

**PORT OF NEWPORT COMMISSION MEETING**

Tuesday, July 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/2024-07-23-commission-meetings-2024-july-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 Monday, July 22, 2024: <https://www.portofnewport.com/2024-07-23-commission-meetings-2024-july-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.....June 24 and June 25 .....Page 3
- B. Financial Reports.....Page 12
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**V. Presentations**

- A. Oregon Cascades West Council of Governments - *Ryan Vogt*

**VI. Old Business**

- A. Appointment of CFUG Members – *Mann*.....Page 36
- B. Review of Lines Agreement – *Miranda*.....Page 37

**VII. New Business**

- A. Approval of IGA with Oregon Cascades West Council of Governments – *Miranda*.....Page 41

**VIII. Staff Reports**

- A. Executive Director’s Report – *Miranda*.....Page 48
  - 1. Director of Finance and Business Services - *Brown* .....Page 51
  - 2. Director of Operations – *Bretz*.....Page 59

**IX. Commissioner Reports**

**X. Calendar/Future Considerations 2024**

- Next Commission Meeting.....August 27, 2024
- OPPA Annual Conference.....Sept. 26 and 27, 2024

**XI. Public Comment**

**XII. Adjournment**

June 24, 2024  
12:05 P.M.  
Newport, OR

**PORT OF NEWPORT COMMISSION WORK SESSION 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, Retherford, Ruddiman, and Lackey. Commissioner Chuck arrived at 1 p.m. Also in attendance were Executive Director Paula Miranda, Director of Business and Finance Services Mark Brown, Operations Director Aaron Bretz, NIT Facility Manager Don Moon, PR Representative Angela Nebel, Administrative Assistant Gloria Tucker and Kari Hoy and Erin Shogren. Visitors included Fred Yeck Jr., Mike Fogarty, Mark Cooper, Ben Fonsman, Burnett Tower, Fred Yeck Sr., Drew Kaminski, Laura Wilkeson, Rob Halverson, and Kurt Cochran.

**PUBLIC COMMENT**

Cochran, local fisherman, stated looking at the future, what goes on up [at the Terminal] is important to commercial fishermen. He noted the guys up there are doing a good job and are easy to work with. He suggested the Port think about having electricity up there that supports fishing boats and water as well. He added no matter where, electricity to that dock is important.

Fogarty, IILW Local 53 member, stated the deep draft International Terminal, since it was rebuilt, has never been used for cargo. He noted the Port labor force would like to work there someday. He passed out documents showing past usage of the Terminal. He indicated the priority for the Terminal is cargo, and he doesn't mind sharing docks, but there has only been fishing vessels. He added the Port is funding the Terminal from South Beach rather than making money off cargo. Fogarty stated different individuals, including Miranda, have told him the Port can't get ships in there. He noted Pacific Basin just built 12 ships that will fit in this Terminal in the last five years, and they have more [scheduled] to be built. He emphasized he is not against fishermen and more than willing to share, but on the bond measure the barge dock was supposed to be multiuse, and the cargo dock was for cargo.

Hoy, OSU student, introduced herself as a new intern for the Port of Newport. Shogren, OSU student, introduced herself as another new intern for the Port of Newport.

**OLD BUSINESS**

**Update on the Port of Newport International Terminal.** Sylvia introduced the agenda item. Miranda presented her report included in the packet. Sylvia asked if the Army Corps evaluates the depth of the channel and will dredge deeper if the Port has the right cargo. He also asked even if they don't dredge deeper, can the Port dredge itself, or does the Port have to have the permission of the Army Corps. Miranda replied the way the Army Corps work things through, they will only have a presence where there are the [shipping] numbers. She explained if there is not enough cargo going through this channel, there is a possibility they would pull out. She stated today they still dredge up to 30 feet, but if they don't see enough economic impact that may change. She indicated MARAD changed the criteria language to include freight (seafood) as cargo.

Miranda responded to Fogarty's comment that she never said a ship couldn't come here. She stated there are less and less ships because of economic reasons. She explained bigger ports get bigger because cargo ships get bigger, and at the end of the day, they have dismantled a lot of smaller vessels because they don't see it pencil out. She provided the example of the Port of Portland. She indicated cargo has to be sufficient for the cost of shipping. She added less and less smaller ships are in existence, and there is less product for them.

Brown presented his report included in the packet. Miranda stated a couple of vessels on the cargo side can make up a lot of expenses. She noted the Port is not trying to run out the fishermen; the Port needs to make sure there is space for both. She indicated the Terminal is a multiuse Terminal. She added for wave industry, forest industry, and break bulks to come, people just have to work together.

Miranda stated there are ways to do it. She noted the Port needs more trust from current users that the Port can make that work without displacing anyone. Brown provided three examples on how to repay the moneys as a match for the Terminal equipment. Miranda stated another thing to take into consideration, more revenues would not take care of major replacements. She explained major replacements in five to ten years can cost millions of dollars, and the Port would go after grants, but all those grants require matching funds of 20 percent or 50 percent. She indicated rural areas occasionally can get a grant without a match, but every time the agency doesn't put money in, they lose their competitive edge. She added when she came here, the Port did not have any matching funds and were not applying for grants. She provided the example of the RAISE grant for Port Dock 7.

Retherford stated there are gaps with no income coming into the Terminal because the fleet is on the water. That is good because that means the fleet is making money, but it leaves a gap for the Terminal. She explained changes have come to the town, and they have to come to the Port. She noted the Port needs revenue, and a lot of boats have been displaced out of Newport because processors have shut down. She indicated when hake starts on time and has a good season, the only income at the Terminal is when the boats are tied. She added change is always part of this process.

Retherford stated it would be nice to say Terminal revenue is a steady stream, but it's going [down]. She noted she doesn't think the Commission really understood until Mann asked for this information. She indicated the Port is a business just like fishing is a business, and there is a balance needed. She added in order to create and build like Port Dock 7, the Port needs revenue. Discussion ensued on complaints from fishermen on fillet tables in South Beach. Retherford stated both sides of the Port are important, and it should grow together. She added the fishing industry learned how to be resilient and needs to honor all sides of the Port. Miranda added the Port is more like quasi-government because it receives so few taxes. She noted the Port is dependent on fees and grants.

Sylvia confirmed with staff grants do not cover operational costs, only new infrastructure or planning. He stated if the Port couldn't bring in new users, the only way to cover costs is to subsidize through income from other parts of the Port or increasing fees. Brown replied a third option is to cut costs, which is not viable.

Bretz presented his report included in the packet. Retherford asked if Terminal vessels could dock at Port Dock 1 if there was cargo. Bretz replied Port Dock 1 would take a lot of work. He explained as it sits right now, the cross bracing has failed, and the pilings are questionable. He stated they could use Port Dock 3 if someone is not tied up there. He noted once Port Dock 7 is done, then it will be easier to move folks around. Retherford asked if the Port doesn't increase revenue would that affect the possibility of the Port Dock 7 [rebuild]. Brown replied if the Port

gets both grants, that is a non-issue. He stated if the Port doesn't get both, then the Port may have to go out for a bond. Bretz stated he presented the project to Connect Oregon and explained this is a fishing port. He explained if the Port is going to be a fishing port, it needs these docks to accommodate 80-foot boats, and Port Dock 7 is extremely important. Retherford asked with all the changes happening, is there a way to provide some kind of questionnaire or concern sheet for the user groups about what they want to see. Bretz replied the Commercial Fishing Users Group would be good for that for the Terminal. He added as far as Port Dock 7, there are planned outreach efforts once the new concept is more complete.

Ruddiman asked, hypothetically, if tomorrow a company wants to bring barges for lumber at the Terminal, but only if they can use it 12 months out of the year, how would that work. Bretz replied staff would get all the dimensions, schedules, size of loads, and work out all the details. He noted he would talk to Moon about what he expects to see, and the Port would see if it could be fit in. He noted if there are times when the pier is full for some reason, the barge would have to wait [for an opening]. He added the main issue is scheduling.

Lackey stated the Port received a grant for the Terminal equipment, but the equipment is a ways off. He noted as he looks out into the future, the overall vision for the Port is threefold. He explained the vision is the Port Dock 7 rebuild, shipping to allow for successful integration with current users, and net revenues from shipping. He asked what that looks like. He added this work session is a start.

Lackey noted if staff were to try to plan something out to solve six problems, those could never happen, and twelve others may pop up. He asked if there are things staff can do, like talk to folks about net areas more. He stated he is curious about a dolphin at the Terminal. He asked for shipping, are barges more likely than ships. He indicated the grant is for log handling equipment, but log exports may not be in favor for different reasons. He asked what is more likely to be shipped instead.

Lackey asked what the Port can legitimately [move] to the new Port Dock 7. He asked can the Port change the log handling equipment for another product. Miranda replied as far as the timeframe, everything takes time. She explained even if the Port started with a new customer, they want to start with certain amount [of product] and see how that goes first. She stated the impact in beginning will not be high, and equipment will not be here for a year. She noted the grading could happen sooner. She indicated Port Dock 7 is looking like three to four years. She added everything is up in the air until it happens.

Miranda stated a dolphin would take two to three years to get in place. She noted, meanwhile, the wave energy is going to feed the Port until some of these things come into fruition. She indicated she hopes more business will stabilize net revenue. She added she has been talking to a lot of people, but nothing is concrete. Bretz noted log loaders do not equal log exports. He stated most people staff have been talking to needed log loaders to ship domestically. He added the pier is not auctioned off. He emphasized the need to use berth applications to book a spot.

Chuck stated costs have gone up and continue to go up. He noted the Port needs to create revenue and use its facilities to the extent possible and reasonable to other users. He indicated other than increasing use of the Terminal and revenues, the Port can't keep getting loans, meaning bond measures would be the only thing left. He added Port Dock 7 will not be there past five years.

Chuck stated in the meantime, the Port has to make sure it has funds available and support to do that. He noted going forward he wants to make sure the Port explores all options. He indicated it is a scheduling issue. He added he expects when staff get offers, that they look them as honestly and succinctly as possible. He explained the main thing is the Port remains viable and sustainable,

and his biggest concern is the Port continue to operate. Miranda noted there have been complaints on the bond measure for the Terminal because there hasn't been new business. She stated she is afraid if the Port needs other bond measures, such as Port Dock 7, the Port loses interest from the public on support. She indicated at some point, the Port would have to close down Port Dock 7 without funding. She added it is important to show the public that they are paying for multiuse.

Lackey stated Commercial Fishing Users Group is a good nexus for a lot of this. He suggested it may be appropriate to have more meetings or standing meetings, such as in April or November. Retherford left the meeting at 1:42 p.m. Sylvia noted he looks to balance all these issues, and as an economist find incentives to address issues.

### **PUBLIC COMMENT**

Wilkeson, Hampton Lumber representative, introduced herself. She stated Doug Cooper recently retired, and she is filling in for him on certain matters. She noted she appreciates the situation the Port is in with the International Terminal, and it seems like there are options moving forward. She indicated Hampton is supportive of most of them like lumber and wood residuals. She added log export markets are cyclical and trending down. She explained this year has been tough for the sawmill industry as five mills have closed in Oregon, and everyone cited log supply and high log costs as reasons.

Wilkeson stated 11 log loads a year to make up for budget deficits is hypothetical, but that would be a significant amount of fiber that would have real impacts on [local] sawmill and wood product manufacturing. She indicated she would be as helpful as possible with other forest products that could be shipped out of the Terminal.

Yeck Sr., local fisherman, asked staff for clarification on the financials. He stated the report in the packet shows the Terminal had net operating income. Brown explained there were issues originally with the financial system transfer, and he explained depreciation. Yeck Sr. stated this Port has not been a cargo port for many years, and there is a reason why. He noted it is not a good location or harbor for cargo. He indicated Columbia River and Coos Bay are good cargo harbors, and that's where it will continue to go. He added he has trouble with the Port buying a million dollars' worth of equipment for handling cargo for a job that doesn't exist.

Yeck Sr. stated the Port is spending \$800,000 of Port money to match a grant for this equipment for which there is no job. He noted there are maintenance and servicing costs even when the equipment is not in use. He asked where the equipment is going to be housed. He stated another building will cost another million dollars. He noted there are companies called stevedores that provide equipment to handle jobs like this. He indicated it seems like the Port is going backwards rather than forwards. He suggested cutting costs at the Terminal might be appropriate. He added it doesn't have to be managed so there is service all the time. He explained each fishing boat represents five or six families. He stated the Port could consider a tax levy. He noted the Lines agreement is a detriment, and people bypass this Port because of it.

Cochran stated to generate more income inhouse, the storage of crab pots on the Bayfront shouldn't be there, but at the Terminal. He suggested adding another small hoist. He noted he likes the dolphin idea, but there would need to be a walkway to the dolphin. He suggested adding another dolphin and putting a fish plant out there. He indicated it would be nice to get the community to support the fishing and processing side. He said he would like to see the shipping footprint to shorten as much as possible. He added his vessel got too large for Newport, and 1,000 feet will not work for laying out nets for larger vessels like his.

Halverson, former Port Commissioner, stated he was involved in passing the bond measure for the redevelopment of the Terminal. He read the summary passage for the measure, “to provide funds for capital construction and improvements, environmental remediation, removal of contaminants to rebuild the ship/cargo dock, and rebuilding the cargo, barge, and work docks to accommodate the fishing fleet, deep draft vessels, and barges.” He noted the Pasley was removed so that the ship/cargo dock could be rebuilt. He indicated, according to the bond measure as he sees it, the fishing usage was on the easterly dock, the barge dock. He added everything he heard this afternoon for the use of the Terminal was filtered through the eyes of the fishing industry, what does the fishing industry need.

Halverson stated the only displacement he has seen is the displacement of the cargo industry. He noted there has not been one cargo movement since that facility was built for the purpose of moving cargo. He indicated the Commission has a mandate from this district for the movement of cargo, and if they violate it and displace cargo in favor of fishing industry, they are violating what this district has paid for. He indicated Ruddiman mentioned if a barge company needed the dock for 12 months of the year, Bretz’ response was staff will check the schedule. He added the statement that if the fishing fleet is in great need of it and already booked it, then there wouldn’t be room for the barge is in violation of the bond measure.

Halverson stated from 1982 to 1992, there were 168 lumber barges, 18 lumber ships, and 122 log ships. He said he disagreed there isn’t cargo, or no one followed through. He noted a premier shipper of lumber on the Columbia River attempted to come here and was given the boot, basically. He indicated the accommodation was out of the way, the fishing industry needs it. He added it is time [the Port] live up to the obligation and follow the bond measure that the people of this district paid for to have cargo.

### **ADJOURNMENT**

Having no further business, the meeting adjourned at 2:23 p.m.

June 25, 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, Retherford, Lackey, and Chuck. Commissioner Ruddiman was excused. Also in attendance were Executive Director Paula Miranda, Director of Business and Finance Services Mark Brown, Operations Director Aaron Bretz, NOAA Facility Director Jim Durkee, and Administrative Assistant Gloria Tucker. Visitors included Eric Zehntbauer, Paul Zellman, and Heather Mann.

**CHANGES TO THE AGENDA**

Miranda requested the Commission move Item B. Acceptance of FY 2022-2023 Audit in Old Business to the beginning. She also requested moving Item A. Approval of Bid Award to 4C's Environmental, Inc. for NOAA Fuel Tank Replacement in New Business up to the second item in Old Business. Sylvia agreed to reorder the items.

**CONSENT CALENDAR**

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

**OLD BUSINESS**

**Acceptance of FY 2022-2023 Audit.** Sylvia introduced the agenda item. Zehntbauer presented the audit included in the packet. He noted the Port received a clean audit with the exception of adherence to GASB 87. He noted a deficiency in internal control that was a material weakness was review of supporting schedules. He added a deficiency in internal control that was a significant deficiency was bank reconciliation. Chuck and Lackey thanked Zehntbauer for his work. Brown reported he concurs with their findings and the deficiencies were a result of switching financial software. He noted staff are ahead of schedule this year.

MOTION was made by Chuck, seconded by Retherford, to accept the audit report for the Fiscal Year ended June 30, 2023. The motion carried unanimously in a voice vote.

**Approval of Bid Award to 4C's Environmental, Inc. for NOAA Fuel Tank Replacement.** Sylvia introduced the agenda item. Bretz reported the tank has become corroded. He noted the bid solicitation received a fair number of responses. He stated 4Cs Environmental did a remediation for the Port a several years ago, and they are one of the few companies in the area that does fuel systems in general. He indicated they put together the best bid, and the final price is within expectations. He added the Port has funds allocated for the 2024-25 budget.

MOTION was made by Lackey, seconded by Retherford, to authorize the Executive Director or her representative to negotiate a contract for NOAA Emergency Generator Fuel Tank



Replacement with 4C's Environmental, Inc. not to exceed \$62,000. The motion carried unanimously in a voice vote.

**Public Hearing and Approval of Ordinance No. 2024-01 Regarding Changes to Bylaws.** Sylvia introduced the agenda item. Miranda reported last Commission meeting was the first reading. She noted the bylaws do not talk about a Deputy Director, and this change gives enough authority to a Deputy Director should the Executive Director be out of the office, so business doesn't stop. She indicated at any time the Commission may change that.

MOTION was made by Retherford, seconded by Lackey, to adopt Ordinance No. 2024-01, an Ordinance Amending the Bylaws of the Port of Newport, by title only. The motion carried unanimously in a voice vote.

**Approval of Amendment to Audit Services.** Sylvia introduced the agenda item. Brown reported as a result of the software switch, he went over budget on the contract. He noted it was his responsibility and apologized. Retherford asked if he foresees anymore software issues going forward or is the software fine-tuned. Brown replied staff find small issues here and there, but the software is working as smoothly as possible. He noted this year staff completed pre-audit work in four days when last year, it took two months.

MOTION was made by Lackey, seconded by Retherford, to retroactively approve the expenditure of \$46,000 and contract increase of \$9,000 for the audit of Fiscal Year 2021-2022. The motion carried unanimously in a voice vote.

**Approval of Summit PR Contract.** Sylvia introduced the agenda item. Miranda reported for close to five years Summit Public Relations has been working for the Port. She noted people are way more aware of what the Port is doing. She stated they have done an excellent job. She indicated one change is adding more advertising for the RV Park. She added the beauty of working with Angela Nebel is she comes up with topics to chase, and she's very aware of the community and Port.

Chuck confirmed with staff Nebel will stay in the community. Retherford thanked Tucker for keeping up the website for the Port. Sylvia stated Summit does an excellent job. He noted with all the issues the Port is facing and those coming up, communication is critical. He added this is money well spent.

MOTION was made by Lackey, seconded by Retherford, to authorize the Executive Director to contract with Summit Public Relations Strategies, LLC, and move forward with the proposal not to exceed \$36,150 plus another 10% contingency. The motion carried unanimously in a voice vote.

**Review of ILWU Local 53 Lines Agreement.** Sylvia introduced the agenda item. Miranda reported the Port brings this to Commission on an annual basis. She noted she was contacted by the union, and they want to make some changes, mostly related to small vessels. She stated she is waiting for those changes and suggested tabling the item.

Sylvia asked staff to clarify the issue with small vessels. Bretz replied there was an 88-foot vessel for wave energy construction. He explained they would provide a platform for dive services. He noted under the current agreement, it would need line handlers, but the union made an exception.

Lackey confirmed with staff the lines agreement is only about lines. He stated some of the language looks prescriptive. He asked would there be anything that makes the Port more liable. He noted when he asked this last year, the answer was no. He also asked if there is a reason to include pay schedules.

Sylvia asked if a larger vessel comes in, who discovers that, who announces that, and how does the union get involved. Miranda replied the lines agreement is not clear about the size of the vessel; it's more the type of work. Bretz replied the customer calls the stevedore, then Pasha provides the service using Local ILWU 53 as the source of the labor. Sylvia clarified Lackey's meaning about liability.

The Commission agreed to table the item.

**Approval of Rogue Seawall Tiebacks Test and Repair.** Sylvia introduced the agenda item. Bretz reported this was a last-minute addition because this is an evolving situation. He stated pilings 14 through 17 moved over the course of the repair project. He explained the gap in the tiebacks and the breaks occurred before the injection portion of the project. He stated it looks like pilings 15 and 16 parted first, and then 14 and 17 let go at some other point because the shape is symmetrical. He noted the middle two pilings moved 3 inches, and the outer two moved an inch and a half. He indicated he believes the next tiebacks outside of that area are still connected but doesn't know for sure. He added he knows for sure the Port needs to fix these four.

Bretz reported before fixing them, the Port needs to test them to make sure they are still functioning properly and move them back into place. He stated the engineers and contractors came up with a process using jacks, and they want to put the tiebacks under 40 kips of strain. He noted if this work goes well, this authorization will get the project to the end. He indicated if they put a load on this and find the tiebacks don't hold, then there is another problem, and new tiebacks will have to be installed. He explained the tiebacks sheered, and since they are not made to support vertical weight, as the land lost material, the weight from above sheered them. He added this makes staff suspect any areas where there are sinkholes could have this problem. He noted the reason staff are not waiting to learn more is these pilings need to be connected as soon as possible.

Sylvia asked how the problem was discovered. Bretz replied this project monitors the positions of the pilings, and disturbing the area with polymer, which is not heavy or expansive, was the straw that caused them to move. Miranda explained [the contractors] could immediately see a bulging when this happened.

Sylvia asked what the life expectancy of the tiebacks is. Bretz replied the wall has lived its effective service life; it was built in 1978. He stated the repairs that were done were designed to buy another 20-30 years. He explained the project thickened the pilings and put drains in. He noted the drains should address the root cause, which is the hydrostatic head pressure building up behind the wall on high tide. Miranda added in the past couple years staff have been doing a better job on inspections, but the problem is the Port has a lot of aged assets. Bretz added staff have good data on all of the pilings at the Rogue Seawall now, and they will continue to monitor that. Sylvia stated his concern with all of the aging infrastructure is financing it. He stated [repairs] are very expensive and need to happen quickly, and when the Port can't get financing secured, then the Port has to get loans.

MOTION was made by Chuck, seconded by to 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 \$88,000, which includes a 10 percent contingency. The motion carried unanimously in a voice vote.

## **STAFF REPORTS**

Miranda presented her report included in the packet. Lackey stated the RV Park revenues were down the past month, down \$16,000 for the year. He asked if Brown is seeing a trend or blip that is not significant. He asked if this indicates the economy is rough and less people RV. Brown replied he does not see anything indicating people are not RVing. He noted they may be traveling overseas more. He stated a big issue is winter months. He noted South Beach RV Park was almost full one day in the winter, and the Port had almost no one. He indicated staff need to examine what's going on in the winter. He added part of that is the new advertising campaign, and he may look at the pricing structure. Lackey asked if there were any theories as to why South Beach was full. Chuck replied there is different clientele at that park. Miranda explained some RVers prefer to be more isolated, while others like being close to others for community.

Retherford suggested for the newsletter, stating the importance of grants to the Port and celebrating the fact without all these grants, the position of the Port would be horrible. She noted the local community, or users, don't realize the importance of these grants. She indicated it is also important to bring over legislators and representatives to show the Port. She added there is value in people realizing dredging costs more than a million, and we have so many areas that need to be dredged. Sylvia stated the reality is without grants, fees would have to be so high that users couldn't afford it. He asked why the RV Park report shows a 102 percent occupancy rate. Miranda replied people cancel at the last minute and another person books.

## **COMMISSIONER REPORTS**

Chuck reported on his attendance at the PNWA Summer Conference and their 90<sup>th</sup> Anniversary cocktail hour at Rogue. Sylvia clarified with Chuck the change in cost to dike gates. Retherford mentioned there will be a Bay City Cruisers Car Show July 20 at the Port in South Beach. Sylvia reported on his attendance to the city Planning Commission meeting on the Yaquina Bay Estuary Management Plan. Discussion ensued on Sally's Bend and zoning.

## **ADJOURNMENT**

Having no further business, the meeting adjourned at 7:56 p.m.

Period: 07/01/23..06/30/24

Port of Newport

**GENERAL OPERATING FUNDS**

Description	Actuals	Budgeted	Variance
<b>OPERATING REVENUE</b>			
Lease Revenue	835,369	803,968	31,401
Moorage	2,251,618	2,175,000	76,618
Services	283,516	616,650	(333,134)
Cargo	14,175	2,300	11,875
RV Park Space Rentals	1,343,261	1,650,000	(306,739)
Fees	627,877	766,000	(138,123)
Property Tax Revenue	132,534	0	132,534
Discounts and Refunds	(27,619)	0	(27,619)
Miscellaneous Operating Revenue	129,685	44,301	85,384
<b>Total Operating Revenue</b>	<b>5,589,897</b>	<b>6,058,219</b>	<b>(468,322)</b>
<b>OPERATING EXPENSES</b>			
Salaries, OT, & Benefits	2,702,620	2,938,039	(235,419)
Materials, Services	2,771,731	7,018,540	(4,246,809)
<b>Total Operating Expenses</b>	<b>5,474,351</b>	<b>9,956,579</b>	<b>(4,482,228)</b>
<b>OPERATING INCOME (LOSS)</b>	<b>115,546</b>	<b>(3,898,360)</b>	<b>4,013,906</b>
<b>NON-OPERATING REVENUES</b>			
Grant Revenue	32,245	14,204,770	(14,172,525)
Loans	587,345	0	587,345
Interest	70,420	6,500	63,920
Gain/Loss on Sale of Assets	107,450	0	107,450
Transfers In from Other Funds	146,371	(355,915)	502,286
<b>Total Non-operating Revenues</b>	<b>943,830</b>	<b>13,855,355</b>	<b>(12,911,525)</b>
<b>NON-OPERATING EXPENSES</b>			
Debt Service	892,589	1,272,515	(379,926)
Capital Outlays	3,419,206	1,691,204	1,728,002
Transfers Out to Other Funds	10,460	950,000	(939,540)
<b>Total Non-Operating Expenses</b>	<b>4,322,254</b>	<b>3,913,719</b>	<b>408,535</b>
<b>Non-Operating Income (Loss)</b>	<b>(3,378,424)</b>	<b>9,941,636</b>	<b>(13,320,060)</b>
<b>Net Income (Loss)</b>	<b>(3,262,878)</b>	<b>6,043,276</b>	<b>(9,306,154)</b>
Depreciation	1,842,336	0	1,842,336

# Financial Report - Budget Vs. Actual

## Port of Newport

Period 07/01/23..06/30/24

### DEPARTMENT: 000-Unallocated

Description	Actuals	Budgeted	Variance
<b>OPERATING REVENUE</b>			
<b>OPERATING EXPENSES</b>			
Materials, Services		106,335	(106,335)
<b>Total Operating Expenses</b>		<b>106,335</b>	<b>(106,335)</b>
<b>OPERATING INCOME (LOSS)</b>		<b>(106,335)</b>	<b>106,335</b>
<b>NON-OPERATING REVENUES</b>			
Grant Revenue		9,559,276	(9,559,276)
Transfers In from Other Funds	146,371	414,695	(268,324)
<b>Total Non-operating Revenues</b>	<b>146,371</b>	<b>9,973,971</b>	<b>(9,827,600)</b>
<b>NON-OPERATING EXPENSES</b>			
Debt Service	892,589	1,272,515	(379,926)
Capital Outlays	20,350		20,350
Transfers Out to Other Funds	4,484	950,000	(945,516)
<b>Total Non-Operating Expenses</b>	<b>917,422</b>	<b>2,222,515</b>	<b>(1,305,093)</b>
<b>Non-Operating Income (Loss)</b>	<b>(771,052)</b>	<b>7,751,456</b>	<b>(8,522,508)</b>
<b>Net Income (Loss)</b>	<b>(771,052)</b>	<b>7,645,121</b>	<b>(8,416,173)</b>
Depreciation			

## Financial Report - Budget Vs. Actual

### Port of Newport

Period 07/01/23..06/30/24

#### DEPARTMENT: 100-Administration

Description	Actuals	Budgeted	Variance
<b>OPERATING REVENUE</b>			
Fees	931		931
Property Tax Revenue	132,534		132,534
Discounts and Refunds	3,053		3,053
Miscellaneous Operating Revenue	6,915		6,915
<b>Total Operating Revenue</b>	<b>142,914</b>		<b>142,914</b>
<b>OPERATING EXPENSES</b>			
Salaries, OT, & Benefits	996,529	1,128,668	(132,139)
Materials, Services	819,421	1,031,215	(211,794)
<b>Total Operating Expenses</b>	<b>1,815,950</b>	<b>2,159,883</b>	<b>(343,933)</b>
<b>OPERATING INCOME (LOSS)</b>	<b>(1,673,036)</b>	<b>(2,159,883)</b>	<b>486,847</b>
<b>NON-OPERATING REVENUES</b>			
Interest	61,998	6,500	55,498
Gain/Loss on Sale of Assets	107,450		107,450
<b>Total Non-operating Revenues</b>	<b>169,448</b>	<b>6,500</b>	<b>162,948</b>
<b>NON-OPERATING EXPENSES</b>			
Capital Outlays	17,743		17,743
<b>Total Non-Operating Expenses</b>	<b>17,743</b>		<b>17,743</b>
<b>Non-Operating Income (Loss)</b>	<b>151,704</b>	<b>6,500</b>	<b>145,204</b>
<b>Net Income (Loss)</b>	<b>(1,521,332)</b>	<b>(2,153,383)</b>	<b>632,051</b>
Depreciation	80,848		80,848



# Financial Report - Budget Vs. Actual

## Port of Newport

Period 07/01/23..06/30/24

### DEPARTMENT: 300-Commercial Marina

Description	Actuals	Budgeted	Variance
<b>OPERATING REVENUE</b>			
Lease Revenue	198,526	155,000	43,526
Moorage	793,949	655,000	138,949
Services	82,102	420,000	(337,898)
Fees	249,327	155,000	94,327
Discounts and Refunds	(10,800)		(10,800)
Miscellaneous Operating Revenue	30,191	12,000	18,191
<b>Total Operating Revenue</b>	<b>1,343,295</b>	<b>1,397,000</b>	<b>(53,705)</b>
<b>OPERATING EXPENSES</b>			
Salaries, OT, & Benefits	559,826	630,553	(70,727)
Materials, Services	555,352	1,386,500	(831,148)
<b>Total Operating Expenses</b>	<b>1,115,178</b>	<b>2,017,053</b>	<b>(901,875)</b>
<b>OPERATING INCOME (LOSS)</b>	<b>228,117</b>	<b>(620,053)</b>	<b>848,170</b>
<b>NON-OPERATING REVENUES</b>			
Grant Revenue	32,245	491,800	(459,555)
<b>Total Non-operating Revenues</b>	<b>32,245</b>	<b>491,800</b>	<b>(459,555)</b>
<b>NON-OPERATING EXPENSES</b>			
Capital Outlays	329,615	3,714,204	(3,384,589)
<b>Total Non-Operating Expenses</b>	<b>329,615</b>	<b>3,714,204</b>	<b>(3,384,589)</b>
<b>Non-Operating Income (Loss)</b>	<b>(297,370)</b>	<b>(3,222,404)</b>	<b>2,925,034</b>
<b>Net Income (Loss)</b>	<b>(69,252)</b>	<b>(3,842,457)</b>	<b>3,773,205</b>
Depreciation	152,424		152,424

## Financial Report - Budget Vs. Actual

### Port of Newport

Period 07/01/23..06/30/24

#### DEPARTMENT: 500-International Terminal

Description	Actuals	Budgeted	Variance
<b>OPERATING REVENUE</b>			
Lease Revenue	164,000	173,968	(9,968)
Moorage	156,914	220,000	(63,086)
Services	201,414	196,000	5,414
Cargo	14,175	2,300	11,875
Fees	128,745	285,000	(156,255)
Discounts and Refunds	1,958		1,958
Miscellaneous Operating Revenue	96,084	2,000	94,084
<b>Total Operating Revenue</b>	<b>763,290</b>	<b>879,268</b>	<b>(115,978)</b>
<b>OPERATING EXPENSES</b>			
Salaries, OT, & Benefits	234,933	291,015	(56,082)
Materials, Services	275,405	1,484,900	(1,209,495)
<b>Total Operating Expenses</b>	<b>510,338</b>	<b>1,775,915</b>	<b>(1,265,577)</b>
<b>OPERATING INCOME (LOSS)</b>	<b>252,952</b>	<b>(896,647)</b>	<b>1,149,599</b>
<b>NON-OPERATING REVENUES</b>			
Grant Revenue		3,846,194	(3,846,194)
Loans	587,345	560,000	27,345
<b>Total Non-operating Revenues</b>	<b>587,345</b>	<b>4,406,194</b>	<b>(3,818,849)</b>
<b>NON-OPERATING EXPENSES</b>			
Capital Outlays	589,698	6,370,299	(5,780,601)
<b>Total Non-Operating Expenses</b>	<b>589,698</b>	<b>6,370,299</b>	<b>(5,780,601)</b>
<b>Non-Operating Income (Loss)</b>	<b>(2,353)</b>	<b>(1,964,105)</b>	<b>1,961,752</b>
<b>Net Income (Loss)</b>	<b>250,600</b>	<b>(2,860,752)</b>	<b>3,111,352</b>
Depreciation	1,138,396		1,138,396



## Financial Report - Budget Vs. Actual

### Port of Newport

Period 07/01/23..06/30/24

#### DEPARTMENT: 700-South Beach

Description	Actuals	Budgeted	Variance
<b>OPERATING REVENUE</b>			
Lease Revenue	472,843	475,000	(2,157)
Moorage	1,299,430	1,300,000	(570)
Services		650	(650)
RV Park Space Rentals	1,343,261	1,650,000	(306,739)
Fees	246,302	326,000	(79,698)
Discounts and Refunds	(22,610)		(22,610)
Miscellaneous Operating Revenue	(3,507)	30,301	(33,808)
<b>Total Operating Revenue</b>	<b>3,335,720</b>	<b>3,781,951</b>	<b>(446,231)</b>
<b>OPERATING EXPENSES</b>			
Salaries, OT, & Benefits	751,592	887,803	(136,211)
Materials, Services	1,117,225	3,009,590	(1,892,365)
<b>Total Operating Expenses</b>	<b>1,868,817</b>	<b>3,897,393</b>	<b>(2,028,576)</b>
<b>OPERATING INCOME (LOSS)</b>	<b>1,466,903</b>	<b>(115,442)</b>	<b>1,582,345</b>
<b>NON-OPERATING REVENUES</b>			
Grant Revenue		307,500	(307,500)
Interest	8,422		8,422
<b>Total Non-operating Revenues</b>	<b>8,422</b>	<b>307,500</b>	<b>(299,078)</b>
<b>NON-OPERATING EXPENSES</b>			
Capital Outlays	2,461,800	6,210,000	(3,748,200)
Transfers Out to Other Funds	5,976		5,976
<b>Total Non-Operating Expenses</b>	<b>2,467,777</b>	<b>6,210,000</b>	<b>(3,742,223)</b>
<b>Non-Operating Income (Loss)</b>	<b>(2,459,355)</b>	<b>(5,902,500)</b>	<b>3,443,145</b>
<b>Net Income (Loss)</b>	<b>(992,452)</b>	<b>(6,017,942)</b>	<b>5,025,490</b>
Depreciation	470,667		470,667

**Marina Comparison**

Description	International Terminal	Commercial Marina	South Beach	Totals
<b>Operating Revenue</b>				
Lease Revenue	164,000	198,526	472,843	835,369
Moorage	156,914	794,393	1,299,302	2,250,608
Services	201,414	82,102	0	283,516
Cargo	14,175	0	0	14,175
RV Park Space Rentals	0	0	1,343,261	1,343,261
Fees	128,745	248,890	246,302	623,937
Discounts and Refunds	1,958	(10,800)	(22,610)	(31,452)
Miscellaneous Operating Revenue	96,084	30,191	(3,507)	122,769
<b>Operating Revenue, Total</b>	<b>763,290</b>	<b>1,343,302</b>	<b>3,335,591</b>	<b>5,442,184</b>
<b>Operating Expenses</b>				
<b>Personnel Services</b>				
Wages & Salaries	156,964	354,328	516,653	1,027,945
Other Personnel Costs	77,314	203,786	233,204	514,304
<b>Total Personnel Services</b>	<b>234,278</b>	<b>558,114</b>	<b>749,857</b>	<b>1,542,249</b>
<b>Materials and Services</b>				
Insurance	2	6,299	6,299	12,601
Professional Services	6,064	0	10,151	16,215
Advertising and Promotion	413	2,192	843	3,449
Training and Education	1,700	1,455	0	3,155
Travel	0	1,365	1,408	2,773
Office Expense	1,681	835	12,323	14,839
Shipping and Freight	310	20	81	411
IT Hardware and Software	28	0	411	439
Fees	5,329	29,365	69,786	104,480
Bad Debt Expense	2,799	0	67,218	70,018

**Marina Comparison**

Description	International Terminal	Commercial Marina	South Beach	Totals
Licenses and Permits	0	0	769	769
Utilities	64,629	196,436	333,724	594,790
Contract and Support Services	62,544	83,601	394,866	541,010
Repairs and Maintenance	63,291	137,520	141,113	341,923
Equipment	1,396	976	2,079	4,452
Operating Supplies	12,403	34,992	48,320	95,715
Personal Protective Equip & Gear	0	1,640	1,428	3,069
Port Clothing	0	91	315	405
State Land Fees	25,210	49,500	0	74,710
Lease Expense	24,000	2,446	0	26,446
Deprecation Expense	1,138,396	152,424	470,667	1,761,487
Miscellaneous Expense	0	0	8,999	8,999
<b>Materials and Services, Total</b>	<b>1,410,195</b>	<b>701,156</b>	<b>1,570,802</b>	<b>3,682,153</b>
<b>Net income (Loss)</b>	<b>(881,182)</b>	<b>84,031</b>	<b>1,014,933</b>	<b>217,782</b>

Period: 07/01/23..06/30/24

Port of Newport

**Commercial Marina**

Description	Last Year	Current Year	Variance
<b>Operating Revenue</b>			
Lease Revenue	215,673	198,526	(17,147)
Moorage	575,304	794,393	219,088
Services	440,656	82,102	(358,554)
Fees	214,986	248,890	33,904
Discounts and Refunds	(18,002)	(10,800)	7,202
Miscellaneous Operating Revenue	53,560	30,191	(23,368)
<b>Total Operating Revenue</b>	<b>1,482,177</b>	<b>1,343,302</b>	<b>(138,876)</b>
<b>Operating Expenses</b>			
<b>Personnel Services</b>			
Wages & Salaries	317,158	354,328	37,171
Other Personnel Costs	140,162	203,786	63,624
<b>Total Personnel Services</b>	<b>457,319</b>	<b>558,114</b>	<b>100,795</b>
<b>Materials and Services</b>			
Insurance	7,923	6,299	(1,624)
Professional Services	30,000	0	(30,000)
Advertising and Promotion	309	2,192	1,884
Training and Education	2,590	1,455	(1,135)
Travel	1,085	1,365	280
Office Expense	717	835	117
Shipping and Freight	2,635	20	(2,615)
IT Hardware and Software	1,926	0	(1,926)
Fees	17,616	29,365	11,749
Bad Debt Expense	82	0	(82)
Licenses and Permits	5,603	0	(5,603)
Utilities	207,269	196,436	(10,832)
Contract and Support Services	100,505	83,601	(16,904)
Repairs and Maintenance	163,212	137,520	(25,692)
Equipment	2,240	976	(1,265)
Operating Supplies	42,013	34,992	(7,021)
Personal Protective Equip & Gear	0	1,640	1,640
Port Clothing	0	91	91
State Land Fees	52,471	49,500	(2,971)
Lease Expense	3,082	2,446	(637)
Deprecation Expense	189,955	152,424	(37,531)
Miscellaneous Expense	21,061	0	(21,061)
<b>Total Materials and Services</b>	<b>852,294</b>	<b>701,156</b>	<b>(151,138)</b>
<b>Total Operating Expenses</b>	<b>1,309,613</b>	<b>1,259,270</b>	<b>(50,343)</b>
<b>Net income (Loss)</b>	<b>172,564</b>	<b>84,031</b>	<b>(88,533)</b>

Period: 07/01/23..06/30/24

Port of Newport

**International Terminal**

Description	Last Year	Current Year	Variance
<b>Operating Revenue</b>			
Lease Revenue	264,050	164,000	(100,050)
Moorage	152,060	156,914	4,854
Services	159,632	201,414	41,782
Cargo	4,729	14,175	9,446
Fees	170,957	128,745	(42,211)
Discounts and Refunds	280	1,958	1,678
Miscellaneous Operating Revenue	103,478	96,084	(7,393)
<b>Total Operating Revenue</b>	<b>855,185</b>	<b>763,290</b>	<b>(91,895)</b>
<b>Operating Expenses</b>			
<b>Personnel Services</b>			
Wages & Salaries	164,143	156,964	(7,179)
Other Personnel Costs	78,768	77,314	(1,454)
<b>Total Personnel Services</b>	<b>242,910</b>	<b>234,278</b>	<b>(8,633)</b>
<b>Materials and Services</b>			
Insurance	0	2	2
Professional Services	1,441	6,064	4,622
Advertising and Promotion	607	413	(193)
Training and Education	0	1,700	1,700
Office Expense	646	1,681	1,035
Shipping and Freight	732	310	(422)
IT Hardware and Software	1,497	28	(1,469)
Fees	4,030	5,329	1,299
Bad Debt Expense	0	2,799	2,799
Licenses and Permits	6,052	0	(6,052)
Utilities	70,068	64,629	(5,438)
Contract and Support Services	41,961	62,544	20,583
Repairs and Maintenance	114,627	63,291	(51,337)
Equipment	723	1,396	674
Operating Supplies	25,682	12,403	(13,279)
State Land Fees	26,753	25,210	(1,543)
Lease Expense	4,087	24,000	19,913
Deprecation Expense	835,435	1,138,396	302,960
Miscellaneous Expense	12,149	0	(12,149)
<b>Total Materials and Services</b>	<b>1,146,490</b>	<b>1,410,195</b>	<b>263,705</b>
<b>Total Operating Expenses</b>	<b>1,389,400</b>	<b>1,644,472</b>	<b>255,072</b>
<b>Net income (Loss)</b>	<b>(534,215)</b>	<b>(881,182)</b>	<b>(346,967)</b>

Period: 07/01/23..06/30/24

Port of Newport

**South Beach**

Description	Previous Year	Current YTD	Variance
<b>Operating Revenue</b>			
Lease Revenue	613,269	472,843	(140,426)
Moorage	1,690,552	1,299,302	(391,250)
Services	30,630	0	(30,630)
RV Park Space Rentals	1,736,891	1,343,261	(393,630)
Fees	288,524	246,302	(42,222)
Discounts and Refunds	(22,289)	(22,610)	(321)
Miscellaneous Operating Revenue	56,689	(3,507)	(60,196)
<b>Total Operating Revenue</b>	<b>4,394,267</b>	<b>3,335,591</b>	<b>(1,058,675)</b>
<b>Operating Expenses</b>			
<b>Personnel Services</b>			
Wages & Salaries	472,111	516,653	44,542
Other Personnel Costs	194,054	233,204	39,150
<b>Total Personnel Services</b>	<b>666,165</b>	<b>749,857</b>	<b>83,692</b>
<b>Materials and Services</b>			
Insurance	15,929	6,299	(9,630)
Professional Services	825	10,151	9,326
Advertising and Promotion	8,968	843	(8,125)
Training and Education	1,455	0	(1,455)
Travel	519	1,408	889
Office Expense	7,148	12,323	5,175
Shipping and Freight	0	81	81
IT Hardware and Software	2,791	411	(2,380)
Fees	60,020	69,786	9,766
Bad Debt Expense	83,562	67,218	(16,344)
Licenses and Permits	5,766	769	(4,997)
Utilities	391,655	333,724	(57,931)
Contract and Support Services	373,276	394,866	21,590
Repairs and Maintenance	299,365	141,113	(158,252)
Equipment	32,269	2,079	(30,190)
Operating Supplies	51,289	48,320	(2,969)
Personal Protective Equip & Gear	0	1,428	1,428
Port Clothing	0	315	315
Maintenance Dredging	13,386	0	(13,386)
Deprecation Expense	427,192	470,667	43,476
Miscellaneous Expense	2,504	8,999	6,495
<b>Total Materials and Services</b>	<b>1,777,919</b>	<b>1,570,802</b>	<b>(207,117)</b>
<b>Total Operating Expenses</b>	<b>2,444,084</b>	<b>2,320,659</b>	<b>(123,425)</b>
<b>Net income (Loss)</b>	<b>1,950,183</b>	<b>1,014,933</b>	<b>(935,250)</b>

Period: 07/01/23..06/30/24

Port of Newport

**NOAA Lease Revenue Fund**

Description	Actuals	Budgeted	Variance
<b>OPERATING REVENUE</b>			
Lease Revenue	2,620,515	2,577,240	43,275
<b>Total Operating Revenue</b>	<b>2,620,515</b>	<b>2,577,240</b>	<b>43,275</b>
<b>OPERATING EXPENSES</b>			
Salaries, OT, & Benefits	111,615	228,127	(116,512)
Materials, Services	1,242,013	1,594,125	(352,112)
<b>Total Operating Expenses</b>	<b>1,353,628</b>	<b>1,822,252</b>	<b>(468,624)</b>
<b>OPERATING INCOME (LOSS)</b>	<b>1,266,888</b>	<b>754,988</b>	<b>511,900</b>
<b>NON-OPERATING REVENUES</b>			
Interest	75,543	6,500	69,043
<b>Total Non-operating Revenues</b>	<b>75,543</b>	<b>6,500</b>	<b>69,043</b>
<b>NON-OPERATING EXPENSES</b>			
Debt Service	1,758,213	1,759,100	(887)
Capital Outlays	5,760	40,000	(34,240)
Contingency	0	186,225	(186,225)
Transfers Out to Other Funds	0	1,050,000	(1,050,000)
<b>Total Non-Operating Expenses</b>	<b>1,763,973</b>	<b>3,035,325</b>	<b>(1,271,352)</b>
<b>Non-Operating Income (Loss)</b>	<b>(1,688,431)</b>	<b>(3,028,825)</b>	<b>1,340,394</b>
<b>Net Income (Loss)</b>	<b>(421,543)</b>	<b>(2,273,837)</b>	<b>1,852,294</b>
Depreciation	1,367,081	0	1,367,081

Period: 07/01/23..06/30/24

Port of Newport

**Reserve Funds**

Description	Actuals	Budgeted	Variance
<b>OPERATING REVENUE</b>			
<b>OPERATING EXPENSES</b>			
<b>Total Operating Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>OPERATING INCOME (LOSS)</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NON-OPERATING REVENUES</b>			
Interest	90,922	1,500	89,422
Transfers In from Other Funds	0	186,744	(186,744)
<b>Total Non-operating Revenues</b>	<b>90,922</b>	<b>188,244</b>	<b>(97,322)</b>
<b>NON-OPERATING EXPENSES</b>			
Transfers Out to Other Funds	0	1,600,000	(1,600,000)
<b>Total Non-Operating Expenses</b>	<b>0</b>	<b>1,600,000</b>	<b>(1,600,000)</b>
<b>Non-Operating Income (Loss)</b>	<b>90,922</b>	<b>(1,411,756)</b>	<b>1,502,678</b>
<b>Net Income (Loss)</b>	<b>90,922</b>	<b>(1,411,756)</b>	<b>1,502,678</b>
Depreciation	0	0	0



Period: 07/01/23..06/30/24

Port of Newport

**Bonded Reserve Fund**

Description	Actuals	Budgeted	Variance
<b>OPERATING REVENUE</b>			
Property Tax Revenue	831,778	0	831,778
<b>Total Operating Revenue</b>	<b>831,778</b>	<b>0</b>	<b>831,778</b>
<b>OPERATING EXPENSES</b>			
<b>Total Operating Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>OPERATING INCOME (LOSS)</b>	<b>831,778</b>	<b>0</b>	<b>831,778</b>
<b>NON-OPERATING REVENUES</b>			
Interest	8,544	0	8,544
<b>Total Non-operating Revenues</b>	<b>8,544</b>	<b>0</b>	<b>8,544</b>
<b>NON-OPERATING EXPENSES</b>			
Debt Service	1,006,915	819,030	187,885
Contingency	0	10,000	(10,000)
<b>Total Non-Operating Expenses</b>	<b>1,006,915</b>	<b>829,030</b>	<b>177,885</b>
<b>Non-Operating Income (Loss)</b>	<b>(998,371)</b>	<b>(829,030)</b>	<b>(169,341)</b>
<b>Net Income (Loss)</b>	<b>(166,593)</b>	<b>(829,030)</b>	<b>662,437</b>
Depreciation	0	0	0

Period: 07/01/23..06/30/24

Port of Newport

**Facilities Maintenance Reserve Fund**

Description	Actuals	Budgeted	Variance
<b>OPERATING REVENUE</b>			
<b>OPERATING EXPENSES</b>			
<b>Total Operating Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>OPERATING INCOME (LOSS)</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NON-OPERATING REVENUES</b>			
Interest	20,773	0	20,773
Transfers In from Other Funds	10,460	1,500,000	(1,489,540)
<b>Total Non-operating Revenues</b>	<b>31,232</b>	<b>1,500,000</b>	<b>(1,468,768)</b>
<b>NON-OPERATING EXPENSES</b>			
Contingency	0	250,000	(250,000)
Transfers Out to Other Funds	133,155	400,000	(266,845)
<b>Total Non-Operating Expenses</b>	<b>133,155</b>	<b>650,000</b>	<b>(516,845)</b>
<b>Non-Operating Income (Loss)</b>	<b>(101,923)</b>	<b>850,000</b>	<b>(951,923)</b>
<b>Net Income (Loss)</b>	<b>(101,923)</b>	<b>850,000</b>	<b>(951,923)</b>
Depreciation	0	0	0

Accounts Paid Report

Date	Vendor	Document	Description	Fund	Dept	Amount
6/1/2024	OR Business Development Dept. -OBDD	13295	Debt Service - Interest	General Fund	Unallocated	\$1,675.75
6/1/2024	OR Business Development Dept. -OBDD	13295	Debt Service - Principal	General Fund	Unallocated	\$6,124.25
6/1/2024	NW Natural	13294	Natural Gas	General Fund	South Beach	\$150.39
6/1/2024	NW Natural	13294	Natural Gas	General Fund	South Beach	\$199.42
6/1/2024	HR Answers Inc	13293	Professional Services	General Fund	Administration	\$3,021.48
6/1/2024	Englund Marine Supply Co Inc	13292	Operating Supplies	General Fund	Commercial Marina	\$17.80
6/1/2024	Englund Marine Supply Co Inc	13292	Operating Supplies	General Fund	Commercial Marina	\$17.80
6/1/2024	Englund Marine Supply Co Inc	13292	Operating Supplies	General Fund	Commercial Marina	\$43.75
6/1/2024	Englund Marine Supply Co Inc	13292	Operating Supplies	General Fund	Commercial Marina	\$43.75
6/1/2024	Englund Marine Supply Co Inc	13292	Personal Protective Equip & Gear	General Fund	Commercial Marina	\$112.49
6/1/2024	Englund Marine Supply Co Inc	13292	Operating Supplies	General Fund	Commercial Marina	\$103.59
6/1/2024	Englund Marine Supply Co Inc	13292	Port Clothing	General Fund	Commercial Marina	\$90.99
6/1/2024	Englund Marine Supply Co Inc	13292	Personal Protective Equip & Gear	General Fund	Commercial Marina	\$118.29
6/1/2024	Englund Marine Supply Co Inc	13292	Operating Supplies	General Fund	Commercial Marina	\$27.69
6/1/2024	Business Oregon - Ports Programs	13291	Debt Service - Interest	General Fund	Unallocated	\$5,290.67
6/1/2024	Business Oregon - Ports Programs	13291	Debt Service - Principal	General Fund	Unallocated	\$9,488.73
6/1/2024	Business Oregon - Special Public Works	13290	Debt Service - Interest	General Fund	Unallocated	\$12,601.39
6/1/2024	Business Oregon - Special Public Works	13290	Debt Service - Principal	General Fund	Unallocated	\$8,090.39
6/1/2024	Barrelhead Supply Inc	13289	Repairs and Maintenance	General Fund	South Beach	\$99.04
6/1/2024	Barrelhead Supply Inc	13289	Repairs and Maintenance	General Fund	South Beach	\$65.88
6/1/2024	Barrelhead Supply Inc	13289	Repairs and Maintenance	General Fund	South Beach	\$51.30
6/1/2024	Barrelhead Supply Inc	13289	Repairs and Maintenance	General Fund	South Beach	\$9.99
6/1/2024	Barrelhead Supply Inc	13289	Repairs and Maintenance	General Fund	South Beach	\$9.99
6/1/2024	Barrelhead Supply Inc	13289	Repairs and Maintenance	General Fund	South Beach	\$1,103.57
6/1/2024	Barrelhead Supply Inc	13289	Repairs and Maintenance	General Fund	South Beach	\$160.41
6/1/2024	Amazon Capital Services Inc	13288	Repairs and Maintenance	General Fund	South Beach	\$724.98
6/1/2024	Amazon Capital Services Inc	13288	Shipping and Freight	General Fund	Administration	-\$17.68
6/1/2024	Amazon Capital Services Inc	13288	Shipping and Freight	General Fund	Administration	\$17.68
6/1/2024	Amazon Capital Services Inc	13288	Office Expense	General Fund	Administration	\$75.94
6/1/2024	Amazon Capital Services Inc	13288	Office Expense	General Fund	Administration	\$9.99
6/1/2024	Amazon Capital Services Inc	13288	Office Expense	General Fund	Administration	\$31.99
6/1/2024	Waste Equipment Sales & Services Inc	13287	Shipping and Freight	General Fund	Commercial Marina	\$20.00
6/1/2024	Waste Equipment Sales & Services Inc	13287	Operating Supplies	General Fund	Commercial Marina	\$75.00
6/1/2024	TWGW Inc NAPA Auto Parts	13286	Operating Supplies	General Fund	International Terminal	\$5.98
6/1/2024	TWGW Inc NAPA Auto Parts	13286	Operating Supplies	General Fund	International Terminal	\$11.99
6/1/2024	TWGW Inc NAPA Auto Parts	13286	Operating Supplies	General Fund	International Terminal	\$9.99
6/1/2024	TCB Security Services Inc	13285	SB	General Fund	South Beach	\$5,876.36
6/1/2024	TCB Security Services Inc	13285	Admin	General Fund	Administration	\$520.69
6/1/2024	TCB Security Services Inc	13285	NIT	General Fund	International Terminal	\$520.69
6/1/2024	TCB Security Services Inc	13285	CM	General Fund	Commercial Marina	\$520.69
6/1/2024	TCB Security Services Inc	13285	SB	General Fund	South Beach	\$1,561.33
6/1/2024	TCB Security Services Inc	13285	Admin	General Fund	Administration	\$138.34

Accounts Paid Report

Date	Vendor	Document	Description	Fund	Dept	Amount
6/1/2024	TCB Security Services Inc	13285	NIT	General Fund	International Terminal	\$138.34
6/1/2024	TCB Security Services Inc	13285	CM	General Fund	Commercial Marina	\$138.34
6/1/2024	TCB Security Services Inc	13285	SB	General Fund	South Beach	\$2,942.12
6/1/2024	TCB Security Services Inc	13285	Admin	General Fund	Administration	\$260.70
6/1/2024	TCB Security Services Inc	13285	NIT	General Fund	International Terminal	\$260.70
6/1/2024	TCB Security Services Inc	13285	CM	General Fund	Commercial Marina	\$260.70
6/1/2024	Suburban Propane	13284	Propane	General Fund	South Beach	\$278.23
6/1/2024	Suburban Propane	13284	Propane	General Fund	South Beach	\$154.00
6/1/2024	Alexis David Yanez Gomez dba	13283	Contract and Support Services	General Fund	International Terminal	\$100.00
6/1/2024	Alexis David Yanez Gomez dba	13283	Contract and Support Services	General Fund	International Terminal	\$400.00
6/5/2024	VOYA-Autopay	PPI04450	Benefits Payable	General Fund	Multiple	\$50.00
6/5/2024	VOYA-Autopay	PPI04449	Benefits Payable	General Fund	Multiple	\$1,130.00
6/5/2024	Asure - ***AUTOPOST***	PPI04448	Payroll taxes - PPE	General Fund	Multiple	\$28,640.52
6/5/2024	Washington State Support Registry **AUTOPOST*	PPI04446	Garnishment Withholdings Payable	General Fund	International Terminal	\$408.50
6/7/2024	Central Lincoln PUD**AUTOPOST**	PPI04538	Electricity	General Fund	International Terminal	\$613.14
6/7/2024	Industrial Welding Supply, Inc.	13318	Operating Supplies	General Fund	Commercial Marina	\$131.39
6/7/2024	HR Answers Inc	13317	Professional Services	General Fund	Administration	\$1,908.00
6/7/2024	Coastal Refrigeration Heating & AC LLC	13316	Repairs and Maintenance	NOAA Lease Fund	Multiple	\$280.00
6/7/2024	Century Link	13315	Century Link Phone Service	General Fund	South Beach	\$41.67
6/7/2024	Bill's Pest Control LLC	13314	Operating Supplies	NOAA Lease Fund	Multiple	\$155.00
6/7/2024	Barrelhead Supply Inc	13313	Repairs and Maintenance	General Fund	South Beach	\$201.90
6/7/2024	Barrelhead Supply Inc	13313	Repairs and Maintenance	General Fund	South Beach	\$189.89
6/7/2024	Barrelhead Supply Inc	13313	Repairs and Maintenance	General Fund	South Beach	\$67.14
6/7/2024	Barrelhead Supply Inc	13313	Repairs and Maintenance	General Fund	South Beach	\$33.60
6/7/2024	Amazon Capital Services Inc	13312	Repairs and Maintenance	General Fund	Commercial Marina	\$655.40
6/7/2024	Amazon Capital Services Inc	13312	Shipping and Freight	NOAA Lease Fund	Multiple	\$32.00
6/7/2024	Amazon Capital Services Inc	13312	Operating Supplies	NOAA Lease Fund	Multiple	\$234.95
6/7/2024	Amazon Capital Services Inc	13312	Repairs and Maintenance	General Fund	South Beach	\$9.88
6/7/2024	Amazon Capital Services Inc	13312	Repairs and Maintenance	General Fund	South Beach	\$14.32
6/7/2024	Amazon Capital Services Inc	13312	Repairs and Maintenance	General Fund	South Beach	\$14.59
6/7/2024	Amazon Capital Services Inc	13312	Repairs and Maintenance	General Fund	South Beach	\$9.52
6/7/2024	Amazon Capital Services Inc	13312	Repairs and Maintenance	General Fund	South Beach	\$34.99
6/7/2024	Thompson's Sanitary Service Inc	13311	Trash/Garbage	General Fund	South Beach	\$5,252.24
6/7/2024	Thompson's Sanitary Service Inc	13311	Trash/Garbage	NOAA Lease Fund	Multiple	\$592.95
6/7/2024	Thompson's Sanitary Service Inc	13311	Trash/Garbage	General Fund	International Terminal	\$2,584.58
6/7/2024	Thompson's Nursery LLC	13310	Repairs and Maintenance	General Fund	South Beach	\$239.00
6/7/2024	Thompson's Nursery LLC	13310	Repairs and Maintenance	General Fund	Commercial Marina	\$239.00
6/7/2024	Alsea Bay Power Products Inc	13309	Equipment	NOAA Lease Fund	Multiple	\$369.00
6/7/2024	Alsea Bay Power Products Inc	13309	Repairs and Maintenance	General Fund	South Beach	\$279.59
6/7/2024	Suburban Propane	13308	Propane	General Fund	Commercial Marina	\$250.14
6/7/2024	Steven Lutz	13307	Discounts and Refunds	General Fund	South Beach	\$215.31
6/7/2024	Steve Wilcomb	13306	Discounts and Refunds	General Fund	South Beach	\$312.28
6/7/2024	Spiro Landscapes Inc	13305	Contract and Support Services	General Fund	South Beach	\$1,050.00

Accounts Paid Report

Date	Vendor	Document	Description	Fund	Dept	Amount
6/7/2024	Spiro Landscapes Inc	13305	Contract and Support Services	NOAA Lease Fund	Multiple	\$495.00
6/7/2024	Pioneer Printing Inc	13304	Office Expense	General Fund	Administration	\$800.80
6/7/2024	Pioneer Printing Inc	13304	Office Expense	General Fund	Administration	\$213.70
6/7/2024	Orkin	13303	Contract and Support Services	General Fund	Administration	\$73.99
6/7/2024	Newport Rental Service	13302	Equipment	NOAA Lease Fund	Multiple	\$442.00
6/7/2024	Newport Ace Hardware Inc	13301	Repairs and Maintenance	General Fund	South Beach	\$227.30
6/7/2024	Michael Salazar	13300	Discounts and Refunds	General Fund	South Beach	\$1,239.79
6/7/2024	Integrity Data	13299	IT Hardware and Software	General Fund	Administration	\$823.00
6/7/2024	Alan Brown Tire Center	13298	Repairs and Maintenance	General Fund	International Terminal	\$20.00
6/7/2024	Alan Brown Tire Center	13298	Garnishment Withholdings Payable	General Fund	International Terminal	\$355.51
6/8/2024	DE LAGE LANDEN **AUTOPOST**	PPI04514	50369481_2-South Beach	General Fund	South Beach	\$327.88
6/8/2024	DE LAGE LANDEN **AUTOPOST**	PPI04514	50369481_1-Admin	General Fund	Administration	\$327.87
6/12/2024	PERS-Autopay	PPI04556	Retirement Payable- Pension	General Fund	Administration	\$30,228.93
6/12/2024	PERS-Autopay	PPI04555	Retirement Payable - IAP	General Fund	Administration	\$8,809.14
6/12/2024	Central Lincoln PUD**AUTOPOST**	PPI04541	Electricity - 302612074	General Fund	Administration	\$364.27
6/13/2024	First Interstate Bank MC **AUTOPOST**	PPI04675	Credit Cards Payable	General Fund	Administration	\$930.93
6/13/2024	First Interstate Bank MC **AUTOPOST**	PPI04674	Credit Cards Payable	General Fund	Administration	\$1,167.10
6/13/2024	First Interstate Bank MC **AUTOPOST**	PPI04673	Credit Cards Payable	General Fund	Administration	\$546.26
6/13/2024	First Interstate Bank MC **AUTOPOST**	PPI04672	Credit Cards Payable	General Fund	Administration	\$351.71
6/13/2024	First Interstate Bank MC **AUTOPOST**	PPI04671	Credit Cards Payable	General Fund	Administration	\$71.38
6/13/2024	First Interstate Bank MC **AUTOPOST**	PPI04670	Credit Cards Payable	General Fund	Administration	\$461.58
6/14/2024	James Baumgarten	13345	Discounts and Refunds	General Fund	South Beach	\$3,609.26
6/14/2024	Englund Marine Supply Co Inc	13344	Operating Supplies	General Fund	International Terminal	\$4.24
6/14/2024	Englund Marine Supply Co Inc	13344	Operating Supplies	General Fund	International Terminal	\$12.72
6/14/2024	Country Media Inc	13343	Advertising and Promotion	General Fund	Administration	\$76.97
6/14/2024	Country Media Inc	13343	Advertising and Promotion	General Fund	Administration	\$76.97
6/14/2024	Civil West Engineering Services, Inc	13342	Contract and Support Services	General Fund	South Beach	\$2,565.50
6/14/2024	Builders FirstSource Inc	13341	Repairs and Maintenance	General Fund	South Beach	\$57.54
6/14/2024	Bay Area Enterprises Inc	13340	SB	General Fund	South Beach	\$10,123.86
6/14/2024	Bay Area Enterprises Inc	13340	Admin	General Fund	Administration	\$897.05
6/14/2024	Bay Area Enterprises Inc	13340	NIT	General Fund	International Terminal	\$897.05
6/14/2024	Bay Area Enterprises Inc	13340	CM	General Fund	Commercial Marina	\$897.05
6/14/2024	Bay Area Enterprises Inc	13340	SB	General Fund	South Beach	\$897.03
6/14/2024	Bay Area Enterprises Inc	13340	Admin	General Fund	Administration	\$79.49
6/14/2024	Bay Area Enterprises Inc	13340	NIT	General Fund	International Terminal	\$79.49
6/14/2024	Bay Area Enterprises Inc	13340	CM	General Fund	Commercial Marina	\$79.49
6/14/2024	Bay Area Enterprises Inc	13340	SB	General Fund	South Beach	\$897.04
6/14/2024	Bay Area Enterprises Inc	13340	Admin	General Fund	Administration	\$79.49
6/14/2024	Bay Area Enterprises Inc	13340	NIT	General Fund	International Terminal	\$79.49

Accounts Paid Report

Date	Vendor	Document	Description	Fund	Dept	Amount
6/14/2024	Bay Area Enterprises Inc	13340	CM	General Fund	Commercial Marina	\$79.49
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$9.98
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$5.59
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$7.18
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$22.36
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$18.36
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$3.06
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$15.98
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$7.59
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$13.99
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$233.82
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$60.96
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$46.94
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$39.26
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$3.35
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$17.49
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$143.95
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$7.39
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$2.89
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$7.39
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$7.59
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$10.19
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$6.59
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$7.39
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$6.59
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$26.97
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$10.79
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$14.98
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$43.98
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$39.69
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$27.19
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$9.99
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$99.99
6/14/2024	Barrelhead Supply Inc	13339	Repairs and Maintenance	General Fund	South Beach	\$16.99
6/14/2024	Wilson Northwest Const. LLC	13338	Contract and Support Services	General Fund	Commercial Marina	\$3,737.00
6/14/2024	Wilson Northwest Const. LLC	13338	Contract and Support Services	General Fund	South Beach	\$6,202.00
6/14/2024	Walter Chuck	13337	Travel & Per Diem	General Fund	Administration	\$1,287.13
6/14/2024	TWGW Inc NAPA Auto Parts	13336	Operating Supplies	General Fund	International Terminal	\$13.99
6/14/2024	TWGW Inc NAPA Auto Parts	13336	Operating Supplies	General Fund	International Terminal	\$10.98
6/14/2024	TWGW Inc NAPA Auto Parts	13336	Operating Supplies	General Fund	International Terminal	\$11.99
6/14/2024	TWGW Inc NAPA Auto Parts	13336	Operating Supplies	General Fund	International Terminal	\$16.17
6/14/2024	Thompson's Sanitary Service Inc	13335	Trash/Garbage 70% of large trash activity (Compact)	General Fund	South Beach	\$8,008.80
6/14/2024	Thompson's Sanitary Service Inc	13335	Trash/Garbage 20% of large trash activity (Compact)	General Fund	Commercial Marina	\$2,002.20

Accounts Paid Report

Date	Vendor	Document	Description	Fund	Dept	Amount
6/14/2024	Thompson's Sanitary Service Inc	13335	Trash/Garbage	General Fund	Commercial Marina	\$2,623.98
6/14/2024	State Industrial Products dba	13334	Operating Supplies	General Fund	Commercial Marina	\$198.22
6/14/2024	Simply Design Studios	13333	Office Expense	General Fund	South Beach	\$250.00
6/14/2024	Simply Design Studios	13333	Office Expense	General Fund	Commercial Marina	\$250.00
6/14/2024	Runions Construction LLC	13332	Repairs and Maintenance	General Fund	South Beach	\$4,000.00
6/14/2024	Runions Construction LLC	13332	Repairs and Maintenance	General Fund	Commercial Marina	\$2,000.00
6/14/2024	Quadient Finance USA Inc	13331	Office Expense	General Fund	Administration	-\$259.25
6/14/2024	Quadient Finance USA Inc	13331	Office Expense	General Fund	Administration	\$400.00
6/14/2024	Astound CoastCom By Wave	13330	Electricity	General Fund	South Beach	\$1,032.73
6/14/2024	Astound CoastCom By Wave	13330	Electricity	General Fund	Administration	\$960.00
6/14/2024	Pioneer Connect	13329	159375	NOAA Lease Fund	Multiple	\$138.11
6/14/2024	Pioneer Connect	13329	115083	General Fund	South Beach	\$83.56
6/14/2024	Pioneer Connect	13329	113823-SB Office Phone	General Fund	South Beach	\$182.82
6/14/2024	petty cash	13328	Memorial Weekend Donuts for Guests	General Fund	South Beach	\$101.07
6/14/2024	petty cash	13328	Customer left change	General Fund	South Beach	-\$0.58
6/14/2024	petty cash	13328	Oriental Trading - Easter	General Fund	South Beach	\$54.39
6/14/2024	petty cash	13328	Seafood & Wine Decorations	General Fund	South Beach	\$12.98
6/14/2024	petty cash	13328	Customer left change	General Fund	South Beach	-\$0.04
6/14/2024	petty cash	13328	Soda Machine Refund	General Fund	South Beach	\$2.25
6/14/2024	petty cash	13328	Refund - Dryer out of Service	General Fund	South Beach	\$2.50
6/14/2024	petty cash	13328	Book of Stamps	General Fund	South Beach	\$13.20
6/14/2024	petty cash	13328	Bath & Body Fragrance for Office	General Fund	South Beach	\$20.94
6/14/2024	petty cash	13328	Soda Machine Refund	General Fund	South Beach	\$1.75
6/14/2024	petty cash	13328	Fre-Meye xmas Decorations	General Fund	South Beach	\$34.26
6/14/2024	petty cash	13328	Walmart xmas Decorations	General Fund	South Beach	\$32.73
6/14/2024	PBS Engineering and Environmental Inc.	13327	Capital Outlay - Land Improvements	General Fund	Unallocated	\$13,849.80
6/14/2024	Pacific Northwest Waterways Assoc.	13326	Training and Education	General Fund	Administration	\$55.00
6/14/2024	Pacific Northwest Waterways Assoc.	13326	Training and Education	General Fund	Administration	\$470.00
6/14/2024	Pacific Coast Lock & Safe LLC	13325	Repairs and Maintenance	General Fund	South Beach	\$644.00
6/14/2024	Newport Rental Service	13324	Repairs and Maintenance	General Fund	International Terminal	\$49.99
6/14/2024	Newport Gutter Cleaning	13323	Contract and Support Services	General Fund	South Beach	\$1,033.00
6/14/2024	MacPherson, Gintner & Diaz	13322	Professional Services	General Fund	Administration	\$4,456.25
6/14/2024	LT Pacific LLC	13321	Discounts and Refunds	General Fund	Commercial Marina	\$1,286.70
6/14/2024	Kern & Thompson LLC	13320	Professional Services	General Fund	Administration	\$9,000.00
6/14/2024	Amazon Capital Services Inc	13319	Equipment	NOAA Lease Fund	Multiple	-\$2.89
6/14/2024	Amazon Capital Services Inc	13319	Equipment	NOAA Lease Fund	Multiple	\$151.98
6/14/2024	Amazon Capital Services Inc	13319	Equipment	NOAA Lease Fund	Multiple	\$74.99
6/14/2024	Amazon Capital Services Inc	13319	Equipment	NOAA Lease Fund	Multiple	\$34.12
6/14/2024	Amazon Capital Services Inc	13319	Equipment	NOAA Lease Fund	Multiple	\$41.30
6/14/2024	Amazon Capital Services Inc	13319	Equipment	NOAA Lease Fund	Multiple	\$47.99
6/14/2024	Amazon Capital Services Inc	13319	Repairs and Maintenance	NOAA Lease Fund	Multiple	\$659.90
6/14/2024	Amazon Capital Services Inc	13319	Repairs and Maintenance	General Fund	South Beach	\$116.99
6/14/2024	Amazon Capital Services Inc	13319	Repairs and Maintenance	General Fund	South Beach	\$386.97

Accounts Paid Report

Date	Vendor	Document	Description	Fund	Dept	Amount
6/14/2024	Amazon Capital Services Inc	13319	Repairs and Maintenance	General Fund	South Beach	\$31.39
6/14/2024	Amazon Capital Services Inc	13319	Repairs and Maintenance	General Fund	South Beach	\$27.98
6/14/2024	Amazon Capital Services Inc	13319	Repairs and Maintenance	General Fund	South Beach	\$38.99
6/14/2024	Amazon Capital Services Inc	13319	Repairs and Maintenance	General Fund	South Beach	\$19.99
6/14/2024	Amazon Capital Services Inc	13319	Repairs and Maintenance	General Fund	South Beach	\$7.99
6/14/2024	Amazon Capital Services Inc	13319	Repairs and Maintenance	General Fund	South Beach	\$16.49
6/14/2024	Amazon Capital Services Inc	13319	Repairs and Maintenance	General Fund	South Beach	\$175.98
6/17/2024	First Interstate Bank Loan**AUTOPOST**	PPI04601	Debt Service - Interest	General Fund	Unallocated	\$148.68
6/17/2024	First Interstate Bank Loan**AUTOPOST**	PPI04601	Debt Service - Principal	General Fund	Unallocated	\$4,956.63
6/20/2024	Asure - ***AUTOPOST***	PPI04563	Payroll taxes - PPE	General Fund	Multiple	\$26,421.65
6/20/2024	VOYA-Autopay	PPI04562	Benefits Payable	General Fund	Administration	\$1,130.00
6/20/2024	VOYA-Autopay	PPI04561	Benefits Payable	General Fund	Administration	\$50.00
6/21/2024	Washington State Support Registry **AUTOPOST*	PPI04560	Garnishment Withholdings Payable	General Fund	International Terminal	\$408.50
6/24/2024	MASA	13371	10065 - WB/2660786	General Fund	Commercial Marina	\$14.00
6/24/2024	MASA	13371	10061 - SS/2579315	General Fund	South Beach	\$14.00
6/24/2024	MASA	13371	10044 - DW/2252902	General Fund	International Terminal	\$14.00
6/24/2024	MASA	13371	10031 - ST/2463165	General Fund	South Beach	\$14.00
6/24/2024	MASA	13371	10025 - WS/2221583	General Fund	South Beach	\$14.00
6/24/2024	MASA	13371	10021 - DM/2495837	General Fund	International Terminal	\$14.00
6/24/2024	MASA	13371	10048 - BR/2329895	General Fund	South Beach	\$14.00
6/24/2024	MASA	13371	10036 - RM/2220087	General Fund	Commercial Marina	\$14.00
6/24/2024	MASA	13371	10045 - EL/2257962	General Fund	Commercial Marina	\$14.00
6/24/2024	MASA	13371	10013 - MH/2220034	General Fund	Administration	\$14.00
6/24/2024	MASA	13371	10060 - ED/2543931	General Fund	Commercial Marina	\$39.00
6/24/2024	MASA	13371	10005 - MB/2465189	General Fund	Administration	\$39.00
6/24/2024	MASA	13371	10064 - TJ/2659672	General Fund	South Beach	\$39.00
6/24/2024	KOPIS	13370	21-10-100-02	General Fund	Administration	\$200.00
6/24/2024	Jasun Salvato	13369	Discounts and Refunds	General Fund	Commercial Marina	\$50.00
6/24/2024	Heather Szekely	13368	Moorage Cancellation B84 6.12.24	General Fund	South Beach	\$770.15
6/24/2024	Dan Storey	13367	Cancelled Stay for 6.14-17 2024	General Fund	South Beach	\$434.72
6/24/2024	City of Newport Room Tax	13366	Accrued Lodging Taxes	General Fund	Multiple	\$7,736.32
6/24/2024	Carver Inc	13365	Fuel	General Fund	Commercial Marina	\$292.84
6/24/2024	Wiggins Hauling Works	13364	Repairs and Maintenance	General Fund	International Terminal	\$3,390.00
6/24/2024	Western States Electrical Const Inc	13363	Replace motion sensor switched for lights w/ regula	General Fund	Administration	\$473.00
6/24/2024	Valley Fire Control Inc	13362	Contract and Support Services	General Fund	Commercial Marina	\$659.00
6/24/2024	Valley Fire Control Inc	13362	Contract and Support Services	General Fund	International Terminal	\$573.00
6/24/2024	Tyler Kuhn	13361	Discounts and Refunds - Returned Bathroom Key	General Fund	Commercial Marina	\$50.00
6/24/2024	ToyotaLift Northwest Inc	13360	Repairs and Maintenance	General Fund	Commercial Marina	\$199.87
6/24/2024	Bergerson Construction Inc	13359	Capital Outlay - Land Improvements	General Fund	South Beach	\$875,072.82
6/24/2024	T & L Chemical Toilet Service LLC	13358	Contract and Support Services	General Fund	South Beach	\$85.00
6/24/2024	T & L Chemical Toilet Service LLC	13358	Contract and Support Services	General Fund	International Terminal	\$85.00
6/24/2024	T & L Chemical Toilet Service LLC	13358	Contract and Support Services	General Fund	South Beach	\$85.00
6/24/2024	T & L Chemical Toilet Service LLC	13358	Contract and Support Services	General Fund	South Beach	\$85.00



Accounts Paid Report

Date	Vendor	Document	Description	Fund	Dept	Amount
6/24/2024	T & L Chemical Toilet Service LLC	13358	Contract and Support Services	General Fund	Commercial Marina	\$660.00
6/24/2024	Summit Public Relations Strat LLC	13357	Professional Services	General Fund	Administration	\$1,593.75
6/24/2024	Staples Advantage	13356	Office Expense	General Fund	Administration	\$77.14
6/24/2024	Staples Advantage	13356	Office Expense	General Fund	Administration	\$6.85
6/24/2024	Special Districts Insurance Services	13355	Compensated Absence Expense	NOAA Lease Fund	Multiple	\$2,034.00
6/24/2024	Special Districts Insurance Services	13355	Compensated Absence Expense	General Fund	International Terminal	\$3,056.00
6/24/2024	Special Districts Insurance Services	13355	Compensated Absence Expense	General Fund	South Beach	\$8,149.00
6/24/2024	Special Districts Insurance Services	13355	Compensated Absence Expense	General Fund	Commercial Marina	\$7,134.00
6/24/2024	Special Districts Insurance Services	13355	Compensated Absence Expense	General Fund	Administration	\$6,173.00
6/24/2024	Sierra Springs	13354	Operating Supplies- Water	General Fund	Commercial Marina	\$82.63
6/24/2024	Sierra Springs	13354	Operating Supplies-Water	General Fund	South Beach	\$53.75
6/24/2024	Runions Construction LLC	13353	Repairs and Maintenance	General Fund	South Beach	\$1,500.00
6/24/2024	Port's Contracting, LLC	13352	Repairs and Maintenance	General Fund	South Beach	\$700.00
6/24/2024	Platt Electric Supply Inc	13351	Repairs and Maintenance	General Fund	International Terminal	\$13.66
6/24/2024	Platt Electric Supply Inc	13351	Repairs and Maintenance	General Fund	International Terminal	\$3.30
6/24/2024	Platt Electric Supply Inc	13351	Repairs and Maintenance	General Fund	International Terminal	\$11.40
6/24/2024	Pacific Source Administrators Inc	13350	Health, Dental and Life Insurance	General Fund	Administration	\$66.66
6/24/2024	Pacific Source Administrators Inc	13350	ED (0005720633)	General Fund	Administration	\$99.99
6/24/2024	Pacific Source Administrators Inc	13350	Flat Monthly Fee	General Fund	Administration	\$85.04
6/24/2024	Pacific Source Administrators Inc	13350	PM (0002663414)	General Fund	Administration	\$381.24
6/24/2024	Pacific Source Administrators Inc	13350	DD (0001767159)	General Fund	Administration	\$135.00
6/24/2024	Pacific Source Administrators Inc	13350	MB (0001767155)	General Fund	Administration	\$109.38
6/24/2024	Orrco	13349	Utility	General Fund	Commercial Marina	\$1,295.00
6/24/2024	Amazon Capital Services Inc	13348	Repairs and Maintenance	General Fund	South Beach	\$21.99
6/24/2024	Amazon Capital Services Inc	13348	Repairs and Maintenance	General Fund	South Beach	\$29.99
6/26/2024	Direct TV**AUTOPOST**	PPI04627	Electricity DirectTV	General Fund	South Beach	\$813.10
6/27/2024	PERS-Autopay	PPI04618	Retirement Payable	General Fund	Administration	\$20,601.68
6/28/2024	Ground FX Landscape Management LLC	13397	Contract and Support Services	General Fund	Commercial Marina	\$369.00
6/28/2024	Garage Door Sales	13396	Repairs and Maintenance	General Fund	South Beach	\$180.00
6/28/2024	Englund Marine Supply Co Inc	13395	Operating Supplies	General Fund	South Beach	\$116.45
6/28/2024	Englund Marine Supply Co Inc	13395	Operating Supplies	General Fund	South Beach	\$84.96
6/28/2024	Englund Marine Supply Co Inc	13395	Operating Supplies	General Fund	South Beach	\$150.12
6/28/2024	Englund Marine Supply Co Inc	13395	Repairs and Maintenance	General Fund	International Terminal	\$27.85
6/28/2024	Englund Marine Supply Co Inc	13395	Repairs and Maintenance	General Fund	International Terminal	\$1.39
6/28/2024	Englund Marine Supply Co Inc	13395	Repairs and Maintenance	General Fund	International Terminal	\$70.22
6/28/2024	Coastal Refrigeration Heating & AC LLC	13394	Repairs and Maintenance	NOAA Lease Fund	Multiple	\$180.00
6/28/2024	Coastal Refrigeration Heating & AC LLC	13394	Repairs and Maintenance	NOAA Lease Fund	Multiple	\$985.27
6/28/2024	Coastal Refrigeration Heating & AC LLC	13394	Repairs and Maintenance	NOAA Lease Fund	Multiple	\$5,119.00
6/28/2024	Coastal Paper & Supply Inc	13393	Operating Supplies	General Fund	South Beach	\$3,224.32
6/28/2024	Barrelhead Supply Inc	13392	Repairs and Maintenance	General Fund	South Beach	\$9.99
6/28/2024	Barrelhead Supply Inc	13392	Repairs and Maintenance	General Fund	South Beach	\$3.96
6/28/2024	Barrelhead Supply Inc	13392	Repairs and Maintenance	General Fund	South Beach	\$6.36
6/28/2024	Barrelhead Supply Inc	13392	Repairs and Maintenance	General Fund	South Beach	\$12.00

Accounts Paid Report

Date	Vendor	Document	Description	Fund	Dept	Amount
6/28/2024	Barrelhead Supply Inc	13392	Repairs and Maintenance	General Fund	South Beach	\$9.56
6/28/2024	Barrelhead Supply Inc	13392	Repairs and Maintenance	General Fund	South Beach	\$21.48
6/28/2024	Associated Cleaning Services Inc	13391	Professional Services	NOAA Lease Fund	Multiple	\$1,507.00
6/28/2024	Rondys Inc dba Yaquina Industrial Park	13390	Lease Expense	General Fund	International Terminal	\$2,000.00
6/28/2024	Yaquina Boat Equipment Inc	13389	Repairs and Maintenance	General Fund	South Beach	\$191.32
6/28/2024	Westech Rigging Supply	13388	Repairs and Maintenance	General Fund	Commercial Marina	\$4,787.70
6/28/2024	Verizon Wireless	13387	SB Lines	General Fund	South Beach	\$81.85
6/28/2024	Verizon Wireless	13387	NOAA Lines	NOAA Lease Fund	Multiple	\$64.87
6/28/2024	Verizon Wireless	13387	NIT Line	General Fund	International Terminal	\$33.96
6/28/2024	Verizon Wireless	13387	CM Lines	General Fund	Commercial Marina	\$65.04
6/28/2024	Verizon Wireless	13387	Admin Lines	General Fund	Administration	\$188.39
6/28/2024	Unum Life Insurance Company of America	13386	Unum Life Insurance	General Fund	Administration	\$425.10
6/28/2024	TWGW Inc NAPA Auto Parts	13385	Repairs and Maintenance	General Fund	Commercial Marina	\$9.38
6/28/2024	ToyotaLift Northwest Inc	13384	Repairs and Maintenance	General Fund	Commercial Marina	\$174.87
6/28/2024	Amazon Capital Services Inc	13383	Wire Center Flag Pole Rope 5/16" x 65'	General Fund	Commercial Marina	\$39.00
6/28/2024	Amazon Capital Services Inc	13383	Office Expense	General Fund	International Terminal	\$142.19
6/28/2024	Amazon Capital Services Inc	13383	Repairs and Maintenance	General Fund	International Terminal	\$45.81
6/28/2024	Amazon Capital Services Inc	13383	Repairs and Maintenance	General Fund	International Terminal	\$99.97
6/28/2024	Amazon Capital Services Inc	13383	Equipment	NOAA Lease Fund	Multiple	\$39.96
6/28/2024	Amazon Capital Services Inc	13383	Equipment	NOAA Lease Fund	Multiple	\$259.96
6/28/2024	Amazon Capital Services Inc	13383	Operating Supplies	NOAA Lease Fund	Multiple	\$107.27
6/28/2024	Amazon Capital Services Inc	13383	Operating Supplies	General Fund	Administration	-\$3.00
6/28/2024	Amazon Capital Services Inc	13383	Operating Supplies	General Fund	Administration	\$24.96
6/28/2024	Amazon Capital Services Inc	13383	IT Hardware and Software	General Fund	Administration	\$202.59
6/28/2024	Amazon Capital Services Inc	13383	Repairs and Maintenance	General Fund	South Beach	\$13.99
6/28/2024	Amazon Capital Services Inc	13383	Repairs and Maintenance	General Fund	South Beach	\$7.99
6/28/2024	Amazon Capital Services Inc	13383	Repairs and Maintenance	General Fund	South Beach	\$292.62
6/28/2024	Amazon Capital Services Inc	13383	Repairs and Maintenance	General Fund	South Beach	\$30.36
6/28/2024	Amazon Capital Services Inc	13383	Repairs and Maintenance	General Fund	South Beach	\$15.99
6/28/2024	Amazon Capital Services Inc	13383	Repairs and Maintenance	General Fund	South Beach	\$73.98
6/28/2024	Amazon Capital Services Inc	13383	Repairs and Maintenance	General Fund	South Beach	\$81.99
6/28/2024	Suburban Propane	13382	Propane	General Fund	Commercial Marina	\$191.33
6/28/2024	Streamline	13381	Electricity	General Fund	Administration	\$535.00
6/28/2024	Staples Advantage	13380	Office Expense	General Fund	International Terminal	\$29.50
6/28/2024	Staples Advantage	13380	Office Expense	General Fund	Commercial Marina	\$43.85
6/28/2024	Staples Advantage	13380	Office Expense	General Fund	Administration	\$43.85
6/28/2024	Service Lighting & Electrical Supplies	13379	Operating Supplies	NOAA Lease Fund	Multiple	\$147.91
6/28/2024	Service Lighting & Electrical Supplies	13379	Operating Supplies	NOAA Lease Fund	Multiple	\$550.40
6/28/2024	Pye-Barker	13378	Professional Services	NOAA Lease Fund	Multiple	\$930.00
6/28/2024	Pacific Source Administrators Inc	13377	Benefits Payable	General Fund	Administration	\$223.57
6/28/2024	Pacific Source Administrators Inc	13377	Health, Dental and Life Insurance Renewal Fee's	General Fund	Administration	\$285.00
6/28/2024	Orkin	13376	Contract and Support Services	General Fund	Administration	\$73.99
6/28/2024	NW Natural	13375	Natural Gas	General Fund	South Beach	\$139.85

Accounts Paid Report

Date	Vendor	Document	Description	Fund	Dept	Amount
6/28/2024	NW Natural	13375	Natural Gas	General Fund	South Beach	\$116.71
6/28/2024	Newport Fishermen's Wives	13374	Advertising and Promotion- Blessing of the Fleet	General Fund	Administration	\$500.00
6/28/2024	IconiPro Security Alarms Inc	13373	Contract and Support Services	General Fund	International Terminal	-\$16.18
6/28/2024	IconiPro Security Alarms Inc	13373	Contract and Support Services	NOAA Lease Fund	Multiple	\$88.56
6/28/2024	IconiPro Security Alarms Inc	13373	Contract and Support Services	General Fund	International Terminal	\$135.33
6/28/2024	Ace Hardware - LC, Newberg, Olympia	13372	Equipment	General Fund	International Terminal	\$12.99
6/28/2024	Ace Hardware - LC, Newberg, Olympia	13372	Equipment	General Fund	International Terminal	\$19.99
6/28/2024	Ace Hardware - LC, Newberg, Olympia	13372	Operating Supplies	General Fund	International Terminal	\$12.99
6/28/2024	Ace Hardware - LC, Newberg, Olympia	13372	Operating Supplies	General Fund	International Terminal	\$6.99
6/28/2024	Ace Hardware - LC, Newberg, Olympia	13372	Operating Supplies	General Fund	International Terminal	\$54.99
6/30/2024	OR Dept of Revenue TLT** Autodraft	PPI04752	Accrued Lodging Taxes	General Fund	Unallocated	\$3,376.99
6/30/2024	Direct TV**AUTOPOST**	PPI04749	Electricity	General Fund	South Beach	\$449.80
6/30/2024	Windcave - AutoPay	PPI04681	Fees	General Fund	South Beach	\$90.00
6/30/2024	Windcave - AutoPay	PPI04681	Fees	General Fund	Commercial Marina	\$85.00
6/30/2024	City of Newport Water**AUTOPOST**	PPI04660	Water	General Fund	Commercial Marina	\$1,918.27
6/30/2024	City of Newport Water**AUTOPOST**	PPI04659	Water	General Fund	International Terminal	\$152.99
6/30/2024	City of Newport Water**AUTOPOST**	PPI04658	Water	General Fund	South Beach	\$322.75
6/30/2024	City of Newport Water**AUTOPOST**	PPI04657	Water	General Fund	South Beach	\$324.33
6/30/2024	City of Newport Water**AUTOPOST**	PPI04656	Water	General Fund	South Beach	\$2,289.79
6/30/2024	City of Newport Water**AUTOPOST**	PPI04655	Water	General Fund	South Beach	\$575.53
6/30/2024	City of Newport Water**AUTOPOST**	PPI04654	Water	General Fund	South Beach	\$188.11
6/30/2024	City of Newport Water**AUTOPOST**	PPI04653	Water	General Fund	International Terminal	\$1,120.72
6/30/2024	City of Newport Water**AUTOPOST**	PPI04652	Water	General Fund	South Beach	\$1,625.02
6/30/2024	City of Newport Water**AUTOPOST**	PPI04651	Water	General Fund	Commercial Marina	\$334.34
6/30/2024	City of Newport Water**AUTOPOST**	PPI04650	Water	General Fund	Commercial Marina	\$1,060.62
6/30/2024	City of Newport Water**AUTOPOST**	PPI04649	Water	General Fund	Commercial Marina	\$1,294.76
6/30/2024	City of Newport Water**AUTOPOST**	PPI04648	Water	General Fund	South Beach	\$205.59
6/30/2024	City of Newport Water**AUTOPOST**	PPI04647	Water	General Fund	South Beach	\$79.58
6/30/2024	City of Newport Water**AUTOPOST**	PPI04646	Water	General Fund	South Beach	\$497.69
6/30/2024	City of Newport Water**AUTOPOST**	PPI04645	Water	General Fund	South Beach	\$613.25
6/30/2024	City of Newport Water**AUTOPOST**	PPI04644	Water	General Fund	South Beach	\$1,500.35
6/30/2024	City of Newport Water**AUTOPOST**	PPI04643	Water	General Fund	South Beach	\$478.23
6/30/2024	City of Newport Water**AUTOPOST**	PPI04642	Water	General Fund	South Beach	\$118.50
6/30/2024	City of Newport Water**AUTOPOST**	PPI04641	Water	General Fund	Commercial Marina	\$117.14
6/30/2024	City of Newport Water**AUTOPOST**	PPI04640	Water	General Fund	Commercial Marina	\$47.42
6/30/2024	City of Newport Water**AUTOPOST**	PPI04639	Water	General Fund	South Beach	\$440.42
6/30/2024	Carson Oil Co Inc **AUTOPOST**	PPI04629	Fuel- DMoon Ford Ranger E274498	General Fund	International Terminal	\$180.03
6/30/2024	Carson Oil Co Inc **AUTOPOST**	PPI04629	Fuel - ABretz Ford Edge 985GNX	General Fund	Administration	\$37.19
1/0/1900		0		0	0 Multiple	\$0.00
1/0/1900		0		0	0 Multiple	\$0.00
1/0/1900		0		0	0 Multiple	\$0.00
1/0/1900		0		0	0 Multiple	\$0.00
1/0/1900		0		0	0 Multiple	\$0.00



**OLD BUSINESS ITEM**

DATE: July 23, 2024  
 RE: CFUG Membership  
 TO: Port of Newport Board of Commissioners  
 ISSUED BY: Heather Mann, MWTP

		Alternate
Port Dock 7 Moorage		
Port Dock 5 Moorage	Mike Pettis	
Commercial Fish Buyer	John Moody*	Jonathan Gonzales*
Limited Entry Seller	Cari Brandburg	
Midwater Trawler	Heather Mann	Mark Cooper
Crabber	Gary Ripka**	John Wagner*
Shrimper	Corey Rock*	John Holt**
Tuna / Salmon	Roy Hale*	
Fixed Gear	Bob Eder	
Industry Support	Dean Fleck*	
Distant Water	Jim Seavers	Doug Ison*

\*New Appointee

\*\*Move positions

**RECOMMENDATION**

I move to appoint member John Moody, member Corey Rock, member Roy Hale, member Dean Fleck, alternate Jonathan Gonzales, alternate John Wagner, and alternate Doug Ison to terms expiring in 2028.

I move to reappoint Gary Ripka as a member and John Holt as an alternate to terms expiring in 2029.



## **OLD BUSINESS ITEM**

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**DATE:** *July 23, 2024*  
**RE:** *Review of ILWU Local 53 Lines Agreement*  
**TO:** *Port of Newport Board of Commissioners*  
**ISSUED BY:** *Paula J. Miranda, Executive Director*

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### **BACKGROUND**

Our Lines Agreement with the ILWU Local 53 requires an annual review by the Commission. Last month I asked to table the discussion with hopes that I would be able to bring any changes requested by the ILWU to July's meeting.

Unfortunately, changes requested did not arrive in time to make into this meeting. We are still discussing some of the changes, which also got to be approved by the Stevedoring according to our agreement with Pasha.

### **RECOMMENDATION**

I recommend the Commission once again table the review of the Lines Agreement until August's Commission.

## LINES AGREEMENT

### NEWPORT INTERNATIONAL TERMINAL

#### Preamble

The purpose of this agreement is to recognize the existing procedures in the use of the International Longshoremen's and Warehousemen Union to provide line handlers for the tying up and letting go certain classes of vessels. In addition, this document, while not precluding the use of ILWU members, will remark on certain classes of vessels, mainly government or militarily crewed, that have historically made arrangements for their own linesmen.

Further, this agreement will spell out manning and pay scales that will cover the use of ILWU linesmen under all foreseeable circumstances.

It is further noted that this agreement shall be reviewed annually by both the Port of Newport Commission and ILWU Local 53 members.

#### Manning

**Tie-up:** Manning shall consist of six men.

**Let-go:** Manning shall consist of six men.

Nothing in this manning agreement will preclude the use of less or additional linesmen to cover any special or difficult tie-ups. Additional linesmen shall be called for only after a meeting of the Lead Linesman and Terminal personnel, or, in the absence of Port personnel, it is the opinion of the Lead Linesman that a serious safety condition can be prevented by the addition of additional men.

It is acknowledged by both parties that on occasion casual Longshoremen will be used to fill out the manning requirements. These men will be paid and treated as specified under the existing ILWU-PMA contract.

#### Shifting

When vessel is shifted less than its overall length, four men shall be used. When vessel is shifted more than its length, six men shall be used. When a vessel of less than 300 feet is shifted, the manning shall be two and four in the above circumstances.

#### Pay Scales

Longshoremen (line handlers) will be paid a minimum of two hours each, at straight or overtime rates as they relate to the PMA-ILWU contract. Extended line handling time in excess of two hours will be paid in 30-minute increments.

### Lead Linesmen

In all line handling operations, one linesman shall be designated Lead Linesman and paid at foreman's wage scale.

### Lead Linesman's Duties

Lead Linesman will be responsible for the assignment of men fore and aft. Releasing linesmen after confirming with a deck officer or pilot that no more lines will be used. Making out a time slip with all linesmen's names and numbers, along with a notation of time finished with linesmen.

It shall also be the duty of Lead Linesman to affirm by conversation with the vessel captain or agent a standby or comeback order in case of delayed sailing.

When casuals are used as part of the manning compliment, the Lead Linesman shall, where possible, make sure a registered Longshoreman is assigned to both fore and aft groups, where they can provide professional guidance to the casuals, reducing the chances of injury and confusion.

A selection method for determining Lead Linesman status will be left to the ILWU Local No. 53.

### Covered Vessels

All cargo vessels, whether working cargo or not, will be covered by this agreement; all military vessels in excess of 250 feet that are manned by civilian crews; all ocean fish processors in excess of 200 feet, and any fish processor, regardless of length, which is loading or discharging cargo; Navy, Army and Coast Guard vessels. In the case of American flag ocean processors, it is acknowledged that these vessels, because of multiple thrusters, have negotiated reduced manning at several Northwest ports; and that the Newport International Terminal, along with Local No. 53, may or may not choose to agree to special manning for these vessels.

### Exempted Vessels

**Navy and Coast Guard Vessels:** While the Port and the ILWU shall offer the services of ILWU linesmen, it is hereby acknowledged that Navy, Coast Guard and Army vessels have traditionally provided their own linesmen. If military lines assistance is not available, ILWU personnel will be assigned.

**Dredges:** It is also acknowledged that both Corps of Engineers and civilian dredges have historically provided their own tie-up crews.

**Barges:** Large ocean barges have usually been exempted in the use of ILWU linesmen. The Port and Local No. 53 agree that this exemption is not automatic but may be agreed upon when it is decided that a waiver is in the best interests of all parties.

**Fishing Vessels:** All fishing vessels are exempt from linesmen requirements.

**Dispatch**

Lines requirements will be notified by 4:00 p.m. on the previous day and one hour before call out. If sudden arrivals or diversions make the above impossible, Longshoremen will be called through a dispatcher or any local Longshoreman acting as a dispatcher. A two-hour overtime call out will be paid for this work.

It is agreed that this document covers the use of linesmen at the Port of Newport's Ocean Shipping Terminal only. Any or all parts of this document shall be void if found in conflict with any State or Federal laws.


Acknowledged:

  
\_\_\_\_\_  
Vice-President, Port of Newport

  
\_\_\_\_\_  
President, ILWU Local 53

  
\_\_\_\_\_  
Secretary, Port of Newport

  
\_\_\_\_\_  
Labor Relations Representative

  
\_\_\_\_\_  
Secretary

July 23, 1996  
Date

July 23, 1996  
Date







## **NEW BUSINESS ITEM**

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**DATE:** *July 23, 2024*  
**RE:** *Intergovernmental Agreement between Oregon Cascades  
West Council of Governments and the Port of Newport*  
**TO:** *Port of Newport Board of Commissioners*  
**ISSUED BY:** *Paula J. Miranda, Executive Director*

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### **BACKGROUND**

Every year we apply for several grants (local, state and federal). In the past we have acquired the services of a third party. During this past couple of years, we have applied and managed our grants internally. At times, those may come as a heavy burden for the staff. We probably will continue to apply for smaller grants without outside help. But at times when things are busy, we may look for outside assistance.

Oregon Cascades West Council of Governments (OCWCOG) is a partner of the Port who offers many different kinds of services, including grant writing and management of it.

The attached IGA will allow us to reach out to OCWCOG and request assistance without delay any grant application.

We haven't specifically budgeted for a grant writer this year, but our contingency will allow to get it done within the amount requested.

### **RECOMMENDATION**

I recommend "a motion to authorize the Executive Director to enter into the IGA with OCWCOG as attached, in an amount not to exceed \$15,000 during the term of the agreement."

**INTERGOVERNMENTAL AGREEMENT**  
**Between**  
**Port of Newport**  
**And**  
**Oregon Cascades West Council of Governments**  
**For**  
**Grant Services**

This Agreement is made and entered into upon execution by and between Port of Newport, a municipal corporation of the State of Oregon, hereinafter known as PORT, and Oregon Cascades West Council of Governments, hereinafter known as OCWCOG, Oregon 190.010 intergovernmental agencies.

**Recitals**

- A. The STATE permits units of local government agencies to enter into agreements for the performance of required duties or the exercise of permitted powers.
- B. PORT has the need of Grant Services.
- C. OCWCOG has staff with the proper credentials, licensing, and experience to provide such services.

THEREFORE, the parties to this intergovernmental agreement agree to the following terms and conditions:

**Agreement**

**SECTION 1. SCOPE OF SERVICES**

This agreement shall be for the purpose of providing grant-writing services to the PORT on an as-needed basis to address the demand grant writing, grant administration, and similar efforts. The activities and priorities that shall guide this grant work are described in the scope of work included as Exhibit A.

**SECTION 2. PORT RESPONSIBILITY**

- A. PORT will provide access to records and planning documents relevant to work requested.
- B. PORT shall prioritize and communicate grant activities to OCWCOG; provide direction as tasks are completed for any follow-up activities.
- C. PORT shall pay OCWCOG within thirty (30) days after receiving OCWCOG's quarterly invoice.

**SECTION 3. OCWCOG RESPONSIBILITY**

- A. OCWCOG will respond to PORT requests of grant services in a timely manner.

- B. OCWCOG will assist the Port Executive Director in identifying areas of need.
- C. OCWCOG shall track time spent on grant tasks and bill corresponding tasks with a brief description of the work accomplished.

#### **SECTION 4. PROVISIONS**

- A. Contract Period: This agreement shall be effective on August 1, 2024 and shall terminate on June 30, 2025, unless this agreement is hereafter modified in writing.
- B. Payment: OCWCOG will submit a quarterly invoice at the OCWCOG hourly rate as shown in ATTACHMENT A. Rates will be assessed and may be updated annually upon adoption of the OCWCOG Fiscal Year Budget. Compensation shall be paid for work completed at the loaded hourly rates.

Authorization by the PORT for additional work will be communicated in writing. Requests for services will be made to: Justin Peterson, Community and Economic Development Planner.

- C. Termination: This agreement may be terminated by either party. Suspension in whole or in part of this agreement by either party will require thirty (30) days written notice to the other party. In the event of termination, PORT shall compensate OCWCOG for all services provided through the date of termination.
- D. Assignability: This contract is for the exclusive benefits of the parties hereto. It shall not be assigned, transferred, or pledged by either party without the prior written consent of all the remaining parties.
- E. Status of Contractor: The Port and OCWCOG agree that OCWCOG is an independent contractor with respect to the services provided pursuant to this Agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto. The Port shall not be obligated to pay OCWCOG, and OCWCOG shall not be entitled to, any benefits accorded to Port employees by virtue of the services provided under this Agreement. The Port shall not be responsible for withholding or otherwise deducting federal income tax, social security, or any other tax, for contributing to the state industrial insurance program or otherwise assuming the duties of an employer with respect to OCWCOG.
- F. Discrimination: The parties agree to comply with all applicable federal, state, and local laws, rules, and regulations on nondiscrimination in employment because of race, color, ancestry, national origin, religion, sex, marital status, age, medical condition, disability, sexual orientation, gender identity or source of income.
- G. Indemnification: To the extent possible under the limits of the Oregon Tort Claims Act for local governments, PORT and OCWCOG shall hold each other harmless, indemnify and defend each other's officers, agents and employees from any and all liability, actions, claims, losses, damages or other costs that may be asserted by any person or entity arising

from, during, or in connection with the performance of the work described in this agreement, except liability arising out of the sole negligence of either party or its employees. Such indemnification shall also cover claims brought against either party under state or federal workers compensation laws. If any aspect of this indemnity shall be found to be illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this indemnification.

- H. Public Contracts: All parties shall comply with all federal, state and local laws, ordinances and regulations applicable to the work under this agreement, including, without limitation, the applicable provisions of ORS chapters 279A, B and C, particularly 279B.220-279B.235, as amended.
- I. Personal Identifying Information: OCWCOG agrees to safeguard personal identifying information in compliance with Oregon Revised Statutes ORS 646A.600, the Oregon Consumer Theft Protection Act and the Fair and Accurate Credit Transaction Act Provisions of the Federal Fair Credit Reporting Act. In the event of any inadvertent disclosure or release of information protected by any of these provisions, OCWCOG shall immediately notify PORT and shall hold harmless, defend, and indemnify PORT for any costs related to notification, mitigation or remediation required by the disclosure by PORT.
- J. Waiver: Waiver of any breach of any provision of this agreement by either party shall not operate as a waiver of any subsequent breach of this same or any other provision of this agreement.
- K. Dispute Resolution: Unless otherwise provided in this Agreement, all claims, counterclaims, disputes and other matters in questions between PORT and OCWCOG arising out of, or relating to this Agreement or the breach thereof will be first mediated by the parties through a certified mediator selected by the OCWCOG. If the parties cannot agree on mediation, any litigation related to this agreement in any way shall be filed in the Circuit Court in and for Linn County Oregon. In the event either party brings action to enforce the terms of this Agreement or to seek damages for its breach, or arising out of any dispute concerning the terms and conditions hereby created, the prevailing party shall be entitled to an award of its reasonable attorney fees, costs, and expenses, incurred therein, including such costs and fees as may be required on appeal.
- L. Workers Compensation: All employers, that employ subject workers, as defined in ORS 656.027, shall comply with ORS 656.017 and shall provide workers' compensation insurance coverage for those workers, unless they meet the requirement for an exemption under ORS 656.126(2). Recipient shall require and ensure that each of its subcontractors complies with these requirements.
- M. Severability: If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
- M. Amendments: Any amendment to this agreement shall be in writing and signed by

authorized representatives of both parties. There are no understanding, agreements, or representations, oral or written, regarding this agreement except as specified or referenced herein.

Signed:

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Ryan Vogt  
Executive Director  
Oregon Cascades West Council of Govts  
1400 Queen Ave SE Ste. 201  
Albany, Or 97322

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Paula Miranda  
Executive Director  
Port of Newport  
600 SE Bay Blvd  
Newport, Oregon 97365

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## **Exhibit A**

### **Scope of Work**

OCWCOG will provide professional grant writing to undertake portions of work described herein as prioritized and directed by the PORT which may include the following duties, responsibilities, tasks and programs:

#### **Task I: Grant Writing and Administration**

Grant Prospecting and Grant Writing (Tasks 1.1 and 1.2) may be billed at a reduced rate as mutually agreed upon by all parties. Tasks will be billed in accordance with the hourly rate listed in Attachment A. Grant Administration (Task 1.3) will be billed at the full rate and offset by administrative funding and/or activity delivery funding as allowable under the awarded grant(s).

Proposal and awarded grant service requests are issued through a work order format and mutually agreed upon by the client and OCWCOG. OCWCOG will estimate the number of hours and provide a not to exceed amount for requested services.

Grant writing and administration services will be based on availability of OCWCOG staff and a first come first serve model will be used. To successfully accomplish this work, Port must provide OCWCOG with requested information and materials in a timely manner.

**Task 1.1: Grant Prospecting** – Prospect for private, state, and federal grant opportunities aligned with local priority projects as directed by the port. Port staff will provide a list of project priorities and OCWCOG staff will review potential grant opportunities. OCWCOG will align prospecting activities with the defined areas of need expressed by the Port to identify relevant opportunities for projects of interest. The grant prospecting estimate is 10 hours of staff time to review potential grant opportunities for the port. (As requested)

**Task 1.2: Grant Writing** – OCWCOG will prepare grant applications. This includes 1) Narrative preparation and writing; 2) research and data collection; 3) coordination of partners, as appropriate; 4) budget preparation and coordination with Port's fiscal staff; 5) securing letters of support and supplemental documents; 6) Finalize and submit grant applications; 7) other roles and responsibilities requested by the port. (As requested)

**Task 1.3: Grant Administration** – OCWCOG will administer grant applications. This includes 1) project management; 2) meeting coordination and facilitation; 3) serve as a dedicated point of contact; 4) communication with grantor, stakeholders, and partners; 5) preparation and submission of any required reports; 6) procurement of contracted services, supplies, materials, and capital equipment; 7) fiscal and contract services (e.g., accounts payable, receivables, and intergovernmental agreements ); 8) any required grantor follow-up data collection requirements; and 8) any other necessary duties necessary to fulfill grant and contractual obligations. (As requested)

**ATTACHMENT A**

**HOURLY RATES**

OCWCOG’s hourly rates:

<b>Position</b>	<b>Loaded Hourly Rate</b>
CED Director	\$165
Transportation/Land Use Manager	\$135
Land Use Supervisor/Operations Supervisor	\$125
GIS Analyst/Grant Writer/Land Use Planner	\$120
Assistant Planner	\$100
Administrative Assistant	\$90

The PORT understands that these rates may be changed by OCWCOG during the terms of this agreement. OCWCOG and the PORT may agree to amend this agreement to incorporate new rates. The PORT reserves the right to terminate this agreement if a satisfactory rate adjustment cannot be agreed upon.



## EXECUTIVE DIRECTOR MONTHLY REPORT

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**DATE:** 07/23/2024  
**PERIOD:** 06/19/24 – 07/17/24  
**TO:** Board of Commissioners  
**ISSUED BY:** Paula J. Miranda, Executive Director

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### **OVERVIEW**

This month we had a work session, two holidays and the start of tuna fishing mixed with grant pursuits and coordination.

Here are some of the highlights for the month:

#### **South Beach**

Rogue Seawall: Still working with engineers and contractors. Once parts arrive, we should start tying things back together next week.

RV Park: Staff was a little short this month. The RV Park is full on weekends, but slightly less busy than previous couple of years. We expected there would be some pull back due our latest changes. But nothing too noticeable yet. That is mostly on the Annex. We will keep monitoring it.

Marina: The non-transient moorage is also slightly lower than last year, but the transient is busier. Again, we will continue to monitor it.

#### **North Commercial**

Port Dock 7 Plan/ Commercial Marina Channel Dredging Sediment Plan: We are hoping to finally get the testing results next week, so we can move forward with plans, as well as the USACE channel deepening project.

#### **Newport International Terminal**

RORO Dock Piling Assessment: Aaron is finalizing bid document, which will need to be reviewed by USDA before going out.

MARAD PIDP Grant/NIT: We met all requirements. We are just waiting for MARAD's go ahead.

#### **Financials:**

Please take a look at Mark's report regarding the need of including depreciation on Income Statement. You will also notice that Mark has included new financial reports comparing revenues vs expenditure through the different areas of the Port.



We continue to hold on projects until we get funds from Business Oregon for the Rogue Seawall loan, which we expect to receive next week.

Audit: Staff is now working with auditor on a full audit.

Fiscal Manual: Still working on this. We should expect this to be completed soon.

### **Meetings/Trainings/Summits:**

- 06/19/24 - Juneteenth Day Holiday
- 06/20/24 - OPPA Committee Meeting
- 06/20/24 - PNWA Meeting
- 06/21/24 - Federal Coordination Committee Meeting
- 06/24/24 - Operations Recurring Meeting
- 06/24/24 - Finance Recurring Meeting
- 06/24/24 - Port Work Session Meeting
- 06/25/24 - Port Regular Commission Meeting
- 06/26/24 - Receptionist Interviews
- 06/27/24 - WCSPA/Business Oregon August Planning Meeting
- 06/27/24 - Meeting with Susan Paterson - OCWCOG
- 06/27/24 - Meeting with OPPA/Business Oregon on Port's Economic Impact
- 06/27/24 - SWACT ConnectOregon presentation
- 06/27/24 - EDALC/YBEF combined annual meeting
- 06/28/24 - Communications Meeting
- 07/01/24 - Operations Recurring Meeting
- 07/01/24 - Finance Recurring Meeting
- 07/01/24 - Meeting with OPPA/Business Oregon on Port's Economic Impact
- 07/03/24 - WCSPA/Business Oregon Planning Meeting
- 07/04/24 - Independence Day - Office is Closed
- 07/08/24 - Operations Recurring Meeting
- 07/08/24 - Finance Recurring Meeting
- 07/09/24 - Department Heads Monthly Meeting
- 07/09/24 - Communications Meeting
- 07/11/24 - South Beach Crew Meeting
- 07/11/24 - PNWA Meeting
- 07/11/24 - Meeting with Commissioner Lackey
- 07/15/24 - PNWA/USACE
- 07/16/24 - Directors' Monthly Meeting
- 07/16/24 - OPPA Executive Committee
- 07/16/24 - Business Oregon - Maritime Minds - Coast Guard
- 07/16/24 - Meeting with Laura Wilkinson - Hampton Lumber
- 07/17/24 - Lincoln County Estuarine Resilience Action Planning (ERAP) Committee

### **Upcoming Schedule:**

- 07/19/24 - Business Oregon Federal Coordination Committee
- 07/22/24 - Operations Recurring Meeting
- 07/22/24 - Finance Recurring Meeting
- 07/23/24 - Commission Meeting
- 07/24/24 - Meeting with Nina Veter - New City Manager
- 07/25-08/12/24 - PTO



## FINANCE DEPARTMENT MONTHLY REPORT

**DATE:** July 23, 2024  
**PERIOD:** July 1, 2023, to June 30, 2024  
**TO:** Paula Miranda, Executive Director  
**ISSUED BY:** Mark Brown, Director of Finance and Business Services

Financial Reports are included through June 30, 2024 for all funds.

### Issues of Importance

#### Audit

The preliminary work with the Audit firm for the 2023-2024 audit has been completed. Staff are now reconciling all the G/L accounts, this should be completed shortly.

The port has prepared the entries needed to comply with GASB 87/96. Each lease has been reviewed, and a spreadsheet “borrowed” used to create the entries.

#### Human Resources

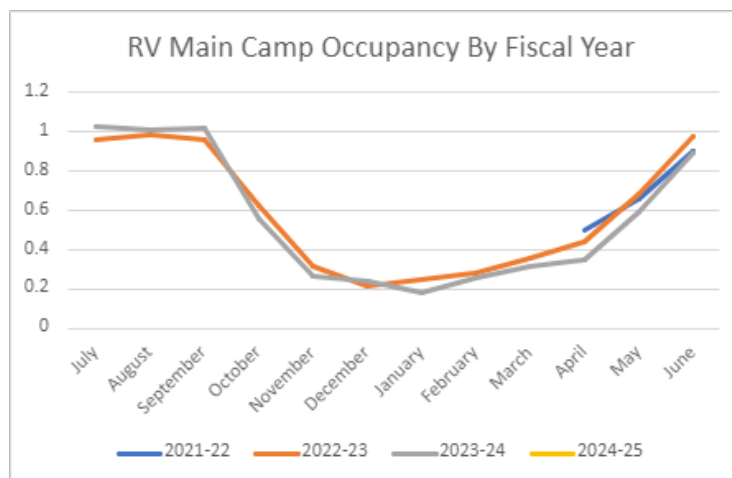
A question has been added to the application process making it clear that the port may not consider attachments in its initial evaluation of an applicant’s qualifications and may only review the completeness of the application and the contents of the duties within the application to determine the initial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

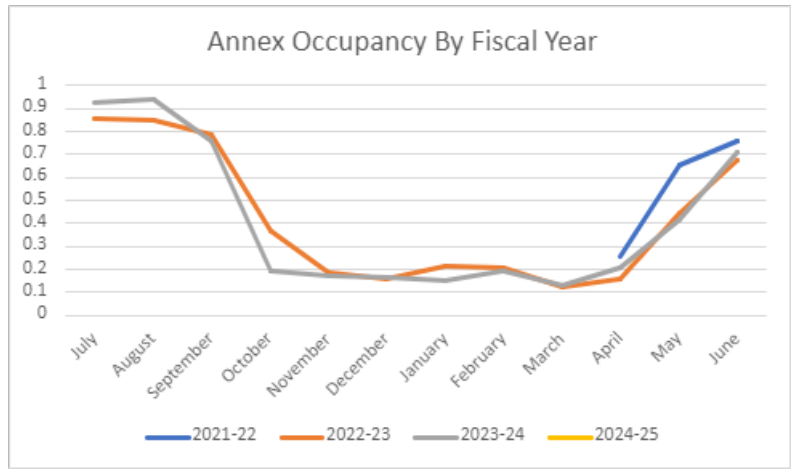
We have also added a question regarding the ability of the applicant to perform the essential duties of the job.

#### RV Park

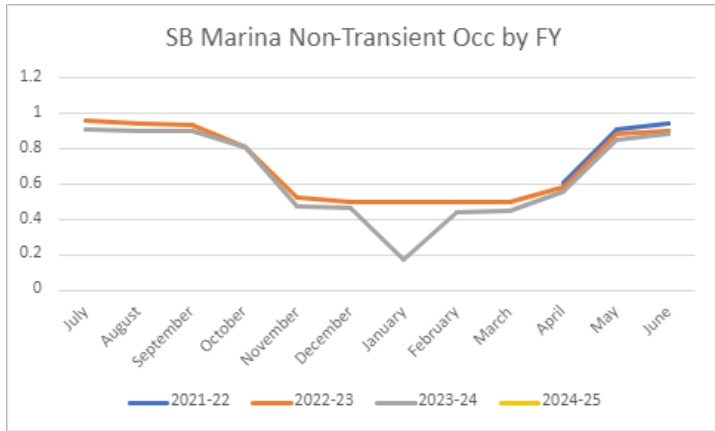
The RV park is full on weekends.

The main park shows a slight decrease in occupancy over the past 2 years, but similar patterns are emerging. The annex also shows a slight decline for June of 2025 versus 2022 & 2023. The declines are within the margin of error, and could be due to many factors. We will continue to track and monitor the occupancy.

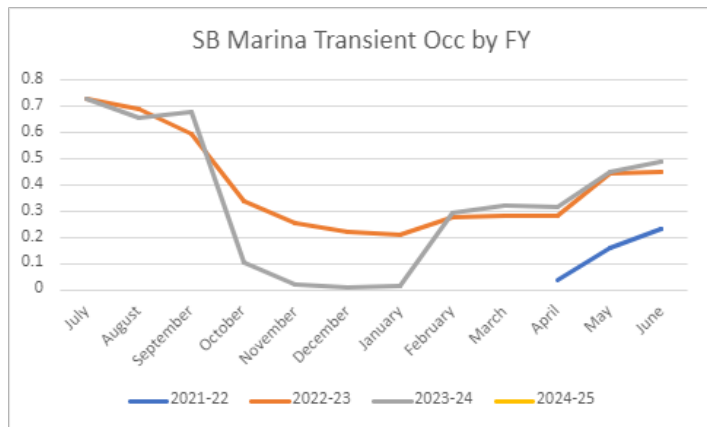




The Marina Non-Transient Moorage also shows a slight decrease in occupancy versus last year:



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



### Financial System

Port staff have been manually reconciling the Port Bank account. However, not reconciling the bank account in the financial system causes the Balance sheets to display the incorrect account balances. Port staff have reconconciled all bank account through June 2024. On

previous balance sheets, we have manually adjusted the Fund balances. Port staff are working to get the fund balance correct on the balance sheet, this will be done after this report has been submitted, but prior to next month.

I have included some new reports in the financial statement package. This report compares the Operating revenues and expenses of the Operating Departments, the Commercial Marina, the International Terminal and South Beach.

The second report compares the current year to the previous year.

### **Fiscal Manual**

Much of the work on the fiscal manual is complete, I am now doing a complete review, but need 1-2 weeks of quiet time to finish this up.

### **Balance Sheet Equity Section**

Balance Sheets are not included in the financial statements this month as we reconcile the bank accounts. The information shown on the balance sheet would be incorrect and confusing.

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.

### **Income Statement – Depreciation**

I have heard some discussion that Depreciation should not be included on an income statement. I thought it was important to discuss this matter.

An organization needs to recognize the expense associated with a capital purchase. The Port defines a capital item as costing over \$5,000 and having a life expectancy of 5 years or more. There are two ways to recognize this expense:

1. At the time of purchase, recognize the whole cost of the capital expenditure.
  - a. For a multimillion dollar project, this expense would be recognized all in one year, making it nearly impossible to compare year to year financials.
  - b. Those outside of Port employment would have a near impossible task of trying to review and gain an understanding of the Port’s financial situation.

2. Recognize the expense of the capital purchase as it's being used. This is the Generally Accepted Accounting Principal (GAAP) method of recognizing the expenses associated with a capital purchase. In the long run, both have the same result, one just recognizes the cost up front (this would be called a cash basis).
  - a. There are several methods to recognize depreciation. The Port is uses a straight line depreciation method. The value of an asset is divided by the number of estimated years (or months) of life, this amount of expense is applied monthly. The offset of this is accumulated depreciation, which reduces the book value of the asset, this account shows on the balance sheet.

Discussion:

The Port, as a public entity, more importantly as a governmental entity acting as an enterprise is required by law to follow GAAP ad GASB (and IRS) principles.

Depreciation is a type of expense that represents an item that is purchased that loses value over time. If the Port were to fully expense a capital item at the time of purchase, one creates more of a cashflow statement, than an income statement. The biggest difference between expense and depreciation deductions is the functionality of the reported items. Expenses are strictly operational costs of items that are used on a daily basis and do not lose value over time. Depreciation deductions are capital assets—large purchases for work-related tasks that lose value due to continued, long-term use.

Depreciation is rightly categorized as an expense because it relates to the partial cost of an asset used during the year. Depreciation is directly connected to the asset listed on the balance sheet. As depreciation expense of the asset is recognized the value of the asset is reduced through a contra account, accumulated depreciation.

**Profit and Loss -**

The financial reports through June 30, 2024, are attached for your review and are included in the commission packet, balance sheets are not included, Port staff has reconciled the bank accounts through June 30, and are doing some final analysis to get the cash balances by fund correct in the GL system. I felt it best to present the cash balances in the report and provide correct balance sheets next month.

The month-to-month budget is based on a straight line forecast of revenues and expenditures. Revenue is recognized differently in the Commercial Marina from previous years. Revenue is spread across the term of the Moorage License agreement instead of immediately recognized. This means lower revenues during the transition period.

**General Operating Fund  
Balance Sheet**

As of June 30, 2024, in June of 2024 the Port spent over \$2 million from General operating funds for the Rogue Seawall, the Port has borrowed \$1 million from the reserve fund, while we are waiting for a loan of \$1.14 million from Business Oregon to fund the Rogue Seawall. NOAA also owes the Port approximately \$230,048. As part of the reconciliation process this will be transferred to the General Operating Fund. Port’s cash balance is to fund the seofunding the Port General Fund has a cash balance of \$57,078.

**General Operating Funds (GOF) FY 2023-24, Budget Vs Actual:**

*All Departments General Operating Funds*

Operating Revenue is unfavorable by	\$ 468,322
Operating Expenses are favorable by	\$ 4,482,228
Operating Income is favorable by	\$ 4,013,906
Non-Operating Revenue is unfavorable by	\$12,911,525
Non-Operating Expenses are unfavorable by	\$ 408,535
Non-Operating Income is unfavorable by	\$13,320,060
<b>Net income</b> is unfavorable by	<b>\$ 9,306,154</b>

We budgeted all projects within the General Operating Fund (except NOAA). This over inflates the Revenue and Over inflates the expenses. I shifted the budget in prior months to make the budget more reasonable. Operating expenses are overstated as we did not get to many of the projects. The non-operating Income budget is overstated as we did not get to many of the projects and did not get funded (via grant) for many of the projects. For the FY 2024-25 budget, I have only included projects that we anticipate being able to complete in the GOF budget, the remainder of projects are in the Facilities Maintenance fund. This will give a better view into the Port’s budget.

**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. Any other category of expenses will be moved to the correct department and not discussed here.

*Unallocated*

Non-Operating income is favorable by	\$9,827,600
Non-Operating Expense is favorable by	\$1,305,093
(see GOF for explanation why this budget is so favorable).	

*1 Administration (Dept 100)*

Operating income is favorable by	\$ 142,914
Operating expenses are favorable by	\$ 343,933
Operating Income is favorable by	\$ 486,847
Non-Operating revenue is favorable by	\$ 162,948
Non-Operating Expenses are unfavorable by	\$ 17,743
Non-Operating Income is favorable by	\$ 145,204
<b>Net income</b> is favorable by	\$ 632,051

*Commercial Marina (Dept 300)*

Operating revenue is unfavorable by	\$ 53,705
Operating expenses are favorable by	\$ 901,875
Operating Income is favorable by	\$ 848,170
Non-Operating revenue is unfavorable by	\$ 459,555
Non-Operating Expenses are favorable by	\$ 3,384,589
Non-Operating Income is favorable by	\$ 2,925,034
<b>Net income</b> is favorable by	\$ 3,773,205

(See GOF fore explanation of favorability)

*International Terminal (Dept 500)*

Operating revenue is unfavorable by	\$ 115,978
Operating expenses are favorable by	\$1,265,577
Operating Income is favorable by	\$1,149,599
Non-Operating revenue is unfavorable by	\$3,818,849
Non-Operating expenses are favorable by	\$5,780,601
Non-Operating Income is favorable by	\$1,961,752
<b>Net income</b> is favorable by	\$3,111,352

*South Beach (Dept 700)*

Operating revenue is unfavorable by	\$ 446,231
Operating expenses are favorable by	\$2,028,576
Operating Income is favorable by	\$1,582,345
Non-Operating revenue is unfavorable by	\$ 299,078
Non-Operating Expenses are favorable by	\$3,742,223
Non-Operating Income is unfavorable by	\$3,443,145



**Net income** is unfavorable by \$5,025,490

**NOAA Lease Revenue Fund**

**Balance Sheet**

As of January 31, 2024, the NOAA Lease revenue Fund had a cash balance of \$3,825,109, owes the GOF approximately \$230,048, therefore has an available balance of \$1,837,416; the remaining \$1,757,645 is reserved for the annual maximum debt service payment on bonds, as required in the bond contract.

**Income Statement - Budget vs. Actuals**

*NOAA Lease Revenue Fund*

Operating revenue is favorable by	\$ 43,275
Operating expenses are favorable by	\$ 468,624
Operating Income is favorable by	\$ 511,900
Non-Operating revenue is favorable by	\$ 69,043
Non-Operating Expenses are favorable by	\$1,271,352
Non-Operating Income is favorable by	\$1,340,394
<b>Net income</b> is favorable by	<b>\$1,852,294</b>

**Reserve Fund**

Cash available \$1,368,997

**Bonded Debt Fund:**

Cash available \$ 161,323

**Facility Maintenance Fund:**

Cash available \$ 467,626

Those with no payment plan as of 06/30/2024:

Name	Vessel	Total Amount Owed	90 days past due (incl Fin Charges)	120 days Past due	Comment
Alan Baird	Molly	485.56	50.4		
Robert Ward	Elizabeth	1692.08	0	1578.64	Seized
Oregon Mariculture LLC	Western Hunter	7379.84	47.25	2547.81	
Tiburon Fisheries LLC	Das Bug	3095.43	301.39	2002.87	
Sookie Fisheries	Gooney Bird	5762.82	169.75	4412.78	
Robert Talbott	Leisure Lee II	4309.86	0	4020.91	Not in port/considering collections
Lestie Lee Inc	Leslie Lee	1466.83	0	214.6	
Oregon Mariculture, LLC	Western Hunter	11095.51	0	9624.19	
Noah Beckstead	Kathleen	1476.85	0	1360.8	Seized, has paid most of past due, a third party has promised to pay off, if not paid in full
Perry Bordeaux	McKenzie Rose	6937.47	68	655.41	

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

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**DATE:** 7/16/2024  
**PERIOD:** June 2024-July 2024  
**TO:** Paula J. Miranda, Executive Director  
**ISSUED BY:** Aaron Bretz

### **OVERVIEW DIROPS**

#### **Summary:**

We're awaiting parts to come in to repair the Rogue Brewery Seawall tiebacks; I expect that they will be able to start the test/repair of the tiebacks around July 24th. South Beach has been very busy, and the 4<sup>th</sup> of July was even busier than last year in South Beach. Fortunately, the crowd was pretty well behaved, and the mess was smaller than in years past. The fireworks shot from the Terminal went well, and we had a big showing there from the public as well. There has been some tuna crossing the dock in the Commercial Marina; summertime is in full swing all around.

#### **Detail:**

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

The sample testing results are being finalized. I attended a consultation meeting between the Army Corps and the other agencies involved in the "permitting" for their channel project into the Commercial Marina. We will move ahead quickly once everyone has a chance to interpret those results.

I provided public comment to the ODOT Regional Committee for Connect Oregon funding on the PD7 Project. Our project went into the meeting as the #1 project in the state for regional funding, and came out of the meeting still on top. This is very good news for the chances of Port Dock 7 getting some of the available money through Connect Oregon.

- **RORO Dock Piling Assessment**

Bid documents are nearly complete.

- **Dredging**

I am awaiting determination of funding sources to put the South Beach Dredging project out for bid. I do anticipate that as the summer kicks off, we will hear more and more complaints from the public about depths in the South Beach Marina.

- **RV Park Annex Redesign**

I will have a draft of the recommended options this week, and we should be able to provide final recommendations for changes this month to have the finished product ready for the August meeting.

- **Rogue Seawall**  
The parts needed to test the load on the tiebacks have been approved by the engineers, and ordered by the construction contractor. They should arrive late this week or early next week, and the work to test/reconnect the tie backs is set to commence next week. .
- **MARAD PIDP Grant:**  
Section 106 compliance is complete. We are now working toward the agreements necessary to access the funding.
- **Code Enforcement:**  
We're continuing to focus on code enforcement. There are some people, particularly in the Commercial Marina who are displeased with the City going to a paid parking system and also displeased about the rates we're charging for parking passes, but I've done my best to explain the situation accurately to them.
- **OSU Marine Studies Initiative Interns**  
Our interns are off and running on their projects. Erin departed for a short time to complete a study project elsewhere, but she will finish up when she returns. Kari has attended a couple meetings to gain some resources and perspective.

## **Newport International Terminal- Don Moon, Supervisor**

### **Billable Services Performed this Period (june)**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Forklift –60 hrs                | <input checked="" type="checkbox"/> Moorage – 110 Days   |
| <input checked="" type="checkbox"/> Hydraulic Crane -17.5 hrs       |  |
| <input checked="" type="checkbox"/> Hoist Dock Tie Up –37 hrs       |  |
| <input checked="" type="checkbox"/> Labor – 43.5 hrs                | <input checked="" type="checkbox"/> 120V power – 0 hrs   |
| <input checked="" type="checkbox"/> Other Overtime Billed 14.25 hrs | <input checked="" type="checkbox"/> 208V power – 60 Days |

### **South Beach Marina:**

- We had 1501 launches @ \$13515 between 6/1/2024 7/1/2024

### **Recreational Marina:**

Crew is still trying to stay on top of landscape and mowing with multiple electrical and other call outs to the RV Parks. C-Dock gate is still on the books to be installed but with things already being behind it might not happen until this fall. Overall occupancy seems to be a bit low compared to previous years especially dry camps. We still have End ties that need to be addressed and with time and scheduling we need to get A-dock done due to boats needing to get moved around. E dock end tie will get done before A due to overall condition. I would like to come up with an overall plan to have all our lots repaved

repaired so that we can be getting this work done over a certain time period or multiple budget years. The wash down is getting extremely deteriorated from water hydraulics day in and out. I am still working on finding a source for coin op washdown stations.

### **Commercial Marina:**

Crew has been doing a good job trying to keep up with general facilities maintenance and keep the hoist dock running and of course keeping our derelict fleet afloat. PD5A pilings and overall dock is starting to show its age, fortunately anything that was visible did not look damaged from the western hunter being keeled over. Would like to start assembling some of the new plumbing parts for the waste oil room to get it dialed in. With our current budget we will do our best to keep things moving and operational. Crew is currently repairing/rebuilding dumpsters to keep up with trash usage

### **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. South Beach crew will need to take the A B fuel dock inspection class because the only people that currently have it are myself, Wyman, and Andrew who is now at NOAA. I am working with Ken Pike to get this arranged. We also need to look at our First Aid CPR Class as well. Working on an on call system so that we have better coverage port wide.

### **Equipment:**

Whaler is operational again after having part of the corrosion issue addressed. It's a temporary fix so we need to be extremely vigilant on flushing and taking care of the motor. 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. Forklift in south needs the rear steering and bushings replaced due to wear and tear and the environment it's in. New lawn mower NOAA purchased is greatly helping them and the south beach crew. The sweeper for the tractor came in very handy for dealing with the cleanup after 4<sup>th</sup> of July. I have been looking into equipment trailers, but at this point that's the carriage before the horse. Ideally the Port should purchase a dump bed truck, like a F-550 or Ram 5500.

### **NOAA MOC-P Jim Durkee, Maintenance Supervisor**

#### **Special Projects:**

**Vessels Using the Facility Since My Last Report – NOAA vessel Bell M. Shimada, ACOE Dredge Yaquina.**

Removal of seagull nests has slowed to almost nothing. Nesting season is over.

Working on contract with 4C's Environmental on fuel tank replacement.

Tsunami evacuation drill to the top of HMSC building.

Replaced solenoid in the east office door locking mechanism.

M.C. Dean rebuilt the pier Lighting inverter.

Shut down pier & parking lot lights during the 4th of July fireworks display and stood fire-watch.