliest Newport Bayfront Photo (1865)

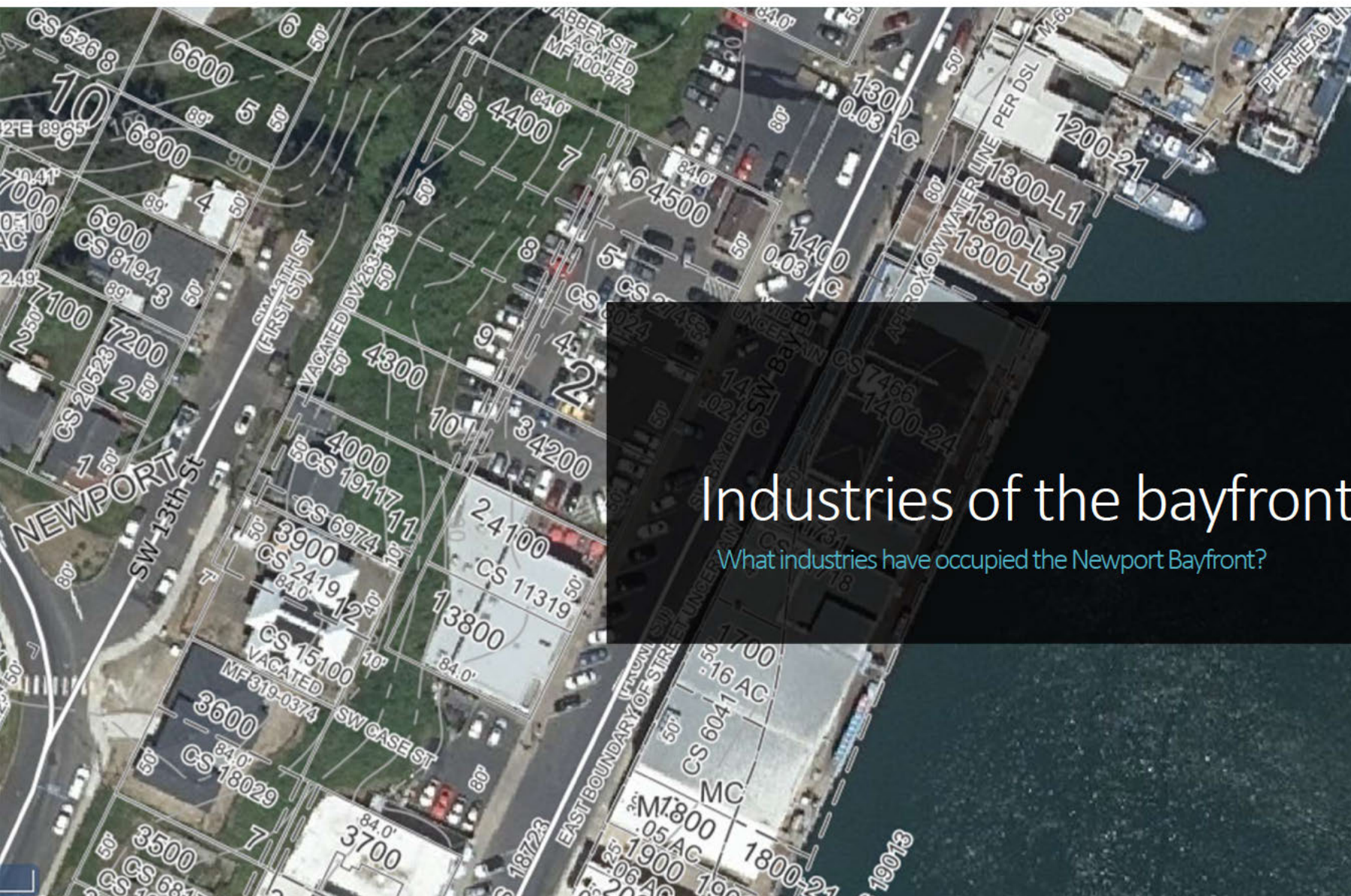
Recent History

- 1850s: Yaquina Bay area is settled by Europeans
- 1880s: Construction of railway brought goods and more people to Newport
- Newport was named (1866) and incorporated (1882)
- 1920s: Construction began on the Coast Highway
- 1936: Yaquina Bay Bridge is built
- 1950/1960: Many sawmills in the area closed



What is the Newport Bayfront?

- Heart of Old Town district
- Home of Oregon's largest commercial fishing fleet
- Lots of shops, restaurants, galleries, and more
- Working waterfront and tourist destination



Industries of the bayfront

What industries have occupied the Newport Bayfront?



Yaquina Bay News, 1895



Front Street, 1895

Bayfront Industries: 1890 - 1900

- Fishing and fish processing
- Logging and transportation
- Warehousing
- Shops
- Residential Housing
- Hotels
- Newspaper publisher



SW Bay Blvd, 2024



Front Street, 1900



Loomis Store, 1905



Flowers and Groceries, 1900

Bayfront Industries: 1900-1909

- Fishing and fish processing
- Logging
- Newport Transfer Company
- Electric Wiring Company
- Photo Gallery
- Hotels
- Saloons



Bayfront Industries: 1910 - 1919

- Fishing and fish processing
- Logging
- Newport Transfer Company
- Electric Wiring Company
- Photo Gallery
- Hotels
- Saloons



SW Bay Blvd, 2024



Front Street, 1920



Bayfront with Carriages, 1920

Bayfront Industries: 1920 - 1929

- Fishing and fish processing
- Logging
- Abbey Hotel
- Central Bank
- Laundry
- Restaurants
- Newport Garage Co.





Newport Bayfront, 1939



SW Bay Blvd, 2024



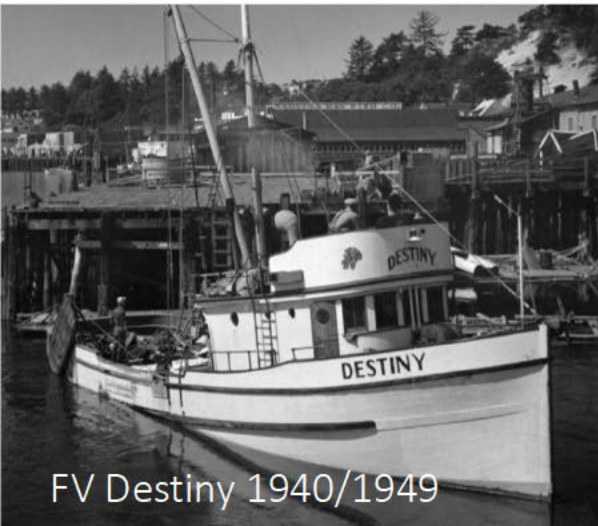
Looking down "Bridge Street"
Bay Blvd, 1936

Bayfront Industries: 1930 - 1939

- Fishing and fish processing
- Marine Supply
- Abbey Hotel
- Barber Shop
- Dizzy Derby
- Auto Garage and gas Station
- Concrete Plant

Bayfront Industries: 1940 - 1949

- Fishing and fish processing
- Yaquina Bay Fish Co.
- Columbia River Packers
- Marine supply
- Pacific Truck Express
- Logging
- Coal, sand, and gravel sales
- Abbey Hotel
- Barber shop
- Auto Supply
- Taverns and cafes
- Confectionary



FV Destiny 1940/1949

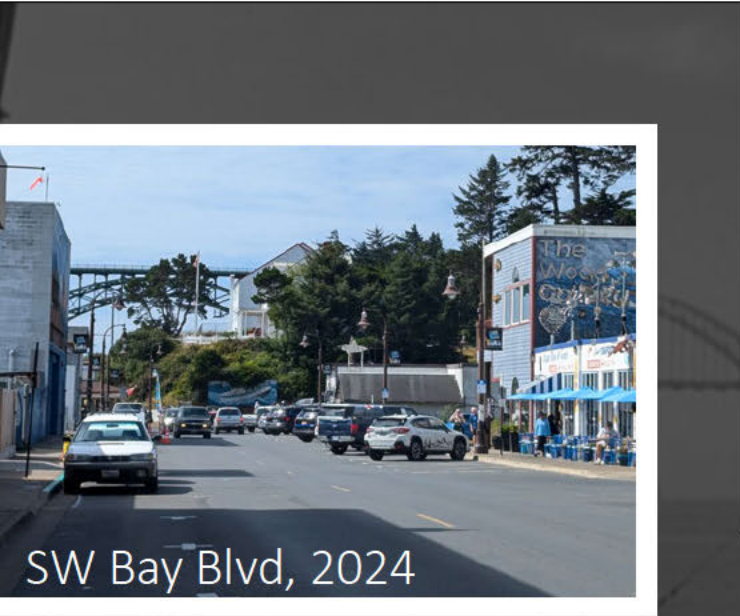


Bay Blvd with Autos, 1947



Snow in Newport, 1943





SW Bay Blvd, 2024



View West on Bay Blvd, 1959



Bay Blvd, 1959

Bayfront Industries: 1950 - 1959

- Fishing and fish processing
- Bayside Hotel
- The Abbey
- Machine Service and Repair
- Shipping



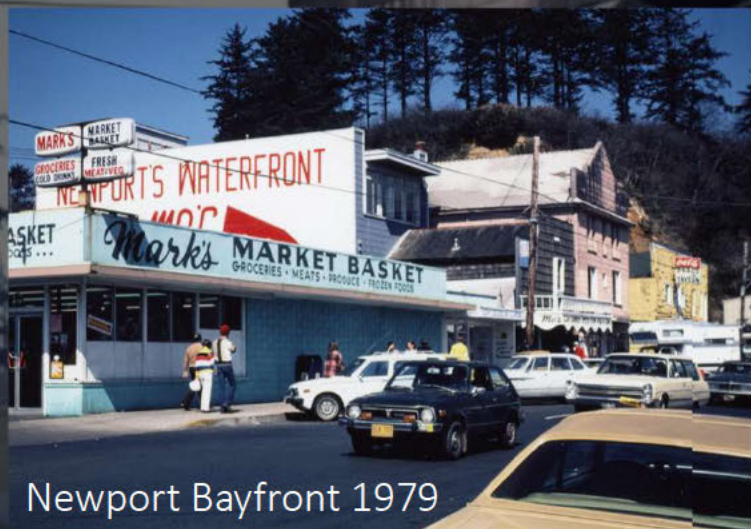
Bayfront Industries: 1960 - 1969

- Fishing and fish processing
- Mo's and other restaurants
- Shipping
- Fishing Charters

Mo's (Bobby Kennedy Visit) 1968

Bayfront Industries: 1970 - 1979

- Fishing and fish processing
- Bay Haven Tavern
- Mo's
- Groceries
- Seafood Companies
- Restaurants
- Undersea Gardens



Newport Bayfront 1979



SW Bay Blvd, 2024

Western Bank Building, 1981



SW Bay Blvd, 2024



Bayfront Industries: 1980 – 1989

- Fishing and fish processing
- Seafood restaurants
- Gift shops
- Tourist attractions
- Undersea Gardens



Bayfront Industries: 1990 - 1999

- Restaurants: Gino's Deli, Mo's Chowder, Mad Dog Tavern
- Seafood Processing/Sale: Fish Peddler's Market, Yaquina Bay Oyster Co. Jack's Sea Food
- Tourist Attractions: Wood Art Gallery, Breach the Moon Gallery, Newport Sport Fishing, Marine Discovery Tours



Bayfront Industries: 2000 - 2009

- Restaurants: Shark's Seafood Bar, The Coffee House, Gino's Deli
- Seafood Processing/Sale: Yaquina Bay Seafood Processing
- Tourist Attractions: Undersea Gardens, N.W. Kitchens, Forinash Gallery



Bayfront Industries: 2010 - 2024

- Restaurants: Rouge Brewery Bayfront Public House, Clearwater Restaurant, Local Ocean Seafoods
- Seafood Processing/Sale: Pacific Seafood, Independent sale
- Tourist Attractions: Port Dock 1, Made in Oregon, Oceanic Arts



Regulatory impacts on development

Zoning regulations and ordinances



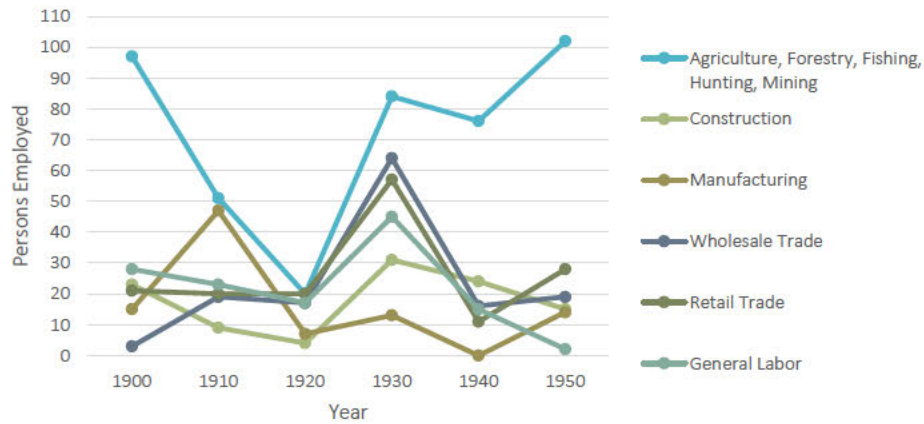
Newport Zoning

- Must have your business in the correct zone
- Can apply for a permit to build in a different zone
- Example: Loomis Dry Cleaning

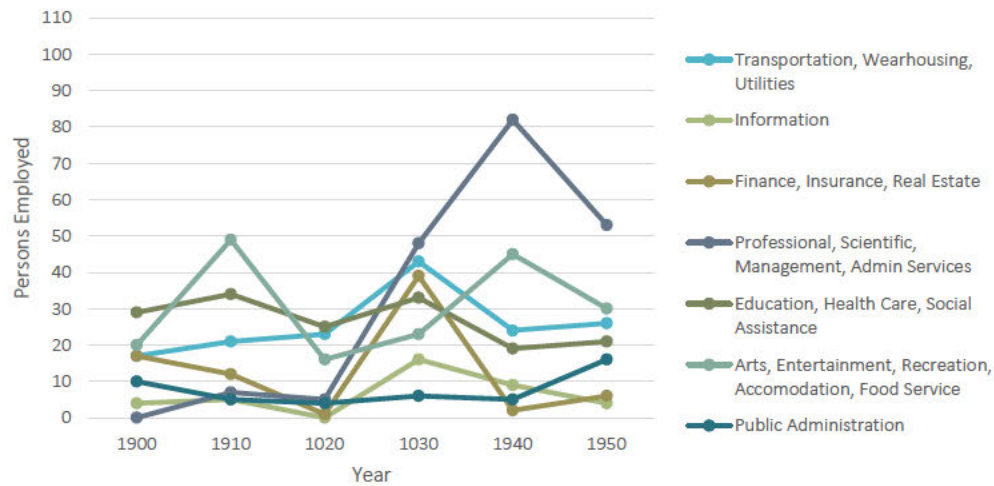


 W-1 Water Dependent	 C-1 Retail and Service	 I-1 Light
 W-2 Water Related	 C-2 Tourist	 I-2 Medium
	 C-3 Heavy	 I-3 Heavy

Changes in Employment Over Time
1900-1950



Changes in Employment Over Time
1900-1950

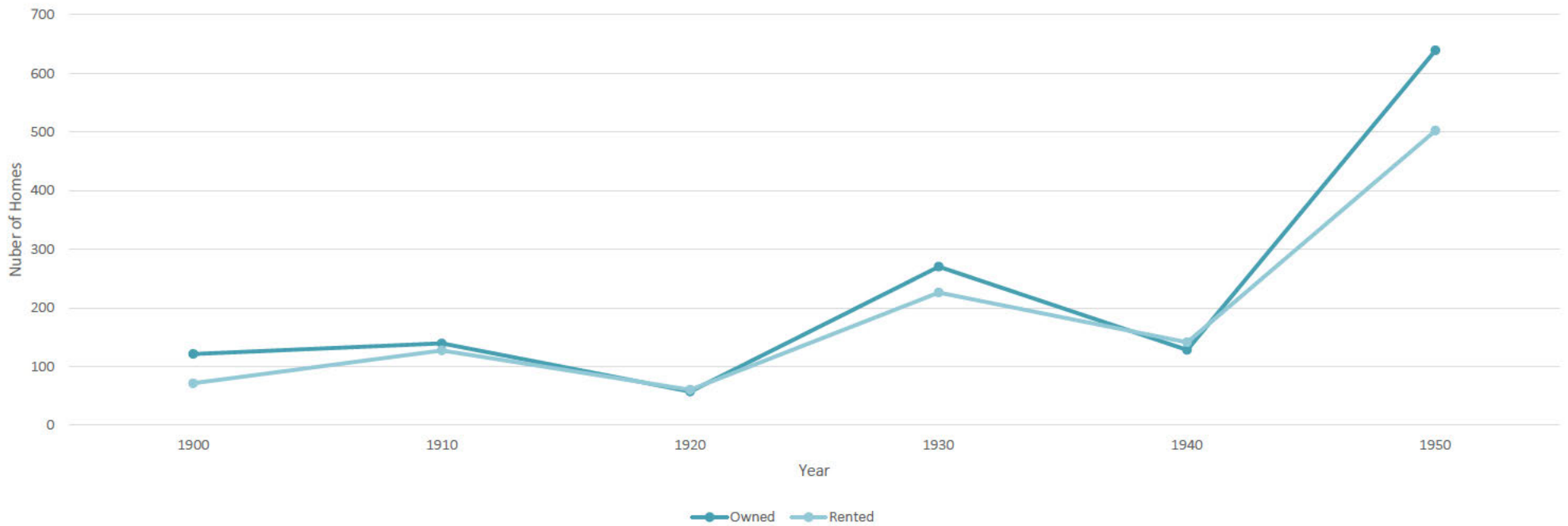


How have industries changed?

- Based on US Census Data
- Why is there a dip in employment in the 1920s?
- Why is there a second dip after the 1930s?

Housing in Newport

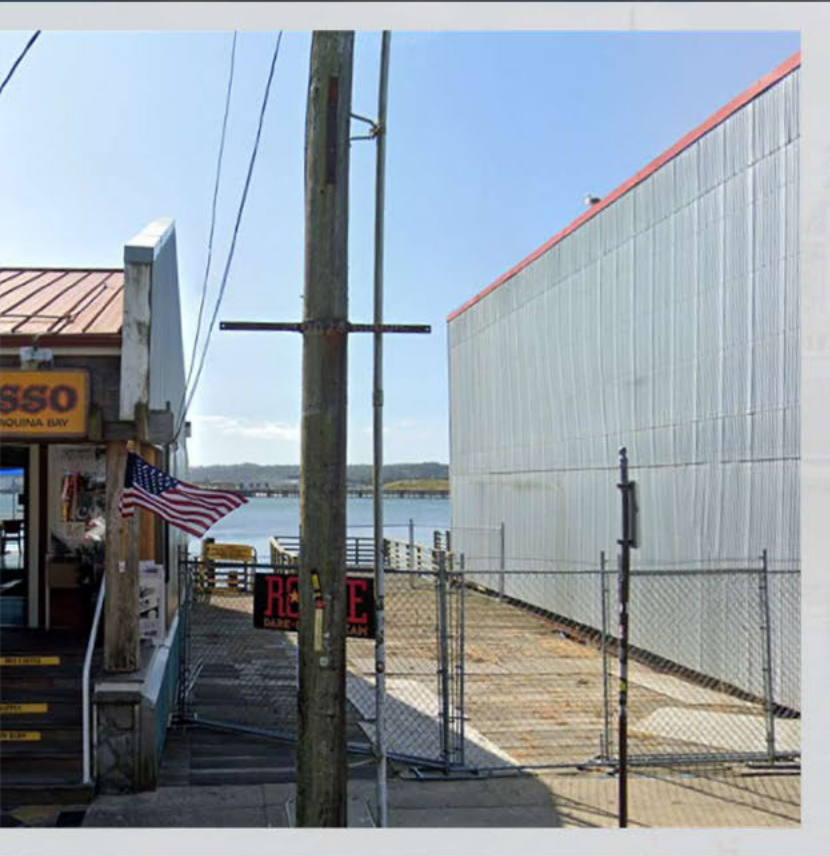
Home Ownership Between 1900 and 1950





Property Acquisition and Divestment Framework Proposal

- Guide decisions regarding property acquisition and divestment of Port property along the Newport Bayfront
- Applies to property zoned: Commercial, Industrial, W-1, W-2



Framework Example: 343 SW Bay Blvd

- Zoned W-2 (Water Related)
- Structure was condemned, pilings are in bad condition and cannot be repaired
- Options considered: Rebuild, Connect to Port Dock 1, Sell Property



Framework Example: Abbey Street Pier

- Owned by City of Newport, currently for sale
- Condemned at one point, pilings are in bad condition
- Not worth Port investment

Acknowledgements

- Aaron Bretz, Port of Newport Director of Operations
- Cynthia Leonard, MACO Intern Coordinator
- Megan Miller-Morgan, Lincoln County Historical Society Collections Assistant



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PROPOSAL

1. Policy

To continue to support economic growth along the Newport Bayfront, it is the Port of Newport's intent to acquire and divest in property along the Newport Bayfront when it is deemed to be beneficial to the Port of Newport and to the economic development of Newport's waterfront. To accomplish this goal, the Port of Newport will utilize a consistent framework to inform decisions regarding property acquisition and divestment. These real property acquisition and divestment guidelines are written to provide the Port of Newport with the ability to accomplish these goals within the Port of Newport's limited resources and are in keeping with the Port of Newport's goals and vision.

These guidelines should be implemented so as to encourage the cooperative acquisition of real property or divestment of Port property by the Port of Newport in conjunction with our neighbors in the private sector and at all levels of government.

2. Purpose

These guidelines for the acquisition of property or the divestment of Port property are to provide the Port of Newport with a consistent methodology for the acquisition of property or the divestment of Port property on the Newport Bayfront. The guidelines outlined below could be applied to decisions regarding property acquisition or divestment by the Port of Newport. They can be applied and edited as needed. These guidelines should be carried out such that the Port of Newport's program of acquisition of real property or divestment of Port Property complies with federal and state law.

Acquisition Guidelines, Properties on the Bayfront

Applicability of Acquisition Procedures, Generally

These guidelines generally apply to real property acquisitions by the Port of Newport for the purpose of attaining property for future Port investment and projects. These guidelines could apply to the acquisition of the following property interests:

1. Commercial real estate
2. Industrial real estate
3. Property that is zoned W-1 (water dependent) or W-2 (water related)

Proposed Decision Framework for Property Acquisition by the Port of Newport

Consider this question when analyzing potential properties: Is investment in this property in the Port of Newport's best interests?

1. Analyze development in the area of interest
 - a. Are other businesses moving in or moving out?
 - i. If the property is in an area of high demand/growth, investment could be a good idea
 1. Value of the property could be increasing
 - ii. If the property is in an area of low demand/growth, investment could be a bad idea
 1. Value of the property could be stagnant/decreasing
 - iii. Consider the type of investment, and make risk informed decisions
2. Analyze development prospects
 - a. Is it possible to increase the property value of the property of interest?
 - i. If there is room for improvement, investment in this property could be a good idea so as to increase the property value. If the property is sold at a later date by the Port of Newport, it is possible to make more money back than was invested.
 - ii. If there is not much room for improvement, investment in this property could be a bad idea. If there is not room for improvement, it is not possible to increase the resale value of this property. If the property is sold at a later date by the Port of Newport, it is possible that the Port could lose money on an investment like this.
3. Analyze environmental impacts
 - a. Conduct Level 1 and Level 2 environmental assessments
4. Is there any future earning potential for this property?
 - a. How profitable could this property be in the future?
 - b. How much investment will it take to make this property profitable?
5. Analyze the zoning of this property
 - a. Is the property in the right zone (commercial, industrial, W-1, W-2) for future projects or investments by the Port of Newport?
6. Analyze cost and financing options
 - a. Can the Port of Newport reasonably cover the costs of acquiring this property?
 - i. If the Port of Newport cannot reasonably cover the costs of acquisition, are there loans or grants that are available to the Port of Newport to help finance the acquisition?

1. Is there a reasonable and achievable timeline to pay off the loan(s)?
 - ii. If the cost of acquisition cannot be covered, or if there are no reasonable financing options, investment in this property may be a bad investment.
7. Analyze the potential financial constraints of acquiring this property
 - a. Will this property make enough money back to finance the investments made?
 - i. If the property will make enough money back to pay off the investments made, acquiring this property may be a good investment.
 - ii. If the property would not make back the investment made, acquiring this property may not be in the Port of Newport's best interest.
 - b. How much work, money, and time will need to be invested in this property to make the investment worth it?
 - c. Analyze the opportunity costs of each option
8. Analyze potential job opportunities
 - a. Would investment in this property create new job opportunities in the area?
 - i. If investment in this property encouraged new industries and businesses to come to Newport and create new job opportunities, investment in this property may be in the Port's best interest.
 - ii. If investment in this property would not bring new job opportunities to Newport, investment in this property may not be a good investment.
9. Analyze the management capabilities of the Port of Newport
 - a. Does the Port of Newport have enough/the right staff to manage this property effectively?
 - i. If the Port of Newport could take on management of this property, investment of this property may be a good idea.
 - ii. If the Port of Newport could not take on management of this property currently, is it possible to hire people to take on this property?
 1. If more people could not be hired, and the Port of Newport does not currently have the resources to manage this property, investment in this property may not be in the Port's best interest.
10. Analyze potential partnerships in regards to the property of interest
 - a. Is there another business in the Private Sector, or another government agency that the Port of Newport could work with to acquire and/or manage this property?

- i. If collaboration with another organization is possible, acquisition of this property could be a good idea.
 - ii. If there is not another organization that the Port of Newport could work with, acquisition of this property could be a bad idea.
- 11. Analyze if the acquisition of this property aligns with the goals, values, and mission of the Port of Newport
 - a. Does the acquisition of this property further strategic goals of the Port of Newport as expressed in the strategic business plan?
 - b. If the acquisition of this property aligns with the goals, values, and mission of the Port of Newport, acquisition of this property may be in the Ports best interest.
 - c. If the acquisition of this property does not align with the goals, values, and mission of the Port of Newport, acquisition of this property could not be in the Port's best interests.
- 12. Is leasing this property a possibility?
 - a. If leasing this property to another business/organization, it could be in the Port's best interest to acquire this property
 - i. The Port of Newport could collect rent and taxes from the lease of the property to help finance investments and other port projects
 - ii. The Port of Newport would be bound to a contract, which could limit investments on this property for the extent of the lease.
 - b. If leasing this property to another business/organization is not feasible, it may not be in the Port's best interest to acquire this property
 - i. The Port of Newport could use the property for a variety of purposes and projects, instead of leasing it out
 - ii. Money could still be made from this property, but it would not come from rent through leasing the property.
- 13. Consider the positions and needs of stakeholders and the impacts of investment
- 14. Asses potential liabilities
 - a. What are the potential environmental impacts of acquiring this property?
 - i. What work will need to be done to mitigate these impacts?
 - ii. Who will these liabilities impact the most? (the general public, wildlife, etc.)
 - b. Consider the impacts of natural disasters on this property
 - i. Is this property in the tsunami zone?
 - ii. What mitigation steps will need to be taken to protect this property from natural disasters?

- c. Does the Port of Newport currently have the funds to mitigate any potential liabilities?
 - i. If not, is it possible to acquire the funds to mitigate any potential liabilities?
- d. Asses potential liabilities based on location of the property
 - i. Is the property located on a busy road?
 - ii. Is the property located near heavy industrial sites?

Divestment Procedures, Properties on the Bayfront

Applicability of Divestment Procedures

These procedures generally apply to real property divestments by the Port of Newport for the purpose of divesting in property that is no longer advantageous to the Port of Newport. These procedures apply to the divestment of the following property interests:

1. Commercial real estate
2. Industrial real estate
3. Property that is zoned W-1 (water dependent) or W-2 (water related)

Proposed Framework for property Divestment by the Port of Newport

15. Analyze investment vs. return
 - a. If the money that the property is making is not enough to cover the expenses of managing the property or enough to fund investments, divesting in the property is in the Port of Newport's best interests.
16. Analyze the benefits and drawbacks of divesting in this property
 - a. Could selling this property make more money for the Port of Newport than investing more in it?
 - i. If selling the property would make more money for the Port of Newport than investing it, selling the property could be advantageous
 - ii. If investing in the property could make more money in the future, investing more in the property may be in the Port's best interest
 - b. Does the Port of Newport still have the resources to effectively manage and upkeep this property?
 - i. If the Port of Newport can no longer sustain the upkeep of this property, divesting in this property may be in the best interest of the Port.
17. Analyze the current market value of the property and future earning potential
 - a. Is this the right time to sell the property?

- i. If the market value of the property is high, then selling the property could be in the best interest of the Port
- ii. If the market value of the property is low, investing more in the property before selling it may be in the best interest of the Port



Economic Impact of the NOAA Fleet in Oregon

Port of Newport

Presented by ERG
September 23, 2024



About ERG

30+ years helping clients protect water quality, air quality, and human health while building a strong and environmentally sustainable economy.

- *Experts in economic impact and feasibility assessments and strategic planning.*
- *Strong knowledge of the West Coast blue economy sector and marine resource management.*

Presenters



- **Jennifer Lam, M.S.,** Director and Project Lead



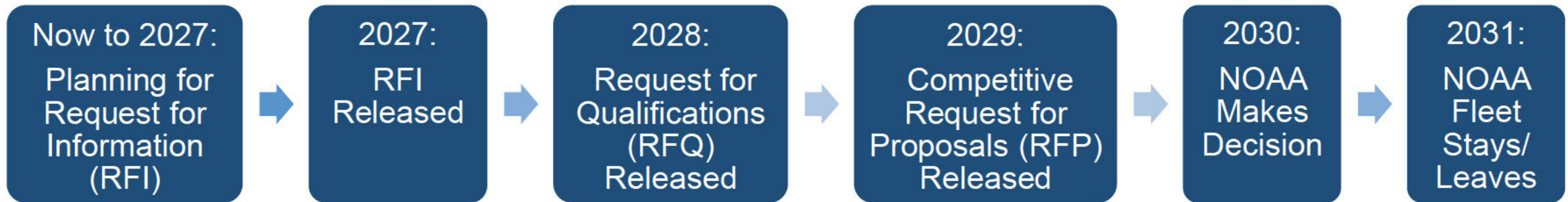
- **Paige McKibben,** M.S., Economist



NOAA Fleet

- **Presence:** Newport is the home port for NOAA Marine Operations Center – Pacific (MOC-P).
- **Lease:** 20-year lease expires in 2031. NOAA is evaluating relocation.

Expected Timeline for NOAA Fleet Decision Process





Project Overview



Purpose: To estimate the economic value of NOAA MOC-P and assess the advantages and disadvantages of the fleet remaining in Newport.



Process: Informant interviews with NOAA staff and partners; economic impact analysis and literature review.



Interview Methods

- **Key Respondent Interviews:** Developed semi-structured interview questions centered around the value of the NOAA fleet to Lincoln County, the region, and Oregon in general.
 - Conducted 9 interviews with key NOAA staff, partners, and stakeholders
- **Document Review**



Aerial view of the NOAA fleet headquarters in Newport, Oregon (Source: NOAA).



Economic Impact Analysis

- Conducted a multi-regional Economic Impact Analysis (EIA)

Term	Definition
Economic Impact Analysis (EIA)	Measures the economic effect of an event on an area's economy (this analysis used IMPLAN)
Employment	Number of individuals hired for a salary or compensation to work within a sector
Labor Income	Total value of income from employment
GDP/Value Added	Increase in a product or service's market value at each stage of production.
Economic Output	Total value of all goods and services produced



Inputs Into the Economic Impact Analysis (EIA)

NOAA Fleet spending

- Spending associated with NOAA contracts
 - *Source: GovWin IQ, 2023*
- Spending on lease payments
 - *Source: Port of Newport, 2023*

Number of fleet employees and wages paid to them

- *Source: Oregon Employment Department, 2023*



Results: Total Annual Impacts From Fleet Departure

Across the state of Oregon, our model predicts...

- **899** jobs lost: **0.034%** of all jobs in OR
- **\$65.8** million in lost wages
- GDP contracts by **0.036%** (\$107 million)
- Reduction in output of **0.051%** (\$272.7 million)
- **\$8.6** million in losses to tax revenue across OR governments
 - \$4.9 million lost at the state level and \$3.7 million at the local level



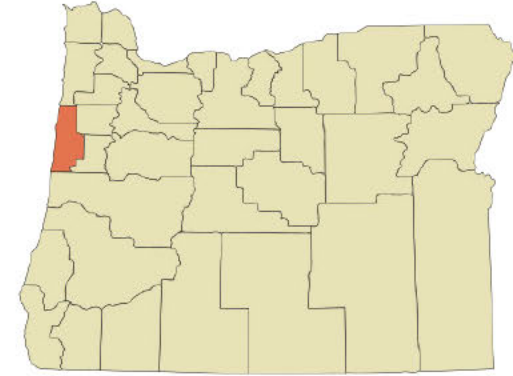
Note: all monetary values are presented in 2024 dollars.



Results: Lincoln County Annual Impacts From Fleet Departure

Within Lincoln County, our model predicts...

- **620** jobs lost: **2.3%** of all jobs in the county
- **\$43.4** million in lost wages
- GDP contracts by **3.0%** (\$72.7 million)
- Reduction in output of **4.6%** (\$211.3 million)
- **\$5.8** million in losses to tax revenue across OR governments
 - \$3.2 million lost at the state level and \$2.6 million at the local level



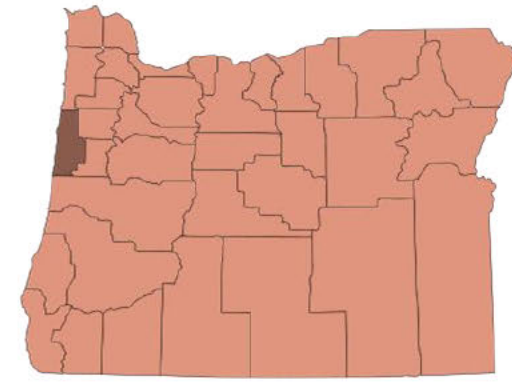
Note: all monetary values are presented in 2024 dollars.



Results: Oregon, Less Lincoln County, Annual Impacts From Fleet Departure

Across the rest of Oregon, our model predicts...

- **278** jobs lost: ~**0.01%** of all jobs in OR
- **\$22.4** million in lost wages
- GDP contracts by ~**0.01%** (\$34.4 million)
- Reduction in output of ~**0.01%** (\$61.4 million)
- **\$2.8** million in losses to tax revenue across OR governments *in addition to tax impacts at the Lincoln County level.*
 - \$1.7 million lost at the state level and \$1.2 million at the local level



Note: all monetary values are presented in 2024 dollars.



Industries Most Affected By Fleet Departure Statewide

Industry Sector	Contraction in output (%)	Value of lost output (\$MIL)
Marketing research and all other miscellaneous professional, scientific, and technical services	5.12%	135.1
Other real estate	0.06%	14.8
Employment services	0.20%	14.7
Ship building and repairing	2.79%	8.6
Blank magnetic and optical recording*	3.01%	1.3

*Covers manufacturing of products that support data analysis and storage, such as hard drives and computer software

Note: all monetary values are presented in 2024 dollars.



FOR PORTS: Perceived Advantages of NOAA Fleet in Newport



- **Continued fleet maintenance spending**, potentially up to \$5 million annually for boat maintenance and repairs (e.g., Port of Toledo for boat repair services).



- **Continued lease payments**. Port of Newport will pay off revenue bond and begin to generate annual profit upwards of \$1.5 million, which could help it undertake new activities (e.g., crucial maintenance and expansion projects).



- **Increased collaboration**, partnerships, and funding opportunities (e.g., resource sharing). Easier for NOAA scientists to be present.
- **Increased workers** with advanced skills and education to the area, thereby strengthening the local workforce.
- **Maintained dredging** in the Yaquina Bay benefiting local commercial operations, such as fishing vessels, that share the same port.



FOR PORTS: Perceived Disadvantages of NOAA Fleet in Newport



- **Economic volatility** due to uncertainty about NOAA's future presence impacting local ports and infrastructure (e.g., Port of Newport's small repair/maintenance fund for infrastructure not adequate). Additional investment is required to keep NOAA fleet.



- **Challenge to engage and work** with NOAA due to a variety of reasons, including staff turnover, sentiment from NOAA staff that they did not want to be relocated to Newport, and both NOAA and partners needing to put in the effort to build new operational partnerships in Oregon.



- **Difficulties in effectively collaborating** with NOAA given the federal government rules and rigid policies and procedures that can restrict NOAA on subcontracting opportunities.



FOR PORTS: Conclusion and Opportunities

- The NOAA fleet has been an economic, institutional, and social boon, even if not all expectations have been realized.

Opportunities if NOAA Stays	Opportunities if NOAA Relocates
<ul style="list-style-type: none">• Port of Newport will see greatly increased revenues from lease agreement.• Local ports, businesses, and vendors will continue to work with NOAA.• Possibility to expand local capacity to support NOAA's needs.	<ul style="list-style-type: none">• Port of Newport could lease facilities to a new industrial user.• Facilities developed for NOAA could be used for research by other partners.• Relocation of NOAA staff could decrease home prices, making real estate investments attractive to families and businesses.



Q+A

- Questions?
- Please contact Paige McKibben and/or Jennifer Lam with additional questions:
 - Jennifer Lam: Jennifer.Lam@erg.com
 - Paige McKibben: Paige.McKibben@erg.com

Thank you for your time!

OLD BUSINESS

DATE: September 23, 2024
RE: Facilities Code Changes
TO: Paula Miranda, Executive Director
ISSUED BY: Aaron Bretz, Director of Operations

BACKGROUND

We have discovered through an appeal to a citation that the Port's practice of granting one boat ramp launch and one retrieval of a boat subject to a long-term moorage in South Beach is not in accordance with the Facilities Code. The Facilities Code as currently written appears to waive launch and retrieval fees without limit for moorage holders.

The Port Facilities Code also does not directly address those who accumulate citations for violations of the Code and refuse to either pay the citation or appeal them in a timely fashion. The Facilities Code does address aging of violations, those that continue to occur day after day, and "chronic" violations, but it falls short of providing a substantive consequence to those who refuse to recognize the violations or the civil penalties themselves.

In accordance with Commission direction, Section 2.24 will allow 45 days before denial of services. In addition, Section 5.23 refers to assigned long-term moorage for launch and recovery passes.

DETAIL

As the Port has focused more effort and resources on Code enforcement this year, we've seen a definite change in public behavior and more compliance with the Port's Facilities Code. We've done this in response to complaints from Port users about people doing things like parking in traffic lanes, using the rinse down lane in South Beach for things other than what it was intended for, and many others. There has been improvement in these areas, and we get feedback from the public in appreciation of our efforts. As people have been educated and they've seen accountability, in general they've come around but we still have a group of people who are outright defiant with regard to the Port Code.

I am recommending two changes; the first is simply to adjust the number of authorized uses of the boat ramp in conjunction with a long-term slip, and the second change is to more adequately address our problems with people who refuse to follow the rules of our facilities.

1. The Port has issued a one-time launch and retrieval pass along with long-term moorages so that boat owners can launch and retrieve their boat. Recently, a person who received a citation appealed and rightfully pointed out that the code seems to grant an indefinite

amount of launches and retrievals. I recommend making the attached code change to properly reflect a one-time launch and retrieval.

2. As we have stepped up enforcement of the Port Facilities Code, we have experienced a growing list of people who refuse to address their citations and continue to accumulate more. They also openly question whether the Port will do anything about the fees. They are also encouraging others to do the same on social media and in person, saying things like “just throw the tickets in the trash... make [the Port] earn their ransom.” To justify their disregard for paying fees and the civil penalties assessed when they refuse to pay for use of the facility (or for improperly using the facility despite adequate signage), they list grievances such as the moving of the boat ramp in South Beach, disdain for the way the new facility was laid out, not enough restrooms, dislike for how the Port operates, and aggravation that the Port charges fees at all for various services provided. A misunderstanding of what funds Port Operations is usually at the heart of these aggravations, but I have talked with many of these people, and their general attitude is indignant defiance. The Port cannot compel compliance with the Facilities Code by charging more civil penalties to people who refuse to recognize the Port’s authority to do so, as long as we continue to allow them to use the facility in the manner in which they choose. I recommend the attached Code changes that include language to refuse service and exclude individuals from the facilities if they refuse to pay the fees associated with their use of the Port.

In considering this change, it should be understood that the Port does not wish to exclude people from the facilities or to deny them of services; we want people to use the facilities as much as possible, but we need them to do so in accordance with the Port Facilities Code, and we need them to pay the associated fees so that we can respond to their complaints with action. However, when Port users refuse to pay fees and to follow the Facilities Code, we cannot continue to allow them to use the facilities.

We certainly listen to complaints people have about service delivery, or about the state of the facilities. With each complaint, we have either done what could on the spot to rectify the complaint, change the Port’s practices, added capital improvement projects to the list, or undertaken minor maintenance projects to respond where there’s an issue. Most of the complaints that generate this level of disregard for use of the facility are born from the public’s misunderstanding of funding, Port resources, or a complete rejection of the Port’s rules. When a person refuses to comply with the rules for use of the Port’s facilities, they should not expect to continue to use those facilities in a manner of their choosing. Because the Port is organized under ORS 777, and is a fee-based facility we are not compelled to allow people to use the Port’s facilities with no cost, nor are we compelled to allow people to use the facilities in a manner of their own choosing.

RECOMMENDATION

I MOVE to read by title only and adopt Ordinance 2024-02, an Ordinance Regarding Changes to the Port Facility Code.

**PORT OF NEWPORT
ORDINANCE NO. 2024-02
AN ORDINANCE REGARDING CHANGES TO THE PORT FACILITY CODE**

WHEREAS, the Port of Newport is a duly organized municipal corporation of Lincoln County, Oregon (ORS 777); and

WHEREAS, it is in the best interest of the citizens of the district of this Port and the public generally to have certain ordinances and regulations regarding and relating to the public process of policy development codified; and

WHEREAS, Ordinance No. 1-2013, adopted on May 28, 2013, created the Port Facilities Code;

NOW THEREFORE, THE PORT OF NEWPORT BOARD OF COMMISSIONERS ORDAINS AS FOLLOWS:

Add to Section 2.24 Denial of Services

“2.24 (k) Any person who accumulates greater than three Class A, B, C, or D Facilities Code violations or who owns a vehicle that was used to commit those violations, and fails to appeal those actions under 7.22 of this code or who fails to remit the civil penalty for those violations within 45 days of issuance of the violation, may be excluded from Port Properties and/or may be denied all further services until all civil penalties are remitted to the Port.”

Amend Section 5.23 Launch Ramp:

5.23 (a) “No person may launch or retrieve a vessel from the launch ramp without prepayment of launch or retrieval fees in amounts set by the Port. A vessel that is subject to a current and not delinquent MLA with an assigned long-term moorage location at the Recreational Marina may be launched once and retrieved once without payment of launch or retrieval fees. However, additional launches and retrievals at the boat ramp are subject to standard boat ramp fees. The one-time launch and retrieval pass shall be issued through the South Beach Marina/RV Office, and dates may be amended, but additional launches and retrievals shall not be granted by the South Beach Marina/RV Office.”

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS this 23rd day of September, 2024.

Record of Appeal for Facilities Code Violation 12915

Attached is a copy of the initial citation, and the appeal upon which the Executive Director based her decision to uphold the citation. It is labelled attachment (1). The ruling by the Executive Director is labelled attachment (2).

Also attached (attachment 3) is the request by Mr. Parries to appeal to the Port Commission along with the following statement:

“When purchasing my parking pass it was under my brother's morage (*sic*) the Wiz Kid "B" DOCK #17. I have his last name so that is why they at Southbeach side Port of Newport sold me the parking pass at \$75.00

for the year 2024. I live here in Newport Oregon

I know that the port is spending money like it's going out of style. So any bit helps, however I don't see me giving out anymore than I have too. I will take this citation to court if I have to.. This was not explained to me when I purchased this pass for the year. I do not feel obligated to this fine.

Awaiting your new response.

Best regards.

Brad Parries "

Citation number 12915 is for a violation of Facilities Code Section 2.60, specifically section (a): No person may park any vehicle or trailer on Port property in a manner not consistent with all applicable posted signs.

Other sections applicable to this matter are:

Section 1.6 Application: These rules and regulations are applicable to all properties and facilities of the Port of Newport and to all waters subject to its jurisdiction. All vessels and persons entering or using the facilities shall be subject to the policies herein defined.

Section 2.34 Compliance with Regulations, Laws, Signs, Safety Standards

(b): Persons or entities utilizing Port facilities or equipment shall comply with all posted signs as well as any instructions by Port Personnel and shall comply with all administrative or operational rules, policies and procedures issued or posted under the authority of the General Manager or Port Commission.

These two sections together show that the code is enforceable as soon as the person enters the property, and that they are responsible at that point for following signage. The

Port cannot explain the full extent of the Facilities Code to every person at the point of sale, nor can we create a situation where staff is burdened to do so in order to make the code enforceable. The responsibility is on the user of the facility to follow signage and to follow the code, and the Port user should be conscientious in their use of the facility rather than passively following only the direction given to them by staff.

The regular rate on an annual parking pass in South Beach is \$75. Mr. Parries was sold a regular parking pass, which is not affiliated in any way with a moorage holder's pass. Moorage holder's passes are red, and only issued to moorage holders themselves, regardless of name or affiliation with other individuals. Mr. Parries claims that he was sold a pass under special circumstances (that he's the brother of a moorage holder, and has the same last name). This is incorrect; the pass he purchased and was issued is the same price and same pass as any other general parking pass the Port has issued this year. He was not allowed a moorage holder's pass (which is red) because he is not a moorage holder.

The Port limits the number of moorage holder passes issued with a long-term moorage agreement at one moorage holder's pass (red) each. Additional passes purchased are all general parking passes (blue), and are not moorage holder's passes. It is important to understand that parking in the Port's lots is certainly limited, and one of the main complaints we've responded to in the past is that non-moorage holders fill up reserved spaces for long-term moorage holders. We've been asked and have responded to the frequent requests to enforce the requirement that the moorage holder parking lots are *reserved* for those with moorage holder parking passes.

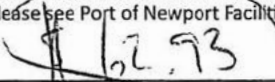
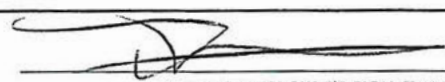
The number of moorage holder passes must be limited because the standard upon which marinas are designed in Newport (as identified in the Newport Municipal Code) is to provide one parking space for every *five* slips. This means that parking for moorage holders is at a premium, and the Port must limit the number of moorage holder parking passes issued. Additionally, moorage holder spots are highly desirable and as such, are under frequent pressure by people who are not moorage holders. The only way enforcement has to determine whether a vehicle parked there is authorized to be there is by the type of pass displayed. Attachment 1 clearly shows that the pass displayed in this instance is a non-moorage holder's pass. Presumably, the moorage holder himself was issued a moorage holder's pass, and he is the only one authorized to park in that area. This is not a mistake on the Port's part either in enforcement or in the issuance of passes. By design, each slip is afforded one moorage holder's pass so that all moorage holders will have an opportunity to take advantage of that reserved area. Their guests, customers, additional people associated with their vessel are required to park elsewhere. Signage (as shown below) is

sufficient to queue the user that the area is for moorage-holders only. Mr. Parries knew he was not a long term moorage holder, but made a number of incorrect assumptions about whether the Facilities Code and signage applied to him in this circumstance, and he was incorrect. He was correctly cited for improperly parking in an area reserved for moorage holders only.



PORT OF NEWPORT OREGON
FACILITIES CODE VIOLATION

12915

VIOLATOR	DL/ID NUMBER		STATE	
	NAME: LAST		FIRST	MIDDLE INITIAL
	ADDRESS			
	CITY		STATE	ZIP CODE
	Vehicle or Vessel Information		State <u>OR</u>	Make <u>Chery</u>
Plate / ID # <u>BW1D1058</u>		Color <u>BL</u>	Model	
VIOLATION				
<input checked="" type="checkbox"/> <u>No Permit / Mortgage TR</u>				
<input type="checkbox"/> Class A <input type="checkbox"/> Class B <input type="checkbox"/> Class C <input type="checkbox"/> Class D <input type="checkbox"/> Warning CODE: <u>260</u>				
<input type="checkbox"/> _____ <input type="checkbox"/> Class A <input type="checkbox"/> Class B <input type="checkbox"/> Class C <input type="checkbox"/> Class D <input type="checkbox"/> Warning CODE: _____				
FINE AMOUNT		https://www.portofnewport.com/port-of-newport-rates		
You are in violation of Port Facilities Code, adopted Policy, or state law. This document shall serve as Notice of Violation. For more information concerning this listed violation please see Port of Newport Facilities Code, available at the Port of Newport Office or on line at: http://www.portofnewport.com/pdfs/PortFacilitiesCodeFINAL.pdf				
				
The Port may commence a civil action to collect any civil penalties under this chapter, together with interest at the statutory rate and the Port's reasonably incurred attorney fees, disbursements, and other cost of collections. MAIL PAYMENT TO: 600 SE BAY BLVD. NEWPORT, OR. 97365 (Include Citation Number)				
Subject Signature _____		Date: _____		
<input type="checkbox"/> Receipt of this notice hereby acknowledged		<input type="checkbox"/> Refused to Sign		
Any violation may be appealed in writing within ten (10) days of receipt of this Notice of Violation. The appeal shall be delivered to the Port Manager's Office at , 600 SE Bay Blvd. Newport, Oregon 97365. It will be considered timely only if postmarked or received within the ten (10) day period. For further information on the appeals process see Port of Newport Facility Code (Chapter 7).				
<u>8/17/24 1202</u> DATE / TIME ISSUED		 ISSUING EMPLOYEE'S SIGNATURE		
PRINT NAME OF EMPLOYEE <u>408</u>		DPSST # (If Applicable) <u>112096</u>		

BRAD PARRIES



I've now a parking permit since Nov. 18th 2023 for all year of 2024

RETURNED UP HOLDING - THE LOTS IMPROPERLY PARKED IN A LOT RESERVED FOR MORTGAGE HOLDINGS.

Port of Newport

Invoice

Brent Parries
[REDACTED]

Invoice No: RR 31460
 Date: 11/18/2023
 Booking Ref: 4998
 AccountCode: 923

Due Date: 12/18/2023

Description	Units	Rate	Net	Tax	Amount
Parking South Beach Annual 18-Nov-2023 - 31-Dec-2024	1.0000 Unit(s)	75.00	75.00	0.00	75.00
Total:			75.00	0.00	75.00

RECEIPT/CREDIT NOTE

Brent Parries	Receipt/Credit Note No: 24145	11/18/202	Visa Card	-75.00
Total Amount Received:				-75.00

Amount Due: 0.00

Please Remit Payment to:

Port of Newport
 2120 SE Marine Science Drive
 Newport, OR 97365

Cancellation Fees:

Reservation dates display as the last FULL day in the RV park/Marina, check out is the following day.

There are no refunds for high traffic weekends or special events

Daily: cancelled with 72 hours notice \$25.00 fee, less then 72 hours first nights stay.
 Monthly: \$125.00.

There are no refunds for early departure.

If you need to change your reservation a \$25.00 change fee may be charged.

Other policies may apply see pricing list



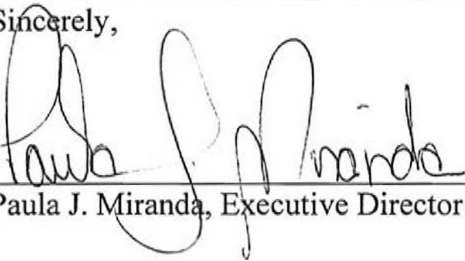
Port of Newport

600 S.E. BAY BOULEVARD NEWPORT, OREGON 97365 PHONE (541) 265-7758 FAX (541) 265-4235 www.portofnewport.com

Dear Brad Parries,

After reviewing your appeal made on August 19, 2024, the Port of Newport will uphold Citation No. 12915. You were parked in the Moorage Holder Only parking lot, which is restricted to moorage holders with a moorage parking pass. Please see Chapter 7.22 of the Newport Facilities Code for your right to appeal within five days, <https://www.portofnewport.com/facilities-code>.

Sincerely,



Paula J. Miranda, Executive Director



kuaibrad10

To Gloria Tucker

Reply Reply All Forward

Sat 8/24/2024 11:21 AM

This sender kuaibrad10@yahoo.com is from outside your organization.

You forwarded this message on 8/26/2024 7:59 AM.

Good morning Gloria,

When purchasing my parking pass it was under my brother's morage the Wiz Kid "B" DOCK #17. I have his last name so that is why they at Southbeach side Port of Newport sold me the parking pass at \$75.00

for the year 2024. I live here in Newport Oregon

I know that the port is spending money like it's going out of style. So any bit helps, however I don't see me giving out anymore than I have too. I will take this citation to court if I have to.. This was not explained to me when I purchased this pass for the year. I do not feel obligated to this fine.

Awaiting your new response.

Best regards.

Brad Parries

Newport, Oregon 97365

EXECUTIVE DIRECTOR MONTHLY REPORT

DATE: 09/23/24
PERIOD: 08/21/2024 – 09/20/24
TO: Board of Commissioners
ISSUED BY: Paula J. Miranda, Executive Director

OVERVIEW

The Port has been busy across the board, especially at South Beach. We continue to be shorthanded over there, but we are in the process of hiring someone at the RV Park. Hopefully that will help. Although the operations department has also been busy over the weekends and getting ready for crab season at the commercial docks.

Here are some of the highlights for the month:

South Beach

Rogue Seawall: We are getting ready to do the last part of the project, but all the in-water work has been completed and Rogue has been able to start on their wastewater project.

RV Park: We had a busy Summer, and we are still wrapping things up. Staff is starting to work on reservations for next year.

RV Park Annex Redesign: Consultant is now moving to finalize the design.

Marina: This has been a very busy Summer for launches.

Dredging: Still working on funding. Most likely we will be requesting the State for funds.

North Commercial

Port Dock 7 Plan/ Commercial Marina Channel Dredging Sediment Plan: Evaluation continues, so we can move on to the permitting phase. Now we just need to wait for the ConnectOregon final results on October 10 and the PIDP sometime in the Fall for the funding outcome. The USACE is making some final evaluations before we know of future expectations for the channel dredging project.

Seafood Wastewater Processing Meeting: Aaron and I met with Pacific Seafoods to discuss strategies on wastewater processing needs. We all had some homework to come up with some solutions and funding mechanisms. We will meet again to continue the strategy. The concept is to also include future processors needs.

Newport International Terminal

RORO Dock Piling Assessment: We will hopefully get the RFP out this week.

MARAD PIDP Grant/NIT: We are working on the final processes to order equipment and to move forward with the grading.

Accident at PD5: Port staff is still working on permits and with the insurance in order to address 6 pilings and other parts of the dock that will need replacing.

ILWU Lines Agreement: I am still waiting for a confirmation from ILWU on the approved Lines Agreement. Their meeting got delayed and therefore an answer regarding additional changes made.

Financials:

Although we do have \$2.3 million on reserves, we also have several projects coming up such as the RORO dock and the NIT Projects we have to match for the PIDP grant. Therefore, we are still holding on some projects, until we have reached a better stability. During the October commission we will bring the capital improvement report, so you can review where we stand.

Finance is about to complete the annual audit, and we will be bringing it to commission soon.

Miscellaneous:

Code Enforcement:

Code enforcement has been a constant battle. We deal with a lot of folks who feel entitled and refuse to obey our rules, in particular parking rules. The latest ordinance will help us better enforce some of those rules, especially when we need the assistance of the City police.

Meetings/Trainings/Summits:

- 08/22/24 - Coffee with Kiera (media)
- 08/23/24 - Communications Meeting
- 08/26/24 - City Hearing on Yaquina Bay Estuary Plan
- 08/27/24 - Operations Recurring Meeting
- 08/27/24 - Finance Recurring Meeting
- 08/27/24 - Commission Meeting
- 09/02/24 - Labor Day
- 09/03/24 - Meeting with Rep. Val Hoyle Staff and Commissioner Sylvia
- 09/05/24 - Meeting with Pacific Seafoods on Wastewater
- 09/06/24 - Communications Meeting
- 09/10/24 - Operations Recurring Meeting
- 09/10/24 - Finance Recurring Meeting
- 09/11/24 - Meeting with Chamber o Lighted Boat Parade
- 09/11/24 - Meeting with Jim Myers on possible NOAA 15 years celebration
- 09/12/24 - Commercial Fishing Users Group

- 09/16/24 - Director's Monthly Meeting
- 09/16/24 - Meeting with Ryan Voigt/CWCOG
- 09/17/24 - Department Heads Monthly Meeting
- 09/17/24 - Coastal City Managers/CWCOG Meeting
- 09/17/24 - Chamber Board Meeting
- 09/18/24 - Lincoln County ERAP
- 09/20/24 - Communications Meeting
- 09/20/24 - Business Oregon Federal Coordination Meeting

Upcoming Schedule:

- 09/24-25/24 - Business Oregon Infrastructure Finance Conference - Portland
- 09/26-27/24 - Oregon Public Ports Association Annual Conference - The Dalles
- 10/01-03/24 - Pacific Northwest Waterways Association Annual Conference - Vancouver
- 10/04 - 10-21/24 - PTO



FINANCE DEPARTMENT MONTHLY REPORT

DATE: July 23, 2024
PERIOD: July 1, 2023, to July 31, 2024
TO: Paula Miranda, Executive Director
ISSUED BY: Mark Brown, Director of Finance and Business Services

Preliminary financial reports are included through August 31, 2024 for all funds.

Issues of Importance

Audit

Kern-Thomson, our auditors should be doing the final audit work the week of September 16, 2024. Staff have everything prepared for the Auditors to review; Port staff will be busy retrieving items for the Auditor to confirm.

Human Resources

A question has been added to the application process making it clear that the port may not consider attachments in its initial evaluation of an applicant's qualifications and may only review the completeness of the application and the contents of the duties within the application to determine the initial ranking of applicants.

We have also added a question regarding the ability of the applicant to perform the essential duties of the job.

Previous Year Comparisons

Commercial Marina

Revenues are similar to last year, Operating expenses are down from last year, making operating profit higher.

International Terminal

Moorage, Services, and Fees Revenue is up from last year, Cargo revenue is down from last year, Cargo revenue should increase in coming months. Operating expenses are similar to last year.

RV Park & Marina

Moorage and Park space revenue is up from last year, however fees are down and discounts are up. Overall revenue is relatively level. Operating expenses are higher in the current fiscal year.

RV Park and Marina Occupancy

The RV main and Annex park occupancy is similar to previous years, but the Dry camp occupancy has dropped.

Long term moorage is similar to previous years, but transient moorage has declined.

RV Main Park			
	Occupancy Percent		
	2022-23	2023-24	2024-25
July	96.28%	102.73%	98.56%
August	98.74%	101.16%	99.80%
September	95.94%	102.28%	
October	62.89%	56.24%	
November	31.87%	26.37%	
December	21.88%	24.50%	
January	25.14%	18.10%	
February	28.65%	26.16%	
March	36.23%	31.63%	
April	44.10%	34.57%	
May	68.76%	59.19%	
June	97.90%	89.71%	

RV PARK ANNEX			
	Occupancy Percent		
Fiscal Year	2022-23	2023-24	2024-25
July	85.71%	92.99%	89.21%
August	85.11%	94.17%	91.90%
September	78.65%	76.09%	
October	36.54%	19.42%	
November	18.80%	17.01%	
December	15.94%	16.60%	
January	21.16%	15.30%	
February	20.67%	19.10%	
March	12.49%	12.90%	
April	16.20%	20.64%	
May	44.17%	42.06%	
June	67.44%	71.22%	

Dry Camp			
	Occupancy %		
	2022-23	2023-24	2024-25
July	53.04%	55.90%	45.30%
August	43.50%	57.37%	44.40%
September	39.29%	5.44%	
October	15.39%	3.00%	
November	9.33%	1.48%	
December	4.70%	1.01%	
January	2.58%	0.13%	
February	3.59%	6.50%	
March	2.58%	8.89%	
April	3.38%	5.33%	
May	11.34%	1.86%	
June	20.24%	18.86%	

The Marina Non-Transient Moorage also shows a slight decrease in occupancy versus last year:

Non Transient Vessels			
	Occupancy Percent		
	2022-23	2023-24	2024-25
July	95.84%	91.33%	89.87%
August	94.46%	90.60%	88.20%
September	93.30%	90.23%	
October	81.40%	81.16%	
November	52.83%	47.96%	
December	50.39%	46.34%	
January	50.40%	17.24%	
February	49.83%	44.42%	
March	49.84%	44.84%	
April	58.32%	55.66%	
May	88.82%	85.21%	
June	90.26%	88.32%	

The Marina Transient Moorage indicates that transient moorage has decreased slightly over last year.

Transient Moorage				
	Occupancy Percentage			
	2021-22	2022-23	2023-24	2024-25
July		73.07%	72.94%	65.61%
August		68.95%	65.99%	52.80%
September		59.72%	67.78%	
October		33.74%	10.26%	
November		25.37%	2.31%	
December		22.27%	1.08%	
January		20.92%	1.40%	
February		27.53%	29.26%	
March		28.45%	32.53%	
April	3.56%	28.47%	31.94%	
May	15.99%	44.49%	45.30%	
June	23.52%	45.00%	48.75%	

Fiscal Manual

A complete review of the fiscal manual is occurring, once this review is completed a work session will be scheduled, or it will be brought to commission.

The Fiscal Manual is a complete rewrite. The manual includes ethics, how to set up grants, accounts receivable legal compliance and write offs, internal control framework and controls, GASB compliance, pollution control remediation, required documentation, meals, and travel administration and much more.

Balance Sheet Equity Section

Balance Sheets are included in the financial statements, we have finished all reconciliations and have all issues resolved.

Equity section of the balance sheet shows critical fund information required by GASB (Governmental Accounting Standards Board) 54:

Restricted

Funds that the Donor or Grantor gave the Port with restrictions. The \$1.14 million is grant money from the State of Oregon that can only be used for the Rogue Seawall.

Committed –

Funds that the “Governing Body” restricted, in our case the Port Commission. Port Staff cannot use these funds without authorization of the Port Commission.

Assigned

If someone below the Port Commission (Executive Director, Director of Finance) they are setting aside funds for a future project, those funds become assigned. The Port can use these funds without further authorization. The \$667,00 are Grant Match funds, we have specific details of each assignment in the Chart of Accounts.

Unassigned

Funds that do not fit into the other three categories, they can be used as needed. This includes cash and other equity the Port has.

Profit and Loss -

The preliminary financial reports through August 31, 2024, are attached for your review and are included in the commission packet, Lease Revenue is understated, we have reached out to Pacsoft to determine the cause.

The month-to-month budget has been modified for seasonality, hopefully this will show us a more realistic forecast moving forward, and is the reason there is a wide variance of last month vs the current month.

**General Operating Fund
Balance Sheet**

As of July 31, 2024, in June of 2024 the Port spent over \$2 million from general operating funds for the Rogue Seawall. The current balance for the General Operating Fund is 475,108 The port has a number of large projects underway. A 1-year cashflow has been prepared, and some positions are not going to be filled to help with the ports cashflow. At this time time Port has **not** borrowed from the reserve funds, which has a cash balance of \$2.3 million.

**General Operating Fund
Budget Vs Actual**

The income statements for the General Operating Fund have not been provided, a system integration issue has been discovered that is resulting in Lease Revenue being underreported. Customers are being billed, but the information did not transfer to Business Central. The Vendor is researching this issue to determine the cause. The Port will be reviewing how much was under reported and correcting his in it's financial statements.

Overall revenue is down 70,931 versus July of 2023.

General Operating Funds (GOF) FY 2024-25, Budget Vs Actual:

All Departments General Operating Funds

Operating Revenue is unfavorable by	\$ 448,448
Operating Expenses are favorable by	\$ 274,788
Operating Income (budgeted only) is unfavorable by	\$ 173,659
Non-Operating Revenue is favorable by	\$ 1,146,478
Non-Operating Expenses are favorable by	\$ 8,769
Non-Operating Income is favorable by	\$ 1,155,247
Net income, after depreciation is favorable by	\$ 637,315

Variance Explanation

Loan revenue (non-Operating revenue) was expected prior to 06/30/2024 but rolled into the current fiscal year. We invoiced the revenue in July, once we knew the money was in process, but only received the funds in August. Other variances will be addressed department by department. Net Income includes a non-budgeted item, depreciation.

Unallocated (000)

This department is for all Debt Service and Fund transfers that occur within the GOF and is required by the Department of Revenue.

Unallocated

Non-Operating income is Neutral	\$
Non-Operating Expense is favorable by	\$ 8,768

Variance Explanation

1 Administration (Dept 100)

Operating income is favorable by	\$ 2,468
Operating expenses are unfavorable by	\$ 145,138
Operating Income (before Deprec.) is favorable by	\$ 147,606
Non-Operating revenue is favorable by	\$ 6,748
Depreciation (not a budget item)	\$ 15,004
Non-Operating Expenses are Neutral	\$
Non-Operating Income is favorable	\$ 6,748
Net income, after depreciation is favorable by	\$ 139,080

Variance Explanation (Dept 100)

We are expecting the Fed to begin lowering interest rates, so little interest is budgeted.

Commercial Marina (Dept 300)

Operating revenue is unfavorable by	\$ 38,285
Operating expenses are favorable by	\$ 121,880
Operating Income (before deprec) is favorable by	\$ 83,595
Depreciation (not a budget item)	\$ 27,333
Non-Operating revenue is neutral	\$
Non-Operating Expenses Neutral	\$
Non-Operating Income is Neutral	\$
Net income, after depreciation is favorable by	\$ 56,262

Variance Explanation (dept 300)

Income should turn favorable once the Port receives the Earnings Lease Revenue from England Marina.

International Terminal (Dept 500)

Operating revenue is unfavorable by	\$ 25,244
Operating expenses are favorable by	\$ 45,094
Operating Income is unfavorable by	\$ 19,850
Depreciation (not a budget item)	\$ 219,571
Non-Operating revenue is Neutral	\$ 0
Non-Operating expenses are Neutral	\$ 0
Non-Operating Income is Neutral	\$ 0
Net income, after depreciation is unfavorable by	\$ 199,721

Variance Explanation (dept 500)

Revenues for the International Terminal continue to be lower than expected. We are hoping that Cargo/wave energy will help to bolster the revenue. The lease revenue is down, we are investigating this, we have a change of staff, and this may be due to billing methodology.

South Beach (Dept 700)

Operating revenue is unfavorable by	\$ 387,386
Operating expenses are favorable by	\$ 26,644
Operating Income is unfavorable by	\$ 414,030
Depreciation (not a budget item)	\$ 82,365
Non-Operating revenue is favorable by	\$1,140,000
Non-Operating Expenses are Neutral	\$ 0
Non-Operating Income is favorable by	\$1,140,000
Net income is favorable by	\$ 643,605

Variance Explanation (dept 700)

General Operating Fund – Previous Year Comparison

All Departments General Operating Funds

Operating Revenue is favorable by	\$ 65,292
Operating Expenses are unfavorable by	\$ 101,850
Operating Income is unfavorable by	\$ 36,558
Depreciation is unfavorable	\$ 49,806
Operating income is unfavorable	\$ 86,365
Non-Operating Income is favorable by	\$1,108,322
Non-operating Expenses are favorable	\$ 272,063
Net income, after depreciation is favorable by	\$ 1,294,019

100 Administration General Operating Funds

Operating Revenue is favorable by	\$ 1,468
Operating Expenses are favorable by	\$ 12,448
Earnings is favorable by	\$ 15,413
Depreciation is unfavorable	\$ 285
Operating income is favorable	\$ 15,128
Non-Operating Income is unfavorable by	\$ 32,245
Non-Operating Expenses are unfavorable	\$571,263
Net income, after depreciation is unfavorable by	\$603,508

300 Commercial Marina General Operating Funds

Operating Revenue is favorable by	\$ 2,964
Operating Expenses are unfavorable by	\$ 21,070
Earnings is unfavorable by	\$ 19,602
Depreciation is unfavorable	\$ 15,347
Operating income is unfavorable	\$ 34,949
Non-Operating Income is favorable by	\$ 567

Non-Operating Expenses are favorable	\$ 25,121
Net income, after depreciation is unfavorable by	\$ 9,261

500 International Terminal General Operating Funds

Operating Revenue is favorable by	\$ 11,560
Operating Expenses are unfavorable by	\$ 2,654
Earnings is favorable by	\$ 8,906
Depreciation is unfavorable	\$ 12,590
Operating income is unfavorable	\$ 3,684
Non-Operating Income is Neutral	\$0
Non-Operating Expenses are favorable	\$913,987
Net income, after depreciation is favorable by	\$910,303

700 South Beach General Operating Funds

Operating Revenue is favorable by	\$ 53,996
Operating Expenses are unfavorable by	\$ 98,982
Earnings is favorable by	\$ 8,906
Depreciation is unfavorable	\$ 21,585
Operating income is unfavorable	\$ 66,571
Non-Operating Income is favorable	\$1,140,000
Non-Operating Expenses are unfavorable	\$ 67,843
Net income, after depreciation is favorable by	\$1,005,586

NOAA Lease Revenue Fund

Balance Sheet

As of July 31, 2024, the NOAA Lease revenue Fund had a cash balance of \$1,902,618, of this \$1,761,721 is reserved for the annual maximum debt service payment on bonds, as required in the bond contract. The Port can use the reserved portion of funds, as long as it builds this balance back.

Income Statement - Budget vs. Actuals

NOAA Lease Revenue Fund

Operating revenue is unfavorable by	\$ 12,935
Operating expenses are favorable by	\$212,605
Operating Income is unfavorable by	\$ 48,890
Non-Operating revenue is favorable by	\$ 764
Non-Operating Expenses are unfavorable by	\$ 11,921
Non-Operating Income is unfavorable by	\$ 11,157
Net income is unfavorable by	\$ 60,047

Variance Explanation (NOAA)

There is a variance of \$8,921 in capital outlays, the budget for capital outlays will be moved to cover this expenditure next month. The operating revenue looks in line with expectations, the variance will disappear as we get the increases

for COLA and Insurance in place.

Reserve Fund

Cash available \$2,380,792

Bonded Debt Fund:

Cash available \$ 165,038

Facility Maintenance Fund:

Cash available \$ 464,188

Money has been set aside in the Facilities Maintenance fund for the electrical upgrades to Port Dock 5, and the proceeds from Parking fees is received in this fund for future replacement of surfaces.

Those with no payment plan as of 08/15/2024:

mmcuLongName	mmcuCustomText4	Balance	ThreeMonth	FourMonth	
First Hope I Fisheries, Inc	First Hope I	3,607.24	171.71	0.00	
Mark Whittier	Teresa Lee	1,946.96	346.54	0.00	
Greg Dewar	Zephyr	320.69	32.05	0.00	
Marshall Stickrod	Pursuit	1,488.59	52.78	0.00	
Jerry Biddinger	Eclipse	891.37	157.66	294.96	
Mark Henkel	Erla-N	7,728.70	18.76	1,072.01	
Josh Wedmore	Cleora	3,994.15	49.09	7.97	Seized, Josh may have a bu
Alan Baird	Molly	739.29	278.89	206.67	
Corsair Inc	Tauny Ann	7,495.27	283.38	391.19	
Sookie Fisheries	Gooney Bird	6,938.16	3,005.18	1,809.90	
Robert Talbott	Leisure Lee II	4,462.02	72.85	4,162.88	Not in Port, have Lien
John King	Evening Star	475.93	7.77	444.02	
Shannon Dixon	Azalea	12,139.75	198.20	11,325.89	Seized

Each month staff send out past due letters for each category:

Past Due:

30 days Gentle reminder

60 days Reminder

90 days Account on credit hold, no services will be provided until a payment plan is in place.

120 days A reminder to contact us immediately, we will evaluate their account for vessel seizure or may send the account to collections.

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DIRECTOR OF OPERATIONS REPORT

DATE: 9/17/2024
PERIOD: August 2024-September 2024
TO: Paula J. Miranda, Executive Director
ISSUED BY: Aaron Bretz

OVERVIEW DIROPS

Summary:

The Port remains busy across the board; end of summer has been fairly busy in day-to-day operations. Project work will start back up with the coming contracting work for the winter. The storage yards are starting to fill up as a few people begin staging for this fall's crab season. South Beach has had some of the busiest weekends of the year most recently.

Detail:

- **Army Corps CAP Section 107 Project (Commercial Marina Channel Dredging) and Port Dock 7 Planning**

Held a meeting with the Portland Sediment Evaluation Team (PSET) to determine what kinds of concerns they might have with our draft sediment evaluation report. Our consulting team took away feedback and has begun working through the questions PSET had. The draft report has been edited to include elevations and depths so that the CAP Section 107 Team can establish parameters for dredge material.

The consulting team is working on the dredge prism for the Port project currently, and we've submitted a draft scope for consulting with the Army Corps Section 408 program on SB Breakwater improvements.

- **RORO Dock Piling Assessment**

Anticipate soliciting this work this week.

- **Dredging**

I am awaiting determination of funding sources to put the South Beach Dredging project out for bid.

- **RV Park Annex Redesign**

Consultants have taken feedback from the prior meeting and are finalizing the report.

- **Rogue Seawall**

Injection work on the upland portions are set to start at the end of this month.

- **MARAD PIDP Grant:**

The grant agreement has been executed, attended training by MARAD on how to submit for

reimbursals and quarterly reports. Still preparing documents for the solicitation of equipment and project work.

- **Code Enforcement:**

We're continuing to focus on code enforcement. We continue to hear various complaints from the public, we generally try our best to find the source of the complaints and address them. Unauthorized parking in moorage holder's parking has been a very frequent violation this summer. The signs are clearly visible, but many either ignore them or are so casually interested in adhering to signage that they don't notice. The signs are clear and well posted. The vast majority of the complaints we get about our security guards "not seeing" parking slips indicating the Port user paid the day fee are actually people who are trying to park in areas reserved for moorage holders only. Especially in instances where the person says the security guard posted the citation right next to the parking slip, that is generally the case. We've been very busy processing appeals, and this has generally been the most appealed citation. In most cases, we uphold the citation because signage was clear, and for many of the people who appeal, their main grounds to request only a warning was that they got away without citations previously.

We excluded one individual this month for 30 days, and upheld their appeal in writing. This exclusion was extended after we found evidence that they had been back on the property in South Beach. Police were notified and were on scene when we extended the exclusion.

Encountered more pressure from people who had been staying beneath the Yaquina Bay Bridge. They attempted to move into the day camp area in South Beach and initially refused to move. We were able to get them to leave.

I have notified the Newport Police about the upcoming code changes regarding unpaid tickets, and they are expecting to see even more exclusions issued by the Port. I also have a list of vehicles, owners, and addresses of people with multiple citations. We will start by contacting them by letter and any other means we have on file for them, then move to placing them on the 'do not serve' list (meaning they will not be able to rent slips or RV spaces), then we will move to exclusion for those who refuse to comply with the Facilities Code.

- **OSU MACO Interns**

As Erin completes her internship this month, I'd like to thank our MACO interns for their work at the Port over the summer. They've been able to complete a considerable amount of research that I would never have had the time to complete, and all this information is useful as the Port plans the future.

Newport International Terminal- Don Moon, Supervisor

Billable Services Performed this Period (june)

Forklift –39.5 hrs

Moorage – 72 Days

Hydraulic Crane -24 hrs

Hoist Dock Tie Up –54.5 hrs

Labor – 65 hrs

120V power – 1 hrs

Other Overtime Billed 13.5 hrs

208V power – 30 Days

South Beach Marina:

☒ We had 2396 launches @ \$21569 between 8/1/2024 9/1/2024

Recreational Marina:

South Beach facility is still in heavy use, with larger turnouts on good weather days. Work has begun on the end tie of E-dock but with staff out sick and other projects that become more pressing that come up it may take longer than anticipated. Crew is currently installing a fence in front of CXT to prevent people from walking over the edge. C-Dock gate is still on hold due to these other projects coming up. I am waiting to here back from Dougs Electric to see what we can do about the continuous electric issues we are having on the 2nd main panel on B dock. We will be needing to move the derelict boats on the service dock to accommodate the discovery for the fall and winter which is going to make it tight for the state police to get into there slip. There are 3 spots in the washdown lane that are past the point of asphalt that will hopefully get taken care of once other projects are knocked out. They will definitely need to be addressed before winter.

Commercial Marina:

Started a project list to hopefully keep better track of day to day activities and with funding the way it is it will also allow us to pick and choose what we can feasibly accomplish between staffing and budget. We are still having issues with the users and the waste oil station. Its at the point of completely locking it up and will be open upon schedule and what is being dumped or classified. Hoist dock has been noticeably slower the last few weeks but with vacations and crew out sick still not a lot of movement on medium to large projects. I hopefully anticipate in the next week or so that we can knock out a few like the larger experimental cleats on PD5, and get a few fingers repaired on PD7. We are still having some residual issues with water supply on PD5, once again we will get to when timing allows.

Staffing:

With the amount of seized vessels in our possession on both sides of the bay, it's becoming a full time job pumping and checking them on a regular basis which takes away from more important tasks. This still holds. We keep acquiring more boats every month which makes for more lost time in multiple departments. We continue to shuffle these boats around to try and help with the revenue stream so we don't have a continual revenue loss for the slips that they were in. We have been trying to get our crews to get their vacations in but without seasonals, it makes it very difficult to accommodate this. Crab season is right around the corner and we have no sight of seasonals. Would like to keep pushing forward with Port on call staffing, and get pay and phone worked out.

Equipment:

Both marinas compactors are starting to get pretty rough and we are welding/fabricating new sheets for certain areas that need to be replaced. The lift arms on both of them are going to need to be completely rebuilt hopefully later than sooner. The commercial lift arm has been rebuilt and installed. The port is still in need of a new 1 ton or larger dump bed or flat bed truck with some kind of trailer to haul tractor and associated equipment. The ford ranger with the lift gate in south beach is starting to break down as far as the under carriage and running gear. The overall condition is in bad shape.

NOAA MOC-P Jim Durkee, Maintenance Supervisor

Special Projects:

Vessels Using the Facility Since My Last Report – R/V Atlantis, ACOE Dredge Yaquina, ACOE S/V Beemen, Reuben Lasker, Bell M. Shimada.

Replaced a bad irrigation valve in front of the office building.

Annual inspection service of the cathodic protection system on the pier by Norton Corrosion with Andrew's assistance.

Annual inspection service of the battery back-up systems by MC Dean with Jim's assistance.

Shut down HVAC systems for noise control during MOC-P change of command ceremony.

ClimaTech updated HVAC control units throughout the buildings during a visit from the account manager, all part of the annual contract.

HVAC annual inspection and service with Coastal Refrigeration.

Overhead door annual inspection and service with Overhead Door of Salem.

Retrofitted 3 warehouse lights with LEDs including one emergency battery fixture.

Repaired the Knox Box (Fire Dept Access) on the front of the office building to return the alarm panel to trouble free state.

Annual fire extinguisher check by Valley Fire Control.

Replaced control board and power supply to the east 1st floor automatic door lock.

Andrew has continued to update and improve the landscaping.

NOAA Security notified me the evening of Saturday the 14th that the AC in the warehouse data room stopped working. I came down and propped the door open and set up a box fan and used temporary measures in the BAS to adjust the air conditioning in the next room to keep the temperature down (The highest it got was 76). Coastal Refrigeration got the unit going again on Monday. We are monitoring the temperature closely for now.