

**PORT OF NEWPORT COMMISSION MEETING**

Tuesday, May 26, 2026, 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 at <https://www.portofnewport.com/2026-05-26-2026-commission-may-26-2026-6-00-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, May 25, 2026.

**I. Call to Order**

**II. Changes to the Agenda**

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

**IV. Consent Calendar**

**2026**

A. Minutes.....	April 27 and April 28 .....	Page 2
B. Financial Reports.....		Page 15
C. Accounts Paid .....		Page 32

**V. Old Business**

A. Employee Anniversary Recognition – 10 Years – Mark Harris	
B. Approval of Summit PR Contract – <i>Miranda</i> .....	Page 38
C. Approval of PIDP Grant Match Commitment Letter – <i>Miranda</i> .....	Page 45

**VI. New Business**

A. Approval of West Coast Contractors for NOAA Pier Fire Repairs – <i>Bretz</i> .....	Page 47
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**VII. Staff Reports**

A. Executive Director Report – <i>Miranda</i> .....	Page 48
1. Director of Finance and Business Services – <i>Brown</i> .....	Page 52
2. Director of Operations/Deputy Executive Director - <i>Bretz</i> .....	Page 68

**VIII. Commissioner Reports**

**IX. Calendar/Future Considerations 2026**

PNWA Conference – Newport.....	June 16-18, 2026
Juneteenth – Port Offices Closed.....	June 19, 2026
Next Commission Meeting.....	June 23, 2026

**X. Public Comment**

**XI. Adjournment**

April 27, 2026  
10:05 A.M.  
Newport, OR

## **PORT OF NEWPORT BUDGET COMMITTEE 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 Budget Committee members Sylvia, Ruddiman, Dziak, Osborne, Denlinger, Johnson, and Seavers. Retherford was excused. Capri joined the meeting at 10:40 a.m. Also in attendance were Executive Director Paula Miranda, Deputy Executive Director Aaron Bretz, Finance Director Mark Brown, and Administrative Assistant Gloria Tucker. Members of the audience included Robert Werder. Dziak, Johnson, Heather Mann, and Laura Wilkeson attended online.

### **INTRODUCTIONS**

The Committee members and staff introduced themselves.

### **SELECTION OF BUDGET COMMITTEE CHAIR**

Osborne volunteered to serve as Chair. The Committee reached consensus for him to chair the remainder of the meeting.

### **BUDGET MESSAGE**

Miranda presented the budget message included in the packet. Seavers asked if the projects that Port would like to get to, but are not sure they will be able to, are included in each category, the Facilities Maintenance Fund, or both. Miranda replied the projects are on both. She noted the ones that must get done are in each fund. Seavers asked as the specific projects are awarded grants, is the Port able to move money between funds. Brown replied the Port can only move between funds what is in the budget. He noted in non-departmental there will be a transfer to another fund.

### **REVIEW PROPOSED BUDGET**

Brown presented the budget included in the packet. Seavers asked does the Port check the budget versus actual. Brown replied he provides that report to Commission every month at their regularly scheduled meeting. He noted he also looks at the variance between this year and next year. Sylvia asked is using four different budget methods in a hybrid model typical or fundamentally different. Brown replied it is different than in the past because of the historical event of Rogue Brewery going bankrupt. Capri confirmed with staff the budget decreased this year from \$28 million to \$22.7 million. Sylvia asked why the Port uses the Facility Maintenance Fund for projects it would like to complete. Brown replied he tries to give managers a realistic budget for the next year. He indicated if he parked this under their budget, it would inflate their numbers, and they could spend too much. He noted if the Port received funds in advance to spend, it would be appropriate to have a capital fund, but he anticipates being reimbursed instead. Seavers asked under

Facilities Maintenance Fund, why were two items listed as conditional. Brown replied the project is conditional on receiving funding.

Seavers asked for background on the South Beach fuel tank replacement project. Brown replied it is an underground tank, in place since 1978, the insurance is \$30,000 a year, and it's getting too old to get insurance. Seavers confirmed with staff that Carver operates from the tank. Bretz noted staff are getting a quote from providers. He stated they added room in that number in case there is mitigation. Seavers confirmed with staff the cost includes taking out the old one and installing the new one above ground. He asked what portion of [lease] comes back toward that cost. Miranda replied the Port has to take into consideration liability, and environmental issues can be a huge liability. She noted she doesn't like the Port owning something that requires reporting to DEQ and is operated by a third party. She stated staff have been working on this for quite a bit and because of the age of the tank, the Port is losing money. She added, however, it is a service that is necessary, and staff are trying to work this in a way the Port is not losing money.

Denlinger asked under the Reserve Fund, if the Port set aside \$488,000 as a loss from the Rogue income. Brown replied that it is essentially. He explained because the Port lost Rogue, in order to accomplish projects this year, the Port needs this transfer. Denlinger noted the budget last year has a beginning balance that is quite different. He confirmed with staff that is also a reflection of loss from Rogue. Johnson asked how has the reserve fund cash balance changed over the past two to three years. Brown replied it's typically been around \$1.9 million. He noted, ideally, it would be \$2.5 to \$3 million in cash reserves based on the risk at the Port. He explained once the Rogue facility is used again, the plan is to get back to that point. Miranda noted although staff keep that [goal], at one point the Commission adopted a policy to keep it no lower than \$1.9 million.

Denlinger confirmed with staff the budget does not take into consideration projected loss [for Rogue]. Brown noted this budget cycle staff wrote off a bunch of bad debt. He stated he projects around \$400,000 from bankruptcy proceedings. Denlinger confirmed with staff they have a mechanism for [receiving] revenues, although it may not be a full recovery. Capri asked for the Rogue building, what is the projection for future customers. Brown replied no revenue has been projected for that building this year. He noted he does project revenue for the remainder of the distillery building and the sunset bar. He added, not included this year, the [South Beach] operations center, which is next to the Marina Store, moved to the Cherry Plant, and that building will be available for leasing. Miranda replied three different buildings are there, and the brewery building had a portion that was original and a portion Rogue built. She explained the Port didn't receive rent for the portion Rogue built. She noted even though there is a loss, the Port is getting something back. She indicated the brewery building is a very large building, and the Port can now get an income from the entire building, however, it is an industrial building that does not have access to rail. She added the Port is not going to get a similar industry but will spend a bit of money on a feasibility study to figure out what is the best and highest use for that building. She noted that might take a while, and the Port doesn't want to rush into something. She explained there has been discussion with the community on a [potential] market center, event center, commercial fishing use, and recreational. She stated there is a lot of things to take into consideration. She added it takes time to come up with something desirable to the community. Denlinger agreed the Port does need to a feasibility study. He noted the Port is not budgeting for more revenue. He asked how does the Port [account for] it. Brown replied the state requires the Port doesn't exceed expenditures, but the Port can receive more revenue. He added the Port just can't spend more money.

Seavers confirmed with staff the Port expects \$143,000 in tax revenue. Capri confirmed with staff the debt totals \$670,000 and change, not including bonds. Johnson confirmed with staff north and south are included in the abandoned and derelict vessel removal project. He asked what is the ratio of commercial to private boats. Bretz replied there may be more recreational boats, but they are smaller than the commercial ones. He added it works out to 50-50.

Denlinger noted the Port is cutting one staff position, but the personnel expense has not changed very much. Brown replied there is an inflation factor, and he anticipates a 1 percent increase for merit. Denlinger asked what is the other benefits line item. Brown replied that includes staff gatherings. Seavers asked what does the Admin insurance cover versus the separate categories. Brown replied that includes Port general liability insurance coverage, which covers vehicles, commercial liability, and all port docks. Seavers asked are there common insurance carriers to handle the bundle or is it shopped separately. Brown replied most insurance is through SDIS, and a third party, WHA, shops around for specific items. Denlinger asked what does the Port use professional services for in Admin. Miranda replied WHA fees are there. Brown replied there are six different things included in professional services on page 35 of the packet.

Seavers asked if IT licenses are yearly or one-time. Brown replied they are yearly. Seavers confirmed with staff some of that has gone up due to new software. Miranda noted if staff feel like some folks don't use that software, staff makes sure not to get more than needed. Johnson asked if Tucker is the IT Department. Tucker replied no. Miranda explained Brown interacts with the IT provider.

Sylvia asked what was the cost for [potential] mitigation for shellfish for the Port Dock 7 project. Bretz replied it would have been in the millions. Seavers confirmed with staff the approval for deepening the channel occurred, but money was not set aside for construction. He confirmed with staff it is still at least one more year out. Werder noted he has fished the area with clams before, and it is a pretty large ecosystem of clams and native. Bretz stated ODFW would prefer there be a clam fishery here. He explained they wanted the Port to harvest the clams, sell them, and mitigate for impact. He noted the area is all fill and didn't exist in its current form in the past. He explained the Port's infrastructure created that habitat. He indicated the region doesn't have a dearth of clam habitat.

Capri asked what does the Port think about marketability of the Terminal once it finishes the leveling and fencing of 9 acres. Miranda replied she believes it will help. Capri asked if there are restrictions on how long nets can take up space. Miranda replied it requires coordination with the facility manager.

Denlinger confirmed with staff fines are not collected in revenues for NOAA. Seavers asked for the new NOAA vehicle, was it investigated whether purchasing or leasing was advantageous. Brown replied the Port used a state contract, but didn't research leasing. Denlinger stated leasing vehicles in this region would not be advisable because you will not be able to return it in usable condition. Brown stated staff will do the analysis in the future.

Noting time, Osborne confirmed with the Committee to continue the meeting. Capri confirmed with staff when the NOAA lease comes up for renewal. Miranda overviewed NOAA's lease. Capri clarified with staff the capital improvement fund had been removed previously. Denlinger confirmed with staff reserve funds are invested in LGIP, local government investment pool, on short-term.

## **CONCLUDING COMMENTS**

Osborne stated although the reserve fund is going down, the Port is fortunate to have that right now. He noted it is important as soon as the Port has the opportunity to build it back up again. He indicated it's called a rainy day fund, and he thinks right now, it is raining at the Port. He added he is not that concerned at this time, but he doesn't know what is on the horizon, and the economy is not in the shape he'd like to see for the Port, state or country.

Denlinger stated he appreciates staff's work on the budget. He noted it is an uncertain time to be budgeting with the economy, rising costs of fuel and everything attached to that. He indicated he feels comfortable the Port is in a good position financially.

Sylvia stated staff did a great job putting this budget together. He noted whenever he goes through this process over the last few years, he always gets more concerned each year. He indicated the budgets and problems are getting tougher. He added there are unintended discoveries that have to be done, and they are not inexpensive. He stated the question becomes how to pay for those. He noted these are the most difficult times since he has been here as a Commissioner. He added they are probably going to get a little more difficult before the Port gets through this. Miranda added Brown definitely put a leash on spending. She stated the budget is very conservative this year, and it is good to make sure staff don't stretch too much.

### **PUBLIC COMMENTS**

Werder stated he is a fisherman, and he asked if staff are familiar with the rules with whale entanglement. Miranda replied staff is familiar. Werder stated there should be a way to solve this without more rules. He noted he developed a plan to generate some help with grant money, while cleaning up the ocean. He indicated under the code, derelict gear is a hazard and liability that the Port has the authority to manage and remove. He asked to operate as a permitted, recovery operator within that framework, locating and removing derelict gear, bringing it into a controlled staging area, and processing it into usable material instead of disposal. He stated, on top of that, he can support safety training, awareness and compliance. He indicated there is a way to make money with the classes fishermen are required to take, and [Newport] acting as a hub for the coast. He asked if they had heard 10 percent of gear is lost every year. He stated if 10 percent is lost, that means 4 million feet of line. He noted if that could be brought in and upcycled, turned into Trex decking, it could also be used as infrastructure for the Port. Miranda noted this would not affect this year's budget, but it is a conversation to have outside the meeting.

Mann stated she is Executive Director of Midwater Trawlers Cooperative. She noted she thought it was a really innovative idea from Werder, the kind of thinking that the Port should consider. She reminded the Commission about the importance of the Terminal. She explained many boats are too large to moor in other places. She indicated she continues to support doing something with Port Dock 7. She added she is intrigued with discussion around businesses at the Terminal. She explained there are a couple of times of year that are super important for the fishing industry at the Terminal. She reminded everyone how much those local, large boats bring not only to the Port but to the community at large.

### **PRESENT THE MOTION OR HOLD A FOLLOW-UP MEETING**

MOTION was made by Capri, seconded by Denlinger, to recommend the Port of Newport Commission approve the budget for Fiscal Year 2026-2027 in the amount \$22,717,132, which

includes \$990,770 in unappropriated and reserve amounts. Capri, Sylvia, Ruddiman, Dziak, Osborne, Denlinger, Johnson, and Seavers voted in favor.

MOTION was made by Capri, seconded by Denlinger, to recommend the Port of Newport Commission approve property taxes for Fiscal Year 2026-2027 at the rate of .0609 per 1000 of Assessed Value for the Permanent Rate Tax Levy, and in the amount of \$910,000 for the General Obligation Bond Levy. Capri, Sylvia, Ruddiman, Dziak, Osborne, Denlinger, Johnson, and Seavers voted in favor.

Seavers confirmed with staff the tax rate is already set.

### **ADJOURNMENT**

Having no further business, the meeting adjourned at 12:33 p.m.

April 28, 2026  
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, Ruddiman, Dziak, and Osborne. Commissioner Retherford was excused. Also in attendance were Executive Director Paula Miranda, Deputy Executive Director Aaron Bretz, Finance Director Mark Brown, and Administrative Assistant Gloria Tucker. Members of the audience included Laura Wilkeson and Newport Urban Renewal Project Manager Anna Iaukea. Heather Mann attended online.

### **PUBLIC COMMENT**

Wilkeson, Hampton Lumber Representative, stated given the Budget Committee discussion that is going on and the proposed marketing strategy for the International Terminal, she wanted to offer a few comments. She noted it is encouraging the Port is considering all options for the International Terminal. She indicated she would be remiss if she didn't remind the Commission of the challenges facing log exports from the Northwest. She added while China remains the largest importer in the world, raw logs from the US have not rebounded since last year's ban.

Wilkeson stated the ban was lifted in November 2025, but those volumes have remained a fraction of historic levels. She noted this isn't a temporary dip. She explained log exports peaked about 12 years ago, with 861 million board feet from Portland and Seattle regions. She indicated by end of last year, it was 93 million board feet, presenting a steep and sustained decline. She added the takeaway is the export market has been shrinking for more than a decade.

Wilkeson stated recent events and trade wars have only accelerated that decline. She noted population trends are also declining in China, Japan, and South Korea, which will only exacerbate the decline in imports. She indicated basing a marketing strategy or public investment on a market that consistently moved in the wrong direction carries risk. She added public investment in equipment that appears to be sitting idle has not been a very effective use of public funds.

Wilkeson stated imports of raw logs into Oregon represent 2.4 percent of all the wood products manufactured in Oregon. She noted it is a very expensive option that only a few mills use. She indicated lumber markets have been struggling across the board for about a year and a half, particularly the hardwood and alder markets are really depressed. She added, in summary, Hampton hopes to see the Port make investments that strengthen the local economies and support value added manufacturing and not rely on raw material exports that would undercut manufacturers. She encouraged Commission to consider these realities when making decisions about marketing strategies, use of equipment, and the direction of the Terminal.

### **CONSENT CALENDAR**

MOTION was made by Ruddiman, seconded by Dziak, to approve the consent calendar as presented. Sylvia, Ruddiman, Dziak, and Osborne voted in favor.

## OLD BUSINESS

**Executive Director Salary Discussion.** Sylvia introduced the agenda item. Miranda noted CPI was 2.9 this year, and staff would not be provided a more than 1 percent merit increase. She stated this year, she would not expect to get any more than other staff.

Sylvia stated one component to think about is to make sure Miranda is paid a competitive rate. He noted when she first came on board, Commission had to increase her salary a fair amount to make sure it was comparable with other port directors. He indicated other components are performance, bonuses, and a unique year with a lot of financial considerations. He added Miranda received a very strong endorsement and review. He explained she did a really good job this last year, but this is a uniquely tough year.

Osborne stated he appreciates what Miranda said. He noted he has been in that position, and it's always tough. He indicated he appreciates very much the job she has done. He added it's not been easy, and it is not going to get easier in the short term.

Dziak asked if her salary is competitive now. Sylvia replied he believes her salary is competitive now. Miranda stated OPPA was asking members to do a survey this year, but it didn't get done in time. She noted in the last one, two or three years ago, it was in the range. She explained there are 23 ports in Oregon, and she is not going to compare her salary with the Port of Portland. She added she mostly looks at where Astoria and Coos Bay, to an extent, are at.

Sylvia clarified with staff Miranda's current salary. He stated he thought fair would be 3 percent, consistent with cost of living. Dziak confirmed with staff there would be a 1 percent increase for staff based on merit. He suggested 4 percent to include merit. Brown suggested the motion include the effective date, the anniversary date.

MOTION was made by Dziak, seconded by Osborne, to approve a 4 percent salary increase for the Executive Director effective on March 1. Sylvia, Ruddiman, Dziak, and Osborne voted in favor.

## NEW BUSINESS

**Approval of Right of Entry and Easement for City Improvements Near RV Park Annex.** Sylvia introduced the agenda item. Bretz presented his report included in the packet. Iaukea stated the project extends beyond Port property. She noted there is two gateways in South Beach, and this would be essentially a beautification project. She explained the city is working with the Public Arts Advisory Committee. She indicated the city agreed with [every] property owner that any public art to be placed on Port or Aquarium property will be routed for their approval and input. She added they are also putting a garden in ODOT's right of way.

Iaukea stated the work includes landscaping, color concrete, pedestrian improvements, planted medians in the middle of the road for traffic calming, and improved pedestrian crossings from the Aquarium overflow parking lot to the Aquarium. She explained the project is one of a handful of projects selected during the refinement planning process several years ago as the city wraps up and closes the South Beach Urban Renewal District. She added it's been open since the '80s.

Dziak noted there is a placeholder until the Port puts in a parking lot. Bretz stated he wanted to make sure whatever the city builds there, the Port is able to tie into it easily when the Port

develops that corner. He indicated the Port plans to change it from RV Park Annex to parking. He added it is his intent to work with city through the project, so it augments the Port's project.

MOTION was made by Ruddiman, seconded by Osborne, to authorize the Executive Director or her designee to approve the right of entry to make structural changes as shown in the attached drawing in accordance with the R.O.E. stipulations and negotiate an easement for the referenced property. Sylvia, Ruddiman, Dziak, and Osborne voted in favor.

**Approval of Resolution 2026-03 Setting Rates, Fees and Charges.** Sylvia introduced the agenda item. Brown presented his report included in the packet. Dziak asked if the 2 percent dredging fee is for all users. Brown replied it is, but the Port has not put that in place at the International Terminal. He noted Commission may consider that in the future. Sylvia asked if the Commercial Marina rates increased by 6.65 percent plus the 2 percent dredging. Brown replied it had not. He explained if staff did what the fiscal manual suggests, it would be 6.65 percent, but staff felt it was too high. He noted instead, staff looked at all the rates and made sure the Port was competitive with other rates across the board. He indicated the 2 percent dredging fee is a separate fee that will be shown on their invoice. He emphasized staff looked at each rate and made sure it was competitive. He added staff increased transient moorage more than 6 percent because it was so low below the market. Miranda noted there are a lot of things staff take into consideration, competitive market and methodology. She explained looking at replacement costs, staff want to make sure what the Port is paying for staff and equipment is covered.

Sylvia stated the key is not to get behind, so the Port has to charge actual costs. Dziak noted it was good the Port discovered its transient rates were so low and to have CFUG go over this as well. Ruddiman asked as far as equipment goes, are staff comparing to other ports and rental companies. Brown replied staff will be looking at that. Bretz explained he [takes into consideration] a quote for a new machine, a quote on maintenance tasks, future value of money, and the cost in the future and compares that to what is competitive and in the rental market. He noted the Port is behind on maintenance because the machines are way over when the Port usually replaces them. He explained in the past couple of years, staff have pulled out new forklift purchases to make the budget work. Ruddiman asked if there have been issues with the crane depth system. Bretz replied staff have had to do work on the machine because it got to the point it would shut itself off.

Sylvia noted moorage for commercial rates, under dredging surcharge, has \$.02, not percent. Brown replied he would modify that. Osborne stated the Port has to have incremental increases annually to try to keep up with inflation and avoid having to come back to a major hit every three or five years. He noted in the RV Park, he is concerned the Port is competitive with local RV Parks, rather than other ports like Astoria. He added the Port also doesn't want to be underpricing them so much it hurts them. Brown stated the Port RV Park is higher than all the other state government parks. Miranda stated it is location. She noted if staff feel it is hurting stays, the Port will obviously curtail that a bit. She added, at this point, the state park is always full.

Osborne noted the state is finding out they can't keep up and are raising their rates. He stated he is more concerned with private RV Parks. He suggested the Port should be charging equal to or, in some cases, maybe more. He indicated he is more concerned the Port stay competitive in the area. Miranda replied the area doesn't have many private RV Parks nearby. She noted there is a resort that charges way more but is not similar to what the Port has here.

Osborne asked why the Port lowered some of the rates at the RV Park, but on the peak season only raised one rate. Brown replied during the [last] off season, the Port had three or four

campers. He noted the RV Park Supervisor thought it would be advantageous to lower rates to attract more business. Miranda replied in the high season, it makes sense to increase because the Port can't keep up [with demand].

Osborne noted in the RV Park and Marina extra fees, the Port keeps the daily rate for pets the same, raised the fee for extra persons on monthly, and kept it the same for extra vehicles. He asked why. Brown replied he is going off recommendations of the Supervisor. He noted the Port doesn't charge many of those a year. Osborne asked if the Port is leaving money on the table some place, and why there was not an incremental increase across the board, maybe at 1 percent. Miranda replied she had a lot of conversations with the Supervisor, and she is very much on top of it and very smart when it comes to that. Miranda stated [the Supervisor] believes this works and that doesn't. She added she is taking her recommendations and will see how it works out.

Osborne asked why was the Port charging so cheaply for the work barge before. Brown replied the labor was not included in the price before. Osborne asked why moorage rates in South Beach Recreational Marina were not rising. Brown replied that comes back to what the market is up and down the West Coast. He stated the Port is the very top for recreational marina rates, the most expensive in Oregon and Washington. Sylvia asked is the Port more expensive because costs are higher or another reason. Miranda replied she doesn't think it is the cost, but that it worked out that way through the years. She explained the Port provides more services on the Commercial Marina side than the South Beach side. Discussion ensued on moorage rates and marina infrastructure.

Osborne asked about the Special Use Permit fee. He asked the reason why it was kept static. Tucker explained the Port has not gotten an increase in people trying to apply for permits, and usually when people see the application fee, they don't want to use the property. She noted it is not like the Port is having to do more [permits]. She stated for the use fee, most of the applicants apply for a waiver or a reduction already. She explained if they are one of the Port's stakeholders, the Port gives it to them, so the Port often does not collect the whole usage fee. Miranda replied this is a nominal fee for a permit. She explained it's a service the Port provides to the community and stakeholders, and 90 percent of the time, it's for the good of the community. She added if the Port increases that fee next year, it will be marginal, not large.

Sylvia asked which of these fees are the most important in terms of covering costs. Miranda replied they are all important. She stated the Port has to make sure it evaluates those on a regular basis. She noted some years, staff pay more attention to this or that. She added recreational funds are important because the Port uses those revenues for other areas of the Port. Bretz stated moorage in the marinas brings in the most beside the RV Park. He noted moorage is extremely important to the Port. He asked how much is the Port helping the customer by offering lower moorage rates versus how much does it hurt the Port. He noted Commission needs to make the choice consciencely. He indicated holding off on increasing moorage rates every year hurts the facility in a significant way.

Miranda reported staff are having serious discussions with other ports through OPPA, as to how little funds there are for ports in Oregon and how the transportation plan for the state of Oregon doesn't address maritime. She stated the state needs to come up with a better plan, and the Port doesn't want to keep passing it on to the users. She explained users are struggling too; every year the fishermen are struggling, getting paid less and less for their catch. She added either the state needs to help more, the ports keep going downhill in maintenance, or ports have to raise fees.

Sylvia stated on the new strategic plan, he would like the Port to more formally address real costs and the prices it can charge. He noted as a Commissioner, he wants a consistent strategic

framework on how to price and look at costs. He noted the Port doesn't charge asset costs, because it looks for grants like all the ports. He indicated other ports don't charge for operational costs, and that is not a model the Port can follow. He added it is irrational, and it will ultimately lead to the end of those ports. Miranda suggested having a presentation on the background research that goes into making the rates next year, maybe a work session.

Sylvia stated he is interested in looking at the issue from a strategic framework, based on operational costs for departments, variance to rates, and competitive marketplace. Bretz recommended looking at what the Port has not changed, looking at all facilities and considering how the Port got them, what that looked like when it was built, and what has changed between that time and now. He noted people are expecting things the same way, but construction doesn't work that way. He indicated Port Dock 7 can't be built how it was before. He added the constant pull of everyone saying don't create more costs, over time that tug of war was won by consumer, and it has held back all of the public ports. He suggested considering how much revenue needs to be dedicated to planning and how much for grants. Discussion ensued on how much environmental costs have increased and have never been taken into consideration.

Mann, Director of the Midwater Trawlers Cooperative, stated she resigned from chairing the Fishing User Group for a variety of reasons and was surprised they had no recommendation or comments. She noted everyone's costs are rising because of PERS and fishing industry [changes]. She indicated no other ports in Oregon or perhaps on the West Coast are self-sufficient in terms of funding. She added she doesn't see Newport or any ports ever being able to support replacement of the docks. She explained they are always going to need help from federal and state.

Mann stated she doesn't think [it is a problem to] raise recreational rates. She noted Newport is a pretty amazing destination. She indicated it seems like people are worried recreational fishermen won't come to Newport, but the Port continues to raise the rates on commercial. She explained a lot of those owners live here, and it seems like since they live here, they might never leave. She added she doesn't know if that is true.

Mann stated she is compelled to say it was a mistake to purchase the log loaders with no confirmed customers even with grant assistance. She noted those loaders are sitting outside, unprotected from the elements. She indicated all equipment should be stored inside to extend the life of the equipment. She added everyone is wondering why Rogue was in rears by half a million, and why it wasn't public until after the fact. She asked if people knew that, would the Port have purchased the log loaders with no customers.

Mann noted fishermen are bearing the brunt of [Port fees and expenses] as the current customers. She stated commercial fishermen bring a lot more to the Port and community than just moorage; they bring millions into the community in terms of boat work, maintenance, and hiring people. She indicated she doesn't want people to forget about that. She added she understands the costs are going up for all of us for everything.

Mann stated if the Port starts losing commercial boats to other places or make it so they can't participate period in fishing because they can't break even, it is not good for the community or Port. She noted she is not trying to be critical, and everyone is struggling. She added commercial boats, in particular, are helping to sustain the Port of Newport, and if it starts losing them, that is going to be problematic.

Miranda noted the only reason the recreational moorage is not increasing is because it is already at the top of its class. Brown stated he appreciated the comment. He noted commercial fishermen are important, and the Port recognizes that by giving them a lower rate than recreational.

Mann added being at the top, raising [recreational moorage] a little, doesn't mean people won't come here for vacation.

Miranda noted the Port did run this by the Commercial Fishing User Group, and they felt the rates were fair. Sylvia stated there was no major objection by the commercial industry in the room.

MOTION was made by Osborne, seconded by Ruddiman, to adopt Resolution 2026-03 Setting Rates, Fees, and Charges. Sylvia, Ruddiman, Dziak, and Osborne voted in favor.

**Approval of Sorren for Audit Services.** Sylvia introduced the agenda item. Brown presented his report included in the packet. Dziak confirmed with staff it was a competitive rate. He asked do they specialize in ports and special districts. Brown replied they do a lot of special districts. Sylvia noted the background of one of the auditors.

MOTION was made by Dziak, seconded by Osborne, to authorize the Executive Director, or designee, to execute an annual engagement letter with the selected auditor for a five-year period. The fee for the first year shall be \$34,500, with a contingency allowance of \$10,000. Fees for subsequent years shall be adjusted annually based on the December 31 Consumer Price Index (CPI). Sylvia, Ruddiman, Dziak, and Osborne voted in favor.

**Approval of Columbia River IT Solutions for Managed Services Provider.** Sylvia introduced the agenda item. Brown presented his report included in the packet. Dziak confirmed with staff they used internal staff to evaluate proposals. Dziak asked if there is offsite backup storage. Brown replied the third party provides that, and the Port is in the cloud. He added the Port doesn't have anything onsite but cameras.

MOTION was made by Osborne, seconded by Ruddiman, to authorize the Executive Director, or designee, to execute a 5-year agreement with Columbia River IT Solutions, LLC, with 2 possible extensions. The fee for the first year shall be \$52,200 with potential increases annually, with a contingency allowance of \$10,000. Sylvia, Ruddiman, Dziak, and Osborne voted in favor.

## **STAFF REPORTS**

**Executive Director Report.** Miranda overviewed her PNWA trip to Washington, D.C. She stated she had meetings throughout the first day on Monday. She noted she [and four other ports] met with lobbyists for Business Oregon in Washington, D.C., who are aware of major issues ports have. She explained they met with the Army Corps and found out there is a lot going on right now. She indicated they lost a lot of employees, there is a lot of confusion, and under the Department of War, they got direction not to share their funding capabilities. She added everyone is in the dark, and no one knows how much the Army Corps is able to do.

Miranda reported for the first time, the entire Oregon Coast has been zeroed out on the President's budget for the Army Corps. She noted every year, the Army Corps has received at least \$5 million designated for Yaquina Bay, which includes jetty repairs and channel maintenance. She indicated she hopes that gets corrected in Congress or there could be major issues with the jetty and safety for mariners coming through the channel.

Miranda reported she met with OMB, Office of Management and Budget, and the same topics came up. She explained part of the issue was the Army Corps was charging their rates to the projects, so projects were never finished. She noted by separating their salaries from the projects, they are hoping to [finish projects]. She stated they told OMB about the importance of

ports in the area and economy. She explained to them Newport has fisheries here, NOAA, Hatfield, and trying to bring cargo. She indicated after that, she met with Wyden staff and Merkley staff, highlighting a lot of issues, the difficulty of getting funds for infrastructure, and several projects in the capital list, policies that hurt ports. She noted she brought up no one in Oregon has put money into infrastructure for tourism. She added she did not meet with Val Hoyle because she visited here the week before, and she thanked Hoyle for adding dredging for South Beach into her list of projects for the earmarks at Congress.

Miranda reported there were sessions with a lot of federal agencies the next day, including the Army Corps, NMFS, EPA, US Fish and Wildlife, and MARAD. She stated the next day, she went to the House of Representatives. She noted they had the Taste of the Northwest, a big gathering PNWA puts together for Congress. She explained Pacific Seafood had shrimp and crab, and Bornstein had crab. She indicated the next day she met with all the Senators and gave Merkley the Legislator of the Year Award, which he won last year. She added she had lot of assignments because she is the PNWA President. She reported it was actually very productive with good meetings. She added there is a lot uncertainty in Washington, D.C.

Miranda reported she is still working with Rogue to get their things moved. She noted there is not a timeline yet [on the bankruptcy]. She stated the Port filed for \$1.2 million, which included rent, interest, security, and lot of costs. She indicated the Port may get a third of that. She added for Rogue, staff have always disclosed [information]. She explained Brown puts out a financial report every month that discloses who owes money, who and how much. She indicated during that period, she did have discussions with Commissioners, but staff didn't bring some of the details into Commission because it is not appropriate to talk about tenants' financial situation during the meeting.

Miranda reported it doesn't take that much for a tenant like [Rogue] to get to that point. She explained they are a big tenant and going three or four months without paying grows very quickly. She noted the Port did put storage for new [Terminal] equipment into the budget, but with everything that happened, staff pushed it into capital improvement. She indicated the timing is bad. She added there is a lot of interest in the distillery and sunset bar. She explained the Port should be able to lease those quickly.

Miranda reported for the brewery, the Port would like to do a feasibility study to figure out the best and highest use. She noted for the marketing study for NIT, the Port still has the intent of using the equipment and searching for users for that equipment. She indicated the study is to see what other opportunities are there. She explained the Port is in a tough region, and it is looking for niche [markets].

Miranda reported she has been talking to a company, World's Greatest, which selects different businesses to highlight. She noted the Port has been selected as the World's Greatest. She explained she is working with them how to move forward. She stated at the end this is going to be a great marketing, public affairs campaign for the Port and city. She explained it will highlight a lot of the good things in Newport. Sylvia stated he is not familiar with it. Miranda replied it is a mix of entertainment and education, [produced by] Bloomberg. Sylvia asked what they will do. Miranda replied they will come and film for a TV show and do some interviews. Sylvia asked when that will take place. Miranda replied the whole process takes 20 weeks. Sylvia clarified with staff it's not just for small ports.

Miranda reported Sylvia received a letter signed as various fishermen from Port Dock 7. She noted they were concerned about the enforcement of commercial fishermen parking permits, a chip truck and a vehicle without a permit. Bretz explained the chip truck by the Admin Building

is included under the lease with Northwest Fishing Vessel Services. He stated they negotiated that parking space, and the Port didn't specify what kind of vehicles they can park in their space. He noted previously, PUD had a contract with a tree service company, and the Port granted them passes that they paid for to park at Port Dock 7. Miranda noted those are special permits that the Port may allow once in a while.

Bretz reported the other vehicle they were concerned with was a black jeep. He explained the Port had it towed because [TCB] didn't see a pass on it. He noted the jeep sat out for seven months with no cover. He stated after the Port towed it, the owner came in, and explained he had bought a monthly pass, which is a hang tag. Bretz explained with the rain, it had obliterated the pass. He noted the Port had it towed back, and then the fisherman bought a commercial parking sticker. He added he is a Port Dock 5 commercial fishermen, so there was no violation. Miranda encouraged people who have concerns to come and talk to staff.

Bretz and Brown presented highlights from their reports included in the packet. Osborne asked on the aging report, what does reaching out and final notice sent mean. He asked are these all boats taking up space. Brown replied everything that is 60-90 days past due is here. He noted reaching out means staff are calling them. Miranda replied before that, staff send letters. Brown explained the letters. He stated final notice sent means he sent a certified letter stating the Port will seize the vessel unless they pay.

Miranda reported in the past, people would get a year or more behind. She explained the Port set up this process to get on track. She stated all staff ask is people communicate and start some process of payment. Osborne noted each one is an individual case, but looking at all of the ones who owe over \$1,000, it adds up to over \$130,000. Brown replied there are people who are consistently on this list, but staff have to be careful with how they collect. Miranda explained how the Port worked with Rogue before the bankruptcy. Discussion ensued on how the Port works with customers. Sylvia noted this list of over 100 boat owners who are behind in payment, is \$130,000. He asked is that a leading indicator of issues. Miranda replied it is better than before; it used to be much higher.

Bretz noted before the Port got Miranda and Brown, that level of management didn't exist for a year to two years, so accounting staff were just trying to make sure month to month bills are paid and processed. He indicated this was deprioritized. Sylvia asked is it the new financial system [that improved collections]. Brown replied the system helps staff know who owes and when, but it's the staff following up.

### **CALENDAR/FUTURE CONSIDERATIONS**

Ruddiman noted Loyalty Days is not on the calendar. Bretz replied the Port isn't participating this year but has had a crane in the parade in the past. Miranda suggested if the Commissioners are interested in participating to let her know.

### **ADJOURNMENT**

Having no further business, the meeting adjourned at 8:23 p.m.

## BALANCE SHEET

5/14/2026  
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MBROWN

Period: 07/01/25..04/30/26

Port of Newport

General Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
<b>Assets</b>			
<b>Current Assets</b>			
Cash Deposits	-1,222,151	576,978	-1,799,129
Funds received, not cleared	651,075	-464	651,539
Interfund Receivable	39,946		39,946
<b>Total Cash</b>	<b>-531,130</b>	<b>576,513</b>	<b>-1,107,643</b>
Other Current Assets			
Cash on hand - Petty Cash	300	300	
Cash on hand - Cash Drawers	975	975	
Accounts Receivable	1,339,218	888,509	450,709
Property Tax Receivable	7,365	6,597	768
Grants Receivable	5,014		5,014
Lease Receivable Current	308,199	533,807	-225,608
Allowance for Bad Debt	-50,000	-50,000	
Prepaid Expenses	340,174	310,228	29,946
<b>Total Other Current Assets</b>	<b>1,951,245</b>	<b>1,690,416</b>	<b>260,828</b>
<b>Current Assets, Total</b>	<b>1,420,115</b>	<b>2,266,930</b>	<b>-846,815</b>
<b>Total Non-current Assets</b>	<b>50,946,795</b>	<b>51,289,476</b>	<b>-342,681</b>
<b>Deferred Outflows of Resources</b>	<b>-1,150,880</b>	<b>-929,920</b>	<b>-220,960</b>
<b>Assets, Total</b>	<b>51,216,030</b>	<b>52,626,486</b>	<b>-1,410,455</b>
<b>Liabilities</b>			
Accounts Payable	46,027	323,083	-277,056
Deposits	2,172	407,307	-405,135
Unearned Revenue	442,130	357,252	84,878
Other current liabilities	1,503,768	888,631	615,137
<b>Total Current Liabilities</b>	<b>1,994,097</b>	<b>1,976,273</b>	<b>17,824</b>
<b>Total Non Current Liabilities</b>	<b>6,613,207</b>	<b>7,246,886</b>	<b>-633,679</b>
<b>PERS Deferred Inflows</b>	<b>322,289</b>	<b>332,694</b>	<b>-10,405</b>
<b>Total Liabilities</b>	<b>9,716,237</b>	<b>11,074,217</b>	<b>-1,357,980</b>
Assigned (Grant Match)	667,000	667,000	
Assigned (Reserves)	500,000	500,000	
<b>Total Assigned Fund Balance</b>	<b>1,167,000</b>	<b>1,167,000</b>	
Unrestricted fund Balance	32,209,145	33,383,850	-1,174,705
Contributed Capital	7,130,788	7,130,788	
<b>Total Fund Balance</b>	<b>40,506,933</b>	<b>41,681,638</b>	<b>-1,174,705</b>
Net asset change	-739,997	815,250	-1,555,247
<b>Net Assets</b>	<b>41,499,793</b>	<b>41,552,269</b>	<b>-52,475</b>

Port of Newport Summary income Statement

5/14/2026  
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MBROWN

Period: 07/01/25..04/30/26

Port of Newport

General Fund

All amounts are in USD.

Description	Actual	Budget	Variance
<b>OPERATING ACTIVITIES</b>			
<b>Revenue</b>			
Lease Revenue	989,254	480,000	509,254
Moorage	1,955,540	2,110,000	-154,460
RV Park Space Rentals	930,623	1,333,333	-402,710
Services & Fees	1,227,424	1,101,117	126,306
Dredging Surcharge	11,528		11,528
Property Tax Revenue	136,373		136,373
Discounts and Misc income	352,499	60,167	292,332
<b>Total Operating Revenue</b>	<b>5,603,240</b>	<b>5,084,617</b>	<b>518,623</b>
<b>Expenses</b>			
Salaries and Wages	1,754,735	1,841,612	-86,877
Payroll Taxes and Benefits	858,128	1,049,523	-191,396
<b>Total Wages and Salaries</b>	<b>2,612,862</b>	<b>2,891,135</b>	<b>-278,273</b>
<b>Materials and Services</b>			
Liability Insurance	330,108	331,250	-1,142
Professional & Contracted Services	587,378	1,535,265	-947,887
Office Expenses/IT	238,833	128,667	110,166
Bad Debt Expense	531,226	140,417	390,810
Utilities	535,412	579,167	-43,755
<b>Sub Total Material and Services</b>	<b>2,222,957</b>	<b>2,714,765</b>	<b>-491,808</b>
Other Material and Services	786,519	1,900,221	-1,113,702
<b>Total Material and Services</b>	<b>3,009,476</b>	<b>4,614,986</b>	<b>-1,605,510</b>
<b>Total Operating Expenses</b>	<b>5,622,338</b>	<b>7,506,121</b>	<b>-1,883,783</b>
<b>OPERATING INCOME (LOSS)</b>	<b>-19,098</b>	<b>-2,421,504</b>	<b>2,402,406</b>
<b>NON-OPERATING ACTIVITIES</b>			
<b>Revenues</b>			
Grants	2,031,259	2,478,250	-446,991
Interest	23,480	10,000	13,480
Other	745,866	2,644,982	-1,899,116
<b>Total Non-Operating Revenues</b>	<b>2,800,605</b>	<b>5,133,232</b>	<b>-2,332,627</b>
Capital Outlays	2,670,261	4,704,125	-2,033,864
Debt Service	786,147	823,462	-37,314
<b>Total Non-Operating Expenses</b>	<b>3,521,504</b>	<b>5,601,287</b>	<b>-2,079,783</b>
<b>Total Non-Operating Income (Loss)</b>	<b>-720,899</b>	<b>-468,055</b>	<b>-252,844</b>
<b>Income/(Loss) before Loans &amp; Deprec</b>	<b>-739,997</b>	<b>-2,889,559</b>	<b>2,149,562</b>
Depreciation	1,644,216		1,644,216
Overhead allocation	-186,219		-186,219
<b>TTL OH, Dep &amp; Loans</b>	<b>1,457,997</b>		<b>1,457,997</b>
<b>NET INCOME (LOSS)</b>	<b>-2,197,994</b>	<b>-2,889,559</b>	<b>691,565</b>

Port of Newport Summary income Statement

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Period: 07/01/25..04/30/26

Port of Newport

General Fund

000 - Non-Departmental

All amounts are in USD.

Description	Actual	Budget	Variance
<b>OPERATING ACTIVITIES</b>			
<i>Revenue</i>			
<i>Expenses</i>			
<i>Materials and Services</i>			
<b>NON-OPERATING ACTIVITIES</b>			
<i>Revenues</i>			
Interest		10,000	-10,000
Other	700,000	2,644,982	-1,944,982
<b>Total Non-Operating Revenues</b>	<b>700,000</b>	<b>2,654,982</b>	<b>-1,954,982</b>
Capital Outlays	41,047		41,047
Debt Service	529,561	579,167	-49,606
<i>Total Non-Operating Expenses</i>	<i>620,703</i>	<i>652,867</i>	<i>-32,164</i>
<i>Total Non-Operating Income (Loss)</i>	<i>79,297</i>	<i>2,002,115</i>	<i>-1,922,818</i>
<b>Income/(Loss) before Loans &amp; Deprec</b>	<b>79,297</b>	<b>2,002,115</b>	<b>-1,922,818</b>
<b>NET INCOME (LOSS)</b>	<b>79,297</b>	<b>2,002,115</b>	<b>-1,922,818</b>

Port of Newport Summary income Statement

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MBROWN

Period: 07/01/25..04/30/26

Port of Newport

General Fund

100 - Administrative

All amounts are in USD.

Description	Actual	Budget	Variance
<b>OPERATING ACTIVITIES</b>			
<b>Revenue</b>			
Services & Fees	5,073	58,334	-53,261
Property Tax Revenue	136,373		136,373
Discounts and Misc income	63,985		63,985
<b>Total Operating Revenue</b>	<b>205,430</b>	<b>58,334</b>	<b>147,097</b>
<b>Expenses</b>			
Salaries and Wages	665,976	694,988	-29,011
Payroll Taxes and Benefits	307,270	337,518	-30,248
<b>Total Wages and Salaries</b>	<b>973,246</b>	<b>1,032,505</b>	<b>-59,259</b>
<b>Materials and Services</b>			
Liability Insurance	306,250	320,833	-14,583
Professional & Contracted Services	198,176	437,500	-239,324
Office Expenses/IT	222,356	90,000	132,356
Utilities	39,044	50,000	-10,956
<b>Sub Total Material and Services</b>	<b>765,827</b>	<b>898,333</b>	<b>-132,507</b>
Other Material and Services	148,060	155,596	-7,536
<b>Total Material and Services</b>	<b>913,887</b>	<b>1,053,929</b>	<b>-140,043</b>
<b>Total Operating Expenses</b>	<b>1,887,133</b>	<b>2,086,434</b>	<b>-199,301</b>
<b>OPERATING INCOME (LOSS)</b>	<b>-1,681,702</b>	<b>-2,028,101</b>	<b>346,398</b>
<b>NON-OPERATING ACTIVITIES</b>			
<b>Revenues</b>			
Grants		120,000	-120,000
Interest	23,480		23,480
<b>Total Non-Operating Revenues</b>	<b>23,480</b>	<b>120,000</b>	<b>-96,520</b>
Debt Service	51,422	41,250	10,172
<b>Total Non-Operating Expenses</b>	<b>51,422</b>	<b>41,250</b>	<b>10,172</b>
<b>Total Non-Operating Income (Loss)</b>	<b>-27,942</b>	<b>78,750</b>	<b>-106,692</b>
<b>Income/(Loss) before Loans &amp; Deprec</b>	<b>-1,709,644</b>	<b>-1,949,351</b>	<b>239,706</b>
Depreciation	83,615		83,615
Overhead allocation	-1,332,504		-1,332,504
<b>TTL OH, Dep &amp; Loans</b>	<b>-1,248,889</b>		<b>-1,248,889</b>
<b>NET INCOME (LOSS)</b>	<b>-460,755</b>	<b>-1,949,351</b>	<b>1,488,595</b>

Port of Newport Summary income Statement

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MBROWN

Period: 07/01/25..04/30/26

Port of Newport

General Fund

300 - Commercial Marina

All amounts are in USD.

Description	Actual	Budget	Variance
<b>OPERATING ACTIVITIES</b>			
<b>Revenue</b>			
Lease Revenue	168,095	137,500	30,595
Moorage	616,835	600,000	16,835
Services & Fees	365,757	294,167	71,590
Discounts and Misc income	297,458	31,667	265,791
<b>Total Operating Revenue</b>	<b>1,448,145</b>	<b>1,063,333</b>	<b>384,811</b>
<b>Expenses</b>			
Salaries and Wages	370,883	435,358	-64,476
Payroll Taxes and Benefits	178,440	272,211	-93,770
<b>Total Wages and Salaries</b>	<b>549,323</b>	<b>707,569</b>	<b>-158,246</b>
<b>Materials and Services</b>			
Liability Insurance	3,412	5,417	-2,004
Professional & Contracted Services	242,126	611,932	-369,806
Office Expenses/IT	1,845	1,583	261
Bad Debt Expense	-820	75,000	-75,820
Utilities	174,002	150,000	24,002
<b>Sub Total Material and Services</b>	<b>420,564</b>	<b>843,932</b>	<b>-423,367</b>
Other Material and Services	318,050	352,750	-34,700
<b>Total Material and Services</b>	<b>738,614</b>	<b>1,196,682</b>	<b>-458,067</b>
<b>Total Operating Expenses</b>	<b>1,287,937</b>	<b>1,904,251</b>	<b>-616,313</b>
<b>OPERATING INCOME (LOSS)</b>	<b>160,207</b>	<b>-840,917</b>	<b>1,001,125</b>
<b>NON-OPERATING ACTIVITIES</b>			
<b>Revenues</b>			
Grants	126,941	450,000	-323,059
Other	45,866		45,866
<b>Total Non-Operating Revenues</b>	<b>172,807</b>	<b>450,000</b>	<b>-277,193</b>
Capital Outlays	233,073	364,000	-130,927
<b>Total Non-Operating Expenses</b>	<b>233,073</b>	<b>364,000</b>	<b>-130,927</b>
<b>Total Non-Operating Income (Loss)</b>	<b>-60,266</b>	<b>86,000</b>	<b>-146,266</b>
<b>Income/(Loss) before Loans &amp; Deprec</b>	<b>99,942</b>	<b>-754,917</b>	<b>854,859</b>
Depreciation	125,646		125,646
Overhead allocation	474,644		474,644
<b>TTL OH, Dep &amp; Loans</b>	<b>600,290</b>		<b>600,290</b>
<b>NET INCOME (LOSS)</b>	<b>-500,348</b>	<b>-754,917</b>	<b>254,569</b>

Port of Newport Summary income Statement

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MBROWN

Period: 07/01/25..04/30/26

Port of Newport

General Fund  
500..501

All amounts are in USD.

Description	Actual	Budget	Variance
<b>OPERATING ACTIVITIES</b>			
<i>Revenue</i>			
Lease Revenue	365,630	142,500	223,130
Moorage	163,387	208,333	-44,946
Services & Fees	621,244	477,250	143,994
Discounts and Misc income	66	50,000	-49,934
<b>Total Operating Revenue</b>	<b>1,150,328</b>	<b>878,083</b>	<b>272,244</b>
<i>Expenses</i>			
Salaries and Wages	167,965	189,737	-21,771
Payroll Taxes and Benefits	80,343	95,953	-15,610
<b>Total Wages and Salaries</b>	<b>248,308</b>	<b>285,689</b>	<b>-37,381</b>
<i>Materials and Services</i>			
Liability Insurance	5,155		5,155
Professional & Contracted Services	25,650	58,333	-32,683
Office Expenses/IT	1,526	12,917	-11,391
Bad Debt Expense		2,917	-2,917
Utilities	46,114	45,833	281
<b>Sub Total Material and Services</b>	<b>78,446</b>	<b>120,000</b>	<b>-41,554</b>
Other Material and Services	199,054	315,375	-116,321
<b>Total Material and Services</b>	<b>277,500</b>	<b>435,375</b>	<b>-157,875</b>
<b>Total Operating Expenses</b>	<b>525,808</b>	<b>721,064</b>	<b>-195,256</b>
<b>OPERATING INCOME (LOSS)</b>	<b>624,520</b>	<b>157,019</b>	<b>467,501</b>
<b>NON-OPERATING ACTIVITIES</b>			
<i>Revenues</i>			
Grants	1,904,318	1,158,250	746,068
<b>Total Non-Operating Revenues</b>	<b>1,904,318</b>	<b>1,158,250</b>	<b>746,068</b>
Capital Outlays	2,380,397	4,130,125	-1,749,728
Debt Service	100,857	118,045	-17,188
<b>Total Non-Operating Expenses</b>	<b>2,481,254</b>	<b>4,248,170</b>	<b>-1,766,916</b>
<b>Total Non-Operating Income (Loss)</b>	<b>-576,936</b>	<b>-3,089,920</b>	<b>2,512,984</b>
<b>Income/(Loss) before Loans &amp; Deprec</b>	<b>47,584</b>	<b>-2,932,901</b>	<b>2,980,485</b>
Depreciation	984,494		984,494
Overhead allocation	182,825		182,825
<b>TTL OH, Dep &amp; Loans</b>	<b>1,167,319</b>		<b>1,167,319</b>
<b>NET INCOME (LOSS)</b>	<b>-1,119,735</b>	<b>-2,932,901</b>	<b>1,813,166</b>

Port of Newport Summary income Statement

5/14/2026  
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MBROWN

Period: 07/01/25..04/30/26

Port of Newport

General Fund

500F - International Terminal Fishing

All amounts are in USD.

Description	Actual	Budget	Variance
<b>OPERATING ACTIVITIES</b>			
<b>Revenue</b>			
Lease Revenue	365,630	142,500	223,130
Moorage	110,298	183,333	-73,035
Services & Fees	485,980	462,250	23,730
Discounts and Misc income	66	50,000	-49,934
<b>Total Operating Revenue</b>	<b>961,974</b>	<b>838,083</b>	<b>123,891</b>
<b>Expenses</b>			
Salaries and Wages	167,965	189,737	-21,771
Payroll Taxes and Benefits	80,343	95,953	-15,610
<b>Total Wages and Salaries</b>	<b>248,308</b>	<b>285,689</b>	<b>-37,381</b>
<b>Materials and Services</b>			
Professional & Contracted Services	25,650	58,333	-32,683
Office Expenses/IT	1,526	12,917	-11,391
Bad Debt Expense		2,917	-2,917
Utilities	21,090	45,833	-24,743
<b>Sub Total Material and Services</b>	<b>48,266</b>	<b>120,000</b>	<b>-71,734</b>
Other Material and Services	83,003	255,375	-172,372
<b>Total Material and Services</b>	<b>131,269</b>	<b>375,375</b>	<b>-244,106</b>
<b>Total Operating Expenses</b>	<b>379,577</b>	<b>661,064</b>	<b>-281,487</b>
<b>OPERATING INCOME (LOSS)</b>	<b>582,397</b>	<b>177,019</b>	<b>405,378</b>
<b>NON-OPERATING ACTIVITIES</b>			
<b>Revenues</b>			
Capital Outlays		1,670,125	-1,670,125
Debt Service	100,857	118,045	-17,188
<b>Total Non-Operating Expenses</b>	<b>100,857</b>	<b>1,788,170</b>	<b>-1,687,313</b>
<b>Total Non-Operating Income (Loss)</b>	<b>-100,857</b>	<b>-1,788,170</b>	<b>1,687,313</b>
<b>Income/(Loss) before Loans &amp; Deprec</b>	<b>481,540</b>	<b>-1,611,151</b>	<b>2,092,691</b>
Depreciation	949,449		949,449
Overhead allocation	182,825		182,825
<b>TTL OH, Dep &amp; Loans</b>	<b>1,132,274</b>		<b>1,132,274</b>
<b>NET INCOME (LOSS)</b>	<b>-650,734</b>	<b>-1,611,151</b>	<b>960,417</b>

Port of Newport Summary income Statement

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MBROWN

Period: 07/01/25..04/30/26

Port of Newport

General Fund

500C - International Terminal Cargo

All amounts are in USD.

Description	Actual	Budget	Variance
<b>OPERATING ACTIVITIES</b>			
<b>Revenue</b>			
Moorage	53,090	25,000	28,090
Services & Fees	135,264	15,000	120,264
<b>Total Operating Revenue</b>	<b>188,354</b>	<b>40,000</b>	<b>148,354</b>
<b>Expenses</b>			
<i>Materials and Services</i>			
Liability Insurance	5,155		5,155
Utilities	25,024		25,024
<i>Sub Total Material and Services</i>	<i>30,179</i>		<i>30,179</i>
Other Material and Services	116,052	60,000	56,052
<i>Total Material and Services</i>	<i>146,231</i>	<i>60,000</i>	<i>86,231</i>
<b>Total Operating Expenses</b>	<b>146,231</b>	<b>60,000</b>	<b>86,231</b>
<b>OPERATING INCOME (LOSS)</b>	<b>42,123</b>	<b>-20,000</b>	<b>62,123</b>
<b>NON-OPERATING ACTIVITIES</b>			
<i>Revenues</i>			
Grants	1,904,318	1,158,250	746,068
<b>Total Non-Operating Revenues</b>	<b>1,904,318</b>	<b>1,158,250</b>	<b>746,068</b>
Capital Outlays	2,380,397	2,460,000	-79,603
<i>Total Non-Operating Expenses</i>	<i>2,380,397</i>	<i>2,460,000</i>	<i>-79,603</i>
<i>Total Non-Operating Income (Loss)</i>	<i>-476,080</i>	<i>-1,301,750</i>	<i>825,671</i>
<b>Income/(Loss) before Loans &amp; Deprec</b>	<b>-433,956</b>	<b>-1,321,750</b>	<b>887,794</b>
Depreciation	35,045		35,045
<i>TTL OH, Dep &amp; Loans</i>	<i>35,045</i>		<i>35,045</i>
<b>NET INCOME (LOSS)</b>	<b>-469,001</b>	<b>-1,321,750</b>	<b>852,749</b>

Port of Newport Summary income Statement

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Period: 07/01/25..04/30/26

Port of Newport

General Fund  
700..701

All amounts are in USD.

Description	Actual	Budget	Variance
<b>OPERATING ACTIVITIES</b>			
<b>Revenue</b>			
Lease Revenue	455,529	200,000	255,529
Moorage	1,175,318	1,301,667	-126,349
RV Park Space Rentals	930,623	1,333,333	-402,710
Services & Fees	235,350	271,367	-36,017
Dredging Surcharge	11,528		11,528
Discounts and Misc income	-9,010	-21,500	12,490
<b>Total Operating Revenue</b>	<b>2,799,337</b>	<b>3,084,867</b>	<b>-285,530</b>
<b>Expenses</b>			
Salaries and Wages	549,911	521,529	28,381
Payroll Taxes and Benefits	290,988	343,843	-52,854
<b>Total Wages and Salaries</b>	<b>840,899</b>	<b>865,372</b>	<b>-24,473</b>
<b>Materials and Services</b>			
Liability Insurance	15,291	5,000	10,291
Professional & Contracted Services	125,034	427,500	-302,466
Office Expenses/IT	13,106	24,167	-11,061
Bad Debt Expense	532,046	62,500	469,546
Utilities	276,252	333,333	-57,082
<b>Sub Total Material and Services</b>	<b>961,729</b>	<b>852,500</b>	<b>109,229</b>
Other Material and Services	121,040	1,076,500	-955,461
<b>Total Material and Services</b>	<b>1,082,768</b>	<b>1,929,000</b>	<b>-846,232</b>
<b>Total Operating Expenses</b>	<b>1,923,667</b>	<b>2,794,372</b>	<b>-870,704</b>
<b>OPERATING INCOME (LOSS)</b>	<b>875,670</b>	<b>290,495</b>	<b>585,175</b>
<b>NON-OPERATING ACTIVITIES</b>			
<b>Revenues</b>			
Grants		750,000	-750,000
<b>Total Non-Operating Revenues</b>		<b>750,000</b>	<b>-750,000</b>
Capital Outlays	15,744	210,000	-194,256
Debt Service	104,308	85,000	19,308
<b>Total Non-Operating Expenses</b>	<b>135,052</b>	<b>295,000</b>	<b>-159,948</b>
<b>Total Non-Operating Income (Loss)</b>	<b>-135,052</b>	<b>455,000</b>	<b>-590,052</b>
<b>Income/(Loss) before Loans &amp; Deprec</b>	<b>740,618</b>	<b>745,495</b>	<b>-4,877</b>
Depreciation	450,461		450,461
Overhead allocation	488,816		488,816
<b>TTL OH, Dep &amp; Loans</b>	<b>939,277</b>		<b>939,277</b>
<b>NET INCOME (LOSS)</b>	<b>-198,659</b>	<b>745,495</b>	<b>-944,154</b>

## BALANCE SHEET

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MBROWN

Period: 07/01/25..04/30/26

Port of Newport

NOAA Lease Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
<b>Assets</b>			
<b>Current Assets</b>			
Cash Deposits	2,393,606	2,379,645	13,961
Interfund Payable	-39,946		-39,946
<b>Total Cash</b>	<b>2,353,660</b>	<b>2,379,645</b>	<b>-25,985</b>
Other Current Assets			
Accounts Receivable	16,525		16,525
Lease Receivable Current	13,616,243	1,918,016	11,698,227
Prepaid Expenses	151,872	161,032	-9,159
<b>Total Other Current Assets</b>	<b>13,784,641</b>	<b>2,079,048</b>	<b>11,705,593</b>
<b>Current Assets, Total</b>	<b>16,178,247</b>	<b>4,458,693</b>	<b>11,719,554</b>
<b>Total Non-current Assets</b>	<b>15,758,183</b>	<b>32,911,365</b>	<b>-17,153,182</b>
<b>Deferred Outflows of Resources</b>	<b>284,088</b>	<b>318,694</b>	<b>-34,606</b>
<b>Assets, Total</b>	<b>32,220,518</b>	<b>37,688,752</b>	<b>-5,468,234</b>
<b>Liabilities</b>			
Accounts Payable	54,985	36,646	18,339
Other current liabilities	1,638,669	1,574,029	64,640
<b>Total Current Liabilities</b>	<b>1,693,654</b>	<b>1,610,675</b>	<b>82,979</b>
<b>Total Non Current Liabilities</b>	<b>8,190,000</b>	<b>9,685,000</b>	<b>-1,495,000</b>
<b>PERS Deferred Inflows</b>	<b>16,963</b>	<b>17,511</b>	<b>-548</b>
<b>Total Liabilities</b>	<b>22,945,367</b>	<b>28,471,936</b>	<b>-5,526,569</b>
Restricted Fund Balance	1,761,721	1,761,721	
Committed Fund Balance	432,000	432,000	
Unrestricted fund Balance	7,077,464	7,547,231	-469,767
<b>Total Fund Balance</b>	<b>9,271,185</b>	<b>9,740,952</b>	<b>-469,767</b>
Net asset change	-141,244	-238,505	97,262
<b>Net Assets</b>	<b>9,275,151</b>	<b>9,216,816</b>	<b>58,336</b>

Port of Newport Summary income Statement

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Period: 07/01/25..04/30/26

Port of Newport

NOAA Lease Fund

All amounts are in USD.

Description	Actual	Budget	Variance
<b>OPERATING ACTIVITIES</b>			
<b>Revenue</b>			
Lease Revenue	2,165,925	2,304,794	-138,869
Services & Fees	76		76
<b>Total Operating Revenue</b>	<b>2,166,001</b>	<b>2,304,794</b>	<b>-138,793</b>
<b>Expenses</b>			
Salaries and Wages	146,268	151,481	-5,212
Payroll Taxes and Benefits	72,734	79,963	-7,228
<b>Total Wages and Salaries</b>	<b>219,003</b>	<b>231,443</b>	<b>-12,441</b>
<b>Materials and Services</b>			
Liability Insurance	193,757	208,333	-14,576
Professional & Contracted Services	35,150	67,583	-32,433
Office Expenses/IT	13,604	5,166	8,437
Utilities	16,040	12,500	3,540
<b>Sub Total Material and Services</b>	<b>258,551</b>	<b>293,583</b>	<b>-35,032</b>
Other Material and Services	95,580	105,364	-9,784
<b>Total Material and Services</b>	<b>354,132</b>	<b>398,947</b>	<b>-44,816</b>
<b>Total Operating Expenses</b>	<b>573,134</b>	<b>630,391</b>	<b>-57,256</b>
<b>OPERATING INCOME (LOSS)</b>	<b>1,592,866</b>	<b>1,674,403</b>	<b>-81,537</b>
<b>NON-OPERATING ACTIVITIES</b>			
<b>Revenues</b>			
Interest	7,260		7,260
Other	19,856		19,856
<b>Total Non-Operating Revenues</b>	<b>27,116</b>		<b>27,116</b>
Debt Service	1,761,226	1,798,000	-36,774
<b>Total Non-Operating Expenses</b>	<b>1,761,226</b>	<b>1,798,000</b>	<b>-36,774</b>
<b>Total Non-Operating Income (Loss)</b>	<b>-1,734,110</b>	<b>-1,798,000</b>	<b>63,890</b>
<b>Income/(Loss) before Loans &amp; Deprec</b>	<b>-141,244</b>	<b>-123,597</b>	<b>-17,647</b>
Depreciation	1,123,571		1,123,571
Overhead allocation	186,219		186,219
<b>TTL OH, Dep &amp; Loans</b>	<b>1,309,790</b>		<b>1,309,790</b>
<b>NET INCOME (LOSS)</b>	<b>-1,451,034</b>	<b>-123,597</b>	<b>-1,327,437</b>

BALANCE SHEET

Period: 07/01/25..04/30/26

Port of Newport

**Reserve Fund**

All amounts are in USD.

Description	Current Year	Previous Year	Variance
<b>Assets</b>			
<b>Current Assets</b>			
Cash Deposits	1,310,839	1,951,700	-640,861
<b>Total Cash</b>	<b>1,310,839</b>	<b>1,951,700</b>	<b>-640,861</b>
Other Current Assets			
<b>Current Assets, Total</b>	<b>1,310,839</b>	<b>1,951,700</b>	<b>-640,861</b>
<b>Assets, Total</b>	<b>1,310,839</b>	<b>1,951,700</b>	<b>-640,861</b>
<b>Liabilities</b>			
Assigned (Reserves)	1,262,665	2,368,997	-1,106,332
<b>Total Assigned Fund Balance</b>	<b>1,262,665</b>	<b>2,368,997</b>	<b>-1,106,332</b>
Unrestricted fund Balance	700,000		700,000
<b>Total Fund Balance</b>	<b>1,962,665</b>	<b>2,368,997</b>	<b>-406,332</b>
Net asset change	-651,826	-417,297	-234,529
<b>Net Assets</b>	<b>1,310,839</b>	<b>1,951,700</b>	<b>-640,861</b>

Port of Newport Summary income Statement

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Period: 07/01/25..04/30/26

Port of Newport

Reserve Fund

All amounts are in USD.

Description	Actual	Budget	Variance
<b>OPERATING ACTIVITIES</b>			
<i>Revenue</i>			
<i>Expenses</i>			
<i>Materials and Services</i>			
<b>NON-OPERATING ACTIVITIES</b>			
<i>Revenues</i>			
Interest	48,174	6,667	41,508
<b>Total Non-Operating Revenues</b>	<b>48,174</b>	<b>6,667</b>	<b>41,508</b>
<i>Total Non-Operating Expenses</i>	700,000	2,114,852	-1,414,852
<i>Total Non-Operating Income (Loss)</i>	-651,826	-2,108,185	1,456,360
<b>Income/(Loss) before Loans &amp; Deprec</b>	<b>-651,826</b>	<b>-2,108,185</b>	<b>1,456,360</b>
<b>NET INCOME (LOSS)</b>	<b>-651,826</b>	<b>-2,108,185</b>	<b>1,456,360</b>

## BALANCE SHEET

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Period: 07/01/25..04/30/26

Port of Newport

**Bonded Debt Fund**

All amounts are in USD.

Description	Current Year	Previous Year	Variance
<b>Assets</b>			
<b>Current Assets</b>			
Cash Deposits	585,568	326,235	259,333
<b>Total Cash</b>	<b>585,568</b>	<b>326,235</b>	<b>259,333</b>
Other Current Assets			
Property Tax Receivable	35,254	37,688	-2,433
<b>Total Other Current Assets</b>	<b>35,254</b>	<b>37,688</b>	<b>-2,433</b>
<b>Current Assets, Total</b>	<b>620,822</b>	<b>363,923</b>	<b>256,899</b>
<b>Total Non-current Assets</b>	<b>125,754</b>	<b>132,750</b>	<b>-6,996</b>
<b>Deferred Outflows of Resources</b>	<b>480,671</b>	<b>516,878</b>	<b>-36,207</b>
<b>Assets, Total</b>	<b>1,227,247</b>	<b>1,013,550</b>	<b>213,697</b>
<b>Liabilities</b>			
Other current liabilities	470,000	455,000	15,000
<b>Total Current Liabilities</b>	<b>470,000</b>	<b>455,000</b>	<b>15,000</b>
<b>Total Non Current Liabilities</b>	<b>9,469,413</b>	<b>9,998,450</b>	<b>-529,037</b>
<b>Total Liabilities</b>	<b>9,939,413</b>	<b>10,453,450</b>	<b>-514,037</b>
Restricted Fund Balance	-9,589,279	-10,059,811	470,532
<b>Total Fund Balance</b>	<b>-9,589,279</b>	<b>-10,059,811</b>	<b>470,532</b>
Net asset change	407,113	164,912	242,202
<b>Net Assets</b>	<b>-8,712,166</b>	<b>-9,439,900</b>	<b>727,734</b>

Port of Newport Summary income Statement

5/14/2026  
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MBROWN

Period: 07/01/25..04/30/26

Port of Newport

**Bonded Debt Fund**

All amounts are in USD.

Description	Actual	Budget	Variance
<b>OPERATING ACTIVITIES</b>			
<i>Revenue</i>			
Property Tax Revenue	1,052,118	1,055,000	-2,882
<b>Total Operating Revenue</b>	<b>1,052,118</b>	<b>1,055,000</b>	<b>-2,882</b>
<i>Expenses</i>			
<i>Materials and Services</i>			
<b>OPERATING INCOME (LOSS)</b>	<b>1,052,118</b>	<b>1,055,000</b>	<b>-2,882</b>
<b>NON-OPERATING ACTIVITIES</b>			
<i>Revenues</i>			
Interest	4,828		4,828
<b>Total Non-Operating Revenues</b>	<b>4,828</b>		<b>4,828</b>
Debt Service	649,833	662,000	-12,168
<i>Total Non-Operating Expenses</i>	<i>649,833</i>	<i>662,000</i>	<i>-12,168</i>
<i>Total Non-Operating Income (Loss)</i>	<i>-645,004</i>	<i>-662,000</i>	<i>16,996</i>
<b>Income/(Loss) before Loans &amp; Deprec</b>	<b>407,113</b>	<b>393,000</b>	<b>14,113</b>
<b>NET INCOME (LOSS)</b>	<b>407,113</b>	<b>393,000</b>	<b>14,113</b>

BALANCE SHEET

Period: 07/01/25..04/30/26

Port of Newport

Facility Maintenance Reserve Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
<b>Assets</b>			
<b>Current Assets</b>			
Cash Deposits	576,294	501,639	74,655
<b>Total Cash</b>	<b>576,294</b>	<b>501,639</b>	<b>74,655</b>
Other Current Assets			
<b>Current Assets, Total</b>	<b>576,294</b>	<b>501,639</b>	<b>74,655</b>
<b>Assets, Total</b>	<b>576,294</b>	<b>501,639</b>	<b>74,655</b>
<b>Liabilities</b>			
Assigned (Asset Reserves)	28,377		28,377
Assigned (Reserves)	475,911	475,911	
Assigned (Land Improvements)	53,502	29,587	23,915
<b>Total Assigned Fund Balance</b>	<b>557,791</b>	<b>505,498</b>	<b>52,292</b>
Unrestricted fund Balance	-50,239	-37,872	-12,367
<b>Total Fund Balance</b>	<b>507,551</b>	<b>467,626</b>	<b>39,925</b>
Net asset change	68,743	34,013	34,730
<b>Net Assets</b>	<b>576,294</b>	<b>501,639</b>	<b>74,655</b>

Port of Newport Summary income Statement

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Period: 07/01/25..04/30/26

Port of Newport

Facility Maintenance Reserve Fund

All amounts are in USD.

Description	Actual	Budget	Variance
<b>OPERATING ACTIVITIES</b>			
<i>Revenue</i>			
<i>Expenses</i>			
<i>Materials and Services</i>			
<b>NON-OPERATING ACTIVITIES</b>			
<i>Revenues</i>			
Interest	18,648	2,500	16,148
Other	50,095	73,700	-23,605
<b>Total Non-Operating Revenues</b>	<b>68,743</b>	<b>76,200</b>	<b>-7,457</b>
Capital Outlays		3,550,000	-3,550,000
<i>Total Non-Operating Expenses</i>		<i>4,080,130</i>	<i>-4,080,130</i>
<i>Total Non-Operating Income (Loss)</i>	<i>68,743</i>	<i>-4,003,930</i>	<i>4,072,673</i>
<b>Income/(Loss) before Loans &amp; Deprec</b>	<b>68,743</b>	<b>-4,003,930</b>	<b>4,072,673</b>
<b>NET INCOME (LOSS)</b>	<b>68,743</b>	<b>-4,003,930</b>	<b>4,072,673</b>

# Accounts Paid Report

## April 2026

Posting Date	Check Number	Check Name\	Fund	Dept Name	Description	amount
April	1	PPI09197 OR Dept of State Lands	General Operating	Commercial	State Land Fees - Comm Marina Waten	\$ 514.67
April	1	PPI09198 OR Dept of State Lands	General Operating	Commercial	State Land Fees - Comm Marina/Moora	\$ 514.67
April	1	PPI09136 TCB Security Services Inc	General Operating	Commercial	CM - 1/3 of 85%	\$ 5,979.75
April	1	PPI09136 TCB Security Services Inc	General Operating	International Terminal	NIT - 15%	\$ 2,110.50
April	1	PPI09136 TCB Security Services Inc	General Operating	South Beach	SB - 2/3 of 85%	\$ 5,979.75
April	1	PPI09147 Unum Life Insurance Company of America	General Operating	Administration	Accrued Paid Leave Oregon	\$ 1,848.62
April	1	PPI09148 Unum Life Insurance Company of America	General Operating	Administration	Health, Dental and Life Insurance	\$ 420.55
April	2	PPI09215 Sierra Springs	General Operating	Commercial	Operating Supplies	\$ 138.94
April	2	PPI09215 Sierra Springs	General Operating	International Terminal	Operating Supplies	\$ 138.95
April	3	15137 Aboveboard Electric Inc	NOAA		Repairs and Maintenance	\$ 3,497.20
April	3	15148 AKS Engineering & Forestry, LLC	NOAA		Contract and Support Services	\$ 5,000.00
April	3	15155 Amazon Capital Services Inc	General Operating	Administration	Amazon Capital Services Inc	\$ 228.74
April	3	15155 Amazon Capital Services Inc	General Operating	International Terminal	Amazon Capital Services Inc	\$ 331.64
April	3	15155 Amazon Capital Services Inc	General Operating	Administration	Office Expense	\$ 148.66
April	3	15155 Amazon Capital Services Inc	General Operating	International Terminal	Office Expense	\$ 80.08
April	3	15155 Amazon Capital Services Inc	General Operating	International Terminal	Operating Supplies	\$ 331.64
April	3	15155 Amazon Capital Services Inc	NOAA		Repairs and Maintenance	\$ 83.16
April	3	15156 Ballard Marine Construction	General Operating	Commercial	Capital Outlay - Land Improvements - 4	\$ 99,200.00
April	3	15156 Ballard Marine Construction	General Operating	Commercial	Capital Outlay - Land Improvements- M	\$ 23,500.00
April	3	15157 City of Newport Room Tax	General Operating	South Beach	Accrued City Lodging Taxes	\$ 4,511.67
April	3	15158 Copeland Lumber Yards Inc	General Operating	International Terminal	Repairs and Maintenance	\$ 38.27
April	3	15159 Garage Door Sales	General Operating	South Beach	Repairs and Maintenance	\$ 3,295.00
April	3	15160 Ground FX Landscape Management LLC	General Operating	Commercial	Contract and Support Services	\$ 396.00
April	3	15161 Hyak	General Operating	Administration	IT Hardware and Software	\$ 1,349.00
April	3	15161 Hyak	General Operating	Commercial	IT Hardware and Software	\$ 598.80
April	3	15161 Hyak	General Operating	International Terminal	IT Hardware and Software	\$ 1,079.00
April	3	15138 MacPherson, Gintner & Diaz	General Operating	Administration	Professional Services	\$ 2,437.50
April	3	15139 MASA	General Operating	Commercial	10003 - BC/26775500	\$ 39.00
April	3	15139 MASA	General Operating	Administration	10005 - MB/2465189	\$ 78.00
April	3	15139 MASA	General Operating	Administration	10013 - MH/2220034	\$ 28.00
April	3	15139 MASA	General Operating	International Terminal	10021 - DM/2495837	\$ 28.00
April	3	15139 MASA	General Operating	South Beach	10025 - WS/2221583	\$ 28.00
April	3	15139 MASA	General Operating	Commercial	10036 - RM/2220087	\$ 53.00
April	3	15139 MASA	General Operating	International Terminal	10044 - DW/2252902	\$ 28.00
April	3	15139 MASA	General Operating	Commercial	10064 - JT/2659672	\$ 53.00
April	3	15139 MASA	General Operating	South Beach	10065 - BW/2660786	\$ 28.00
April	3	15139 MASA	General Operating	South Beach	10066 - LS/2681987	\$ 78.00

# Accounts Paid Report

## April 2026

Posting Date	Check Number	Name\	Fund	Dept Name	Description	amount	
April	3	15139	MASA	General Operating	Administration	10067 - RR/2941525	\$ 78.00
April	3	15139	MASA	General Operating	South Beach	10075 - HB/2817628	\$ 28.00
April	3	15140	Mascott Equipment Co Inc	General Operating	South Beach	Contract and Support Services	\$ 1,927.59
April	3	15141	Metro Access Control	NOAA		Repairs and Maintenance	\$ 1,643.00
April	3	15142	National Association of State Agencies for Surplus Prop	General Operating	Administration	Dues and Subscriptions - 5year membe	\$ 190.00
April	3	15143	Newport Fab Shop	General Operating	Commercial	Repairs and Maintenance	\$ 395.24
April	3	15144	NW Natural	General Operating	South Beach	Natural Gas - RV Park	\$ 392.16
April	3	15144	NW Natural	General Operating	South Beach	Natural Gas SB- SHOP	\$ 261.44
April	3	15145	Papé Material Handling, Inc	General Operating	International Terminal	Repairs and Maintenance	\$ 1,362.26
April	3	15146	Port's Contracting, LLC	General Operating	South Beach	Repairs and Maintenance	\$ 500.00
April	3	15147	Rau Plumbing Inc	General Operating	South Beach	Repairs and Maintenance	\$ 839.20
April	3	15149	Rondys Inc dba Yaquina Industrial Park	General Operating	International Terminal	Lease Expense	\$ 2,000.00
April	3	15150	Suburban Propane	General Operating	Commercial	Propane - Refill Tank	\$ 1,534.83
April	3	15151	T & L Chemical Toilet Service LLC	General Operating	International Terminal	Contract and Support Services	\$ 450.00
April	3	15152	ULINE	General Operating	South Beach	Cleaning supplies	\$ 2,676.46
April	3	15152	ULINE	General Operating	South Beach	Personal Protective Equip. and Gear	\$ 558.78
April	3	15152	ULINE	General Operating	South Beach	Repairs and Maintenance	\$ 2,207.00
April	3	15153	Verizon Wireless	General Operating	Administration	Wireless - Admin Lines	\$ 229.71
April	3	15153	Verizon Wireless	General Operating	Commercial	Wireless - CM Lines	\$ 125.39
April	3	15153	Verizon Wireless	General Operating	International Terminal	Wireless - NIT Line	\$ 34.10
April	3	15153	Verizon Wireless	General Operating	South Beach	Wireless - SB Lines	\$ 71.89
April	3	15153	Verizon Wireless	NOAA		Wireless - NOAA Lines	\$ 44.47
April	3	15154	Vertiv Corporation	NOAA		Professional Services	\$ 979.00
April	5	PPI09112	Asure - ***AUTOPOST***	General Operating		Payroll taxes - PPE	\$ 31,424.49
April	5	PPI09326	PERS-Autopay	General Operating	Administration	Retirement Payable	\$ 316.32
April	5	PPI09327	PERS-Autopay	General Operating	Administration	Retirement Payable	\$ 1,319.59
April	5	PPI09107	VOYA-Autopay	General Operating	Administration	10005-MB	\$ 50.00
April	5	PPI09107	VOYA-Autopay	General Operating	Administration	10013-MH	\$ 105.00
April	5	PPI09107	VOYA-Autopay	General Operating	Administration	10020-PM	\$ 500.00
April	5	PPI09107	VOYA-Autopay	General Operating	International Terminal	10021-DM	\$ 100.00
April	5	PPI09108	VOYA-Autopay	General Operating	International Terminal	10021-DM	\$ 100.00
April	5	PPI09108	VOYA-Autopay	General Operating	Administration	10032-GT	\$ 25.00
April	5	PPI09107	VOYA-Autopay	General Operating	Administration	10060-ED	\$ 50.00
April	5	PPI09108	VOYA-Autopay	General Operating	Administration	10060-ED	\$ 50.00
April	5	PPI09107	VOYA-Autopay	General Operating	South Beach	10066-LS	\$ 25.00
April	5	PPI09107	VOYA-Autopay	General Operating	Administration	10067-RR	\$ 100.00
April	5	PPI09107	VOYA-Autopay	NOAA		10009-JD	\$ 25.00

# Accounts Paid Report

## April 2026

Posting Date	Check Number	Check Name\	Fund	Dept Name	Description	amount
April	6	PPI09208 DE LAGE LANDEN **AUTOPOST**	General Operating	Administration	50369481_1-Admin	\$ 337.40
April	6	PPI09208 DE LAGE LANDEN **AUTOPOST**	General Operating	South Beach	50369481_2-South Beach	\$ 337.41
April	7	PPI09111 Oregon Child Support Program	General Operating	Commercial	Garnishment Withholdings Payable	\$ 50.00
April	7	PPI09110 Oregon Child Support Program	General Operating	South Beach	Garnishment Withholdings Payable	\$ 50.50
April	7	PPI09109 Washington State Support Registry **AUTOPOST***	General Operating	International Terminal	Garnishment Withholdings Payable	\$ 408.50
April	15	PPI09307 Hyak	General Operating	Administration	Contract and Support Services	\$ 6,567.49
April	17	PPI09178 OR Dept of Revenue TLT** Autodraft	General Operating	South Beach	Accrued State Lodging Taxes	\$ 1,229.10
April	20	PPI09179 Asure - ***AUTOPOST***	General Operating	South Beach	Payroll taxes - PPE - Final pay SS	\$ 81.44
April	20	PPI09171 Asure - ***AUTOPOST***	General Operating	Administration	Payroll taxes - PPE 4.20.26	\$ 29,914.36
April	20	PPI09187 Oregon Employment Department	General Operating	Administration	OPFL Application Fee Paid online	\$ 150.00
April	20	PPI09328 PERS-Autopay	General Operating	Administration	Retirement Payable	\$ 10,701.69
April	20	PPI09329 PERS-Autopay	General Operating	Administration	Retirement Payable	\$ 44,938.79
April	20	PPI09169 VOYA-Autopay	General Operating	Administration	10005-MB	\$ 50.00
April	20	PPI09169 VOYA-Autopay	General Operating	Administration	10013-MH	\$ 105.00
April	20	PPI09169 VOYA-Autopay	General Operating	Administration	10020-PM	\$ 500.00
April	20	PPI09169 VOYA-Autopay	General Operating	International Terminal	10021-DM	\$ 100.00
April	20	PPI09170 VOYA-Autopay	General Operating	International Terminal	10021-DM	\$ 100.00
April	20	PPI09170 VOYA-Autopay	General Operating	Administration	10032-GT	\$ 25.00
April	20	PPI09169 VOYA-Autopay	General Operating	Administration	10060-ED	\$ 50.00
April	20	PPI09170 VOYA-Autopay	General Operating	Administration	10060-ED	\$ 50.00
April	20	PPI09169 VOYA-Autopay	General Operating	South Beach	10066-LS	\$ 25.00
April	20	PPI09169 VOYA-Autopay	General Operating	Administration	10067-RR	\$ 100.00
April	20	PPI09169 VOYA-Autopay	NOAA		10009-JD	\$ 25.00
April	23	PPI09167 Oregon Child Support Program	General Operating	Commercial	Garnishment Withholdings Payable Ch	\$ 50.50
April	23	PPI09168 Oregon Child Support Program	General Operating	Commercial	Garnishment Withholdings Payable Ch	\$ 50.00
April	23	PPI09166 Washington State Support Registry **AUTOPOST***	General Operating	International Terminal	Garnishment Withholdings Payable Ch	\$ 408.50
April	24	15165 Alan Brown Tire Center	General Operating	Commercial	Repairs and Maintenance	\$ 179.09
April	24	15176 Alsea Bay Power Products Inc	General Operating	South Beach	Operating Supplies	\$ 700.08
April	24	15176 Alsea Bay Power Products Inc	General Operating	Commercial	Repairs and Maintenance	\$ 389.00
April	24	15176 Alsea Bay Power Products Inc	General Operating	South Beach	Repairs and Maintenance	\$ 808.92
April	24	15176 Alsea Bay Power Products Inc	General Operating	South Beach	Shipping and Freight	\$ 10.00
April	24	15187 Amazon Capital Services Inc	General Operating	Administration	Amazon Capital Services Inc	\$ 455.98
April	24	15187 Amazon Capital Services Inc	General Operating	South Beach	Cleaning supplies	\$ 80.49
April	24	15187 Amazon Capital Services Inc	General Operating	South Beach	IT Hardware and Software	\$ 399.99
April	24	15187 Amazon Capital Services Inc	General Operating	Commercial	Office Expense	\$ 55.99
April	24	15187 Amazon Capital Services Inc	General Operating	Commercial	Repairs and Maintenance	\$ 847.15
April	24	15187 Amazon Capital Services Inc	General Operating	South Beach	Repairs and Maintenance	\$ 605.52

# Accounts Paid Report

## April 2026

Posting Date	Check Number	Check Name\	Fund	Dept Name	Description	amount
April 24	15195	Barrelhead Supply Inc	General Operating	South Beach	Repairs and Maintenance	\$ 958.90
April 24	15196	Chris' Appliance Repair	General Operating	South Beach	Repairs and Maintenance	\$ 450.00
April 24	15197	City of Newport Room Tax	General Operating	South Beach	Accrued City Lodging Taxes	\$ 3,119.66
April 24	15198	CNA Surety	General Operating	Administration	Bond Premiums - OR Blanket Notary	\$ 26.00
April 24	15199	Copeland Lumber Yards Inc	General Operating	Commercial	Copeland Lumber Yards Inc	\$ 145.57
April 24	15199	Copeland Lumber Yards Inc	General Operating	Commercial	Equipment	\$ 145.57
April 24	15199	Copeland Lumber Yards Inc	General Operating	Commercial	Repairs and Maintenance	\$ 699.87
April 24	15166	DOWL	General Operating	Commercial	Capital Outlay - Infrastructure	\$ 1,646.58
April 24	15167	Englund Marine Supply Co Inc	General Operating	International Terminal	Englund Marine Supply Co Inc	\$ 126.88
April 24	15167	Englund Marine Supply Co Inc	General Operating	Commercial	Operating Supplies	\$ 126.00
April 24	15167	Englund Marine Supply Co Inc	General Operating	International Terminal	Operating Supplies	\$ 126.88
April 24	15167	Englund Marine Supply Co Inc	General Operating	Commercial	Personal Protective Equip. and Gear	\$ 92.23
April 24	15167	Englund Marine Supply Co Inc	General Operating	Commercial	Repairs and Maintenance	\$ 103.84
April 24	15168	Ground FX Landscape Management LLC	General Operating	Commercial	Contract and Support Services - Landsc	\$ 396.00
April 24	15169	IcniPro Security Alarms Inc	General Operating	South Beach	Contract and Support Services	\$ 142.08
April 24	15169	IcniPro Security Alarms Inc	General Operating	International Terminal	Professional Services - Foulweather Tr.	\$ 137.52
April 24	15169	IcniPro Security Alarms Inc	General Operating	International Terminal	Professional Services - International Te	\$ 137.52
April 24	15169	IcniPro Security Alarms Inc	NOAA		Contract and Support Services	\$ 92.97
April 24	15170	Lincoln County Public Works	General Operating	Administration	Fuel - Admin	\$ 68.80
April 24	15170	Lincoln County Public Works	General Operating	Commercial	Fuel - CM	\$ 177.45
April 24	15170	Lincoln County Public Works	General Operating	South Beach	Fuel - SB	\$ 125.03
April 24	15170	Lincoln County Public Works	NOAA		Fuel - NOAA	\$ 50.15
April 24	15171	MASA	General Operating	Administration	10005 - MB/2465189	\$ 39.00
April 24	15171	MASA	General Operating	Administration	10013 - MH/2220034	\$ 14.00
April 24	15171	MASA	General Operating	International Terminal	10021 - DM/2495837	\$ 14.00
April 24	15171	MASA	General Operating	Commercial	10036 - RM/2220087	\$ 14.00
April 24	15171	MASA	General Operating	International Terminal	10044 - DW/2252902	\$ 14.00
April 24	15171	MASA	General Operating	Commercial	10064 - JT/2659672	\$ 39.00
April 24	15171	MASA	General Operating	South Beach	10065 - BW/2660786	\$ 14.00
April 24	15171	MASA	General Operating	South Beach	10066 - LS/2681987	\$ 39.00
April 24	15171	MASA	General Operating	Administration	10067 - RR/2941525	\$ 39.00
April 24	15171	MASA	General Operating	South Beach	10075 - HB/2817628	\$ 14.00
April 24	15171	MASA	General Operating	South Beach	10079 - KG/2976779	\$ 14.00
April 24	15193	MC Dean Inc	NOAA		Repairs and Maintenance	\$ 5,776.00
April 24	15172	Newport Sign Shop	General Operating	Commercial	Repairs and Maintenance	\$ 1,172.00
April 24	15172	Newport Sign Shop	General Operating	South Beach	Repairs and Maintenance	\$ 1,304.00
April 24	15173	Orkin	General Operating	Commercial	Professional Services - Pest Control	\$ 209.96

# Accounts Paid Report

## April 2026

Posting Date	Check Number	Name\	Fund	Dept Name	Description	amount
April 24	15173	Orkin	General Operating	South Beach	Professional Services - SB Pest Cntrl	\$ 103.49
April 24	15174	Pacific Coast Lock & Safe LLC	General Operating	South Beach	Professional Services	\$ 330.00
April 24	15174	Pacific Coast Lock & Safe LLC	General Operating	Commercial	Repairs and Maintenance	\$ 130.00
April 24	15174	Pacific Coast Lock & Safe LLC	General Operating	South Beach	Repairs and Maintenance	\$ 165.00
April 24	15175	Pioneer Connect	General Operating	South Beach	113823-SB Office Phone	\$ 183.61
April 24	15175	Pioneer Connect	General Operating	South Beach	115083	\$ 42.29
April 24	15175	Pioneer Connect	NOAA		159375	\$ 182.81
April 24	15177	Pioneer Printing Inc	General Operating	Administration	Office Expense	\$ 76.50
April 24	15177	Pioneer Printing Inc	General Operating	Commercial	Office Expense	\$ 43.95
April 24	15177	Pioneer Printing Inc	General Operating	South Beach	Office Expense	\$ 43.95
April 24	15177	Pioneer Printing Inc	General Operating	Administration	Pioneer Printing Inc	\$ 76.50
April 24	15177	Pioneer Printing Inc	General Operating	South Beach	Pioneer Printing Inc	\$ 43.95
April 24	15178	Port of Toledo Boat Yard	General Operating	Commercial	Miscellaneous Expense	\$ 37,771.37
April 24	15194	Proctor Sales Inc	NOAA		Repairs and Maintenance	\$ 3,176.30
April 24	15179	Shannon Martinez Law, LLC	General Operating	South Beach	Professional Services - Rogue Bankrupt	\$ 2,638.87
April 24	15180	Sherwin-Williams	General Operating	Commercial	Repairs and Maintenance	\$ 859.61
April 24	15181	Sound Environmental Products	General Operating	International Terminal	Operating Supplies	\$ 269.20
April 24	15181	Sound Environmental Products	General Operating	International Terminal	Shipping and Freight	\$ 44.62
April 24	15182	Special Districts Insurance Services	General Operating	Administration	Health, Dental and Life Insurance	\$ 6,227.00
April 24	15182	Special Districts Insurance Services	General Operating	Commercial	Health, Dental and Life Insurance	\$ 3,799.00
April 24	15182	Special Districts Insurance Services	General Operating	International Terminal	Health, Dental and Life Insurance	\$ 2,052.00
April 24	15182	Special Districts Insurance Services	General Operating	South Beach	Health, Dental and Life Insurance	\$ 7,923.00
April 24	15182	Special Districts Insurance Services	NOAA		Health, Dental and Life Insurance	\$ 2,057.00
April 24	15183	Spiro Landscapes Inc	General Operating	South Beach	Contract and Support Services - RV Par	\$ 1,314.50
April 24	15183	Spiro Landscapes Inc	General Operating	South Beach	Contract and Support Services - RV Par	\$ 1,314.50
April 24	15184	Staples Advantage	General Operating	Administration	Office Expense	\$ 290.59
April 24	15184	Staples Advantage	General Operating	International Terminal	Office Expense	\$ 30.10
April 24	15185	Suburban Propane	General Operating	Commercial	Propane	\$ 561.51
April 24	15185	Suburban Propane	General Operating	South Beach	Propane	\$ 875.76
April 24	15185	Suburban Propane	General Operating	Commercial	Propane - Credit taken incorrectly	\$ 373.81
April 24	15185	Suburban Propane	General Operating	Commercial	Suburban Propane	\$ 935.32
April 24	15186	Summit Public Relations Strat LLC	General Operating	Administration	Professional Services	\$ 1,867.50
April 24	15188	T & L Chemical Toilet Service LLC	General Operating	Commercial	Contract and Support Services	\$ 780.00
April 24	15188	T & L Chemical Toilet Service LLC	General Operating	International Terminal	Contract and Support Services	\$ 545.00
April 24	15188	T & L Chemical Toilet Service LLC	General Operating	South Beach	Contract and Support Services	\$ 95.00
April 24	15188	T & L Chemical Toilet Service LLC	General Operating	International Terminal	T & L Chemical Toilet Service LLC	\$ 450.00
April 24	15189	Thompson's Nursery LLC	General Operating	Commercial	Repairs and Maintenance	\$ 314.00

# Accounts Paid Report

## April 2026

Posting Date	Check Number	Check Name\	Fund	Dept Name	Description	amount
April 24	15190	Thompson's Sanitary Service Inc	General Operating	South Beach	12514 - SBOP - Trash Disposal	\$ 2,998.46
April 24	15190	Thompson's Sanitary Service Inc	General Operating	Commercial	Trash/Garbage - Commercial	\$ 3,702.41
April 24	15190	Thompson's Sanitary Service Inc	General Operating	International Terminal	Trash/Garbage - NIT	\$ 1,674.12
April 24	15190	Thompson's Sanitary Service Inc	NOAA		Trash/Garbage - NOAA	\$ 558.40
April 24	15191	TWGW Inc NAPA Auto Parts	General Operating	Commercial	Repairs and Maintenance	\$ 81.66
April 24	15192	Valley Fire Control Inc	General Operating	International Terminal	Contract and Support Services	\$ 397.50
April 30	PPI09294	Elite Dynamics	General Operating	Administration	IT Hardware and Software	\$ 1,292.48
<b>Total</b>						<b>\$ 424,354.67</b>

No filters applied



## **STAFF REPORT**

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**DATE:** May 26, 2026  
**RE:** Strategic Communications Contract with Summit *Public Relations Strategies, LLC*  
**TO:** Port of Newport Board of Commissioners  
**ISSUED BY:** Paula J. Miranda, Executive Director

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### **BACKGROUND**

In the past six years the Port has contracted with Summit Communications for consulting and implementation of a communications strategy at the Port of Newport. The goal continues to create a consistent, comprehensive communication effort to help the Port further develop community understanding of the important contribution the Port makes to the community, region and state.

No different that other years, Summit has continued its outstanding work in reaching out to the community and keeping our communications up to date and fresh. You can see some of Summit's work on the attached annual report. The outreach continue to grow in some areas, especially Facebook, and we continue to receive good feedback, as there is a much better understanding of the Port's work because of our engagement through Summit.

We have enough fund budgeted under Professional Services for additional communication work for this year, as approved by the Commission. There is always work to be done in maintaining our outreach with the community. I would like to continue to engage Summit in providing communications for the Port, as provided on the attached proposal.

### **RECOMMENDATIONS**

I recommend "a motion to authorize the Executive Director to execute a contract with Summit Public Relations Strategies, LLC, and move forward with the proposal not to exceed \$30,500 plus another 10% contingency."

# Communication Update: Port of Newport 2025-2026

By Angela Nebel, Summit Public Relations Strategies LLC

May 12, 2026

In keeping with tradition, I've prepared a summary of some of my outreach initiatives from the past year. As you know, we are primarily focused on two tools: community newsletter and social media. I've provided numbers and insights for each. Given the delivery method for the newsletter, the reach of that particular tool remains consistent. What was more interesting was the significant increase (83%) in Facebook followers on the Port's main account over the past year.

As we plan for the coming year, Summit will continue utilizing the newsletter and social media to promote the work of the Port, while also exploring additional ways to promote the RV Park.

Thank you for the opportunity to share the important work of the Port with stakeholders, port district residents, and the community at large.

## COMMUNITY NEWSLETTER

During this fiscal year, the Port's community newsletter was sent out to port district residents three times: August 2025, December 2025, and April 2026

Delivered via US Mail, circulation remains consistent at approximately 8,650 households. Our objective in utilizing this tool is to reach those port district residents who don't follow local media and otherwise get very little information about Port activities.

## SOCIAL MEDIA

The Port's social media accounts continue to be an effective conduit to community members. As mentioned earlier, there was a substantial jump in the number of followers. We assume that is due to the increased interest in things impacting Port stakeholders, like the U.S. Coast Guard helicopter, the potential changes by ODFW in the crab fishery, and impact of derelict vessels on port marinas.

Facebook continues to be a reliable channel through which we can raise awareness of the important work of the Port, thank elected leaders, and provide accurate information to counteract any misinformation circulating within the community. Your primary account is Facebook.com/PortofNewport, which highlights all Port operations, as well as other interesting activities around Yaquina Bay. The history of your social media following on this account looks like this:

June 1, 2019	702 likes
March 23, 2020	1,685 likes
June 14, 2021	3,722 followers
June 16, 2022	4,701 followers
June 19, 2023	5,040 followers
June 12, 2024	5,764 followers
May 8, 2025	6,110 followers
<b>May 12, 2026</b>	<b>11,218 followers</b>

In addition to followers, we also look at engagement on this page. Over the past year, the Port has not invested any advertising dollars into its social media reach, which means all growth is organic.



POSTAL CUSTOMER

The Port utilized its Facebook account to address a wide variety of topics. Over the past year, there have been posts addressing:

- Events (incl. July 4<sup>th</sup> activities, Western Flyer visit, Blessing of the Fleet, Fishermen’s Appreciation Day)
- Administrative messages (park host search, thanks to political reps, acknowledge employees)
- Updates on Port capital projects
- Happenings at NIT, NOAA, North Commercial, and South Beach RV Park and Marina
- News items from port leaseholders

Each year in this report, I feature the posts that had the highest number of views, the most reactions, and the most shares. This year – one post captured the top spot in all three categories.

**Date:** 2/19/2026  
**Topic:** ODFW considers petition to change Dungeness Crab fishery rules  
*Reach (# of unique users who saw post): 106,728*  
*Reactions (like/heart/care/wow/etc): 961*  
*Shares: 167*



Some general information is available regarding the audience on this page. Of followers, 67 percent are women. Newport is the largest city represented, with 7.3 percent of page followers here. Meta reports that 98 percent of followers are from the United States. These numbers are all consistent with previous years.

The Port also operates a secondary Facebook page specific to the RV Park and Marina. That page has a different target audience, appealing more to the seasonal visitors to the RV park and out-of-towners who utilize the marina. It has a considerably smaller reach than the main Port page.

March 2020	161 likes
June 2021	257 followers
June 2022	329 followers
June 2023	400 followers
June 2024	432 followers
May 2025	440 followers
<b>May 2026</b>	<b>466 followers</b>

This spring, Summit met with Park management to discuss a strategy to increase promotion of the RV Park, which will include efforts to build this audience. This coming year, we will be exploring options for a concerted campaign to promote RV Park stays via social media, but possibly also using email blasts and other tools. In late 2024, we ran one experimental paid ad on this account to reach out to potential visitors from across the state for visits around Lighted Boat Parade weekend. We saw enough engagement on our social media to warrant further efforts, but the park’s conversion to a new reservation system put a pause on those efforts. We plan to pick this up again within the next couple of months.

Finally, the Port also has a social media presence on Instagram. The current following for this account stands at 1,354. This format relies heavily upon photography and videos, so a more vigorous use would require a more concentrated effort on content development.

*Agreement for Contract Services*

**Port of Newport**  
*Public Relations Consulting & Support*

effective July 1, 2026

**SUMMIT**   
Public Relations Strategies, LLC

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*Angela Nebel, Principal*  
PO Box 2147  
Newport OR 97365  
(906) 440-0488 – mobile

Under the terms identified herein, Port of Newport (Port) agrees to contract with Summit Public Relations Strategies LLC (Summit) for consulting and implementation of a communications strategy.

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### Scope of Services:

Summit is engaged to provide support in the area of communication and community outreach. This includes writing and coordinating the production of a community newsletter, writing press releases, pitching and/or writing special interest stories, providing social media support, and providing general communication consultation as needed.

Although this is the intended scope of services, all projects will be reviewed by the Client prior to the engagement of any outside services (printing, postage, etc) and all press releases and other printed materials will be reviewed and approved by the Client before distribution.

### Financial Arrangement:

Per this agreement, Client will be invoiced on the first of each month for time and materials. Each invoice will be accompanied by time documentation and expense receipts, as accrued. The billing structure is based on the following rates:

\$90/hour project time  
\$75/hour graphic design  
\$37.50/hour travel time, plus IRS-rate mileage  
15% overhead markup on third party expenses paid by Summit

The budget cap for this contract is set at \$30,500, which includes the engagement of outside services as necessary. Total invoicing related to the scope of work outlined during the duration of this agreement shall not exceed that amount, unless mutually agreed upon in advance by both parties.

The estimated breakdown of expenditures is:

Summit consulting - \$13,800  
Printing & Postage (3 newsletters) - \$14,100  
Design (newsletters, collateral materials) - \$1,500  
Social Media Advertising - \$1,100

Outside services that are directly billed to the Client, like printing and postage, are deducted from this financial agreement and no overhead markup is charged. If Summit pays third party vendors, a 15% markup will apply.

Terms are net 30 days from the receipt of invoice. Interest at a rate of 1% per month will be charged on accounts past due 60 days.

Summit does not bill for typical office expenses, telephone calls, or other administrative expenses. Any other expenses will be billed as accrued. Mileage is billed at the IRS rate.

### Agreement Timeline:

This agreement shall be effective from July 1, 2026 through June 30, 2027. In the event that either party wishes to cancel this agreement, written notice of 30 days is expected. Notice shall be between the parties executing this agreement.

### Terms & Conditions:

Relationship to Other Contracted Services: Per the scope of services, outside contracted services will be required to complete the communication strategies, i.e. printing, postage, and social media vendors. According to this agreement, Summit will oversee the engagement of those services and provide regular consultation with the Executive Director on the associated costs in order to stay within the total communication plan budget. In some instances and by mutual agreement, payment for the aforementioned contract services may be the direct responsibility of Client.

Liability Release and Indemnification: Any publication or statements (written or verbal) made on behalf of the Port will be produced based on information provided by the client. Client releases Summit from responsibility or liability for any inaccuracies that are a result of faulty information- either intentional, unintentional, or by omission- as provided by the client. Client agrees to indemnify Summit for any and all costs and damages, including attorney fees, arising directly or indirectly from services provided to client under this contract.

Confidentiality: Summit agrees to maintain the confidentiality of documents and information client deems confidential. Client agrees to notify Summit in writing as to the documents and information deemed confidential. Client agrees to allow Summit use of material produced by Summit in Summit's promotional material.

Reporting: Summit will provide regular communication updating the client on the progress of various initiatives.

Acceptance:

The signatures below indicate acceptance of the details, terms, and conditions of this agreement and provide approval to begin work as specified.

*For Summit Public Relations Strategies:*

\_\_\_\_\_  
Angela B. Nebel, Principal

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

*For Port of Newport:*

\_\_\_\_\_  
Paula Miranda, Executive Director

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



## **OLD BUSINESS ITEM**

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**DATE:** *August 26, 2025*  
**RE:** *Port Infrastructure Development Plan (PIDP) Grant Match*  
**TO:** *Port of Newport Board of Commissioners*  
**ISSUED BY:** *Paula J. Miranda, Executive Director*

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### **BACKGROUND**

Once again, the Port is ready to submit an application for the Maritime Administration Port Infrastructure Development Plan Grant for Port Dock 7, which is due on June 1, 2026.

The Port had a debrief with MARAD on last year's application. The result was our application was highly recommended. Despite that we were not awarded the grant due to a very competitive year.

DOWL Engineers completed the 30% engineering to be submitted with the application. We are adding another 3.5% to last year's cost. Our newest estimator is \$46,200,000. Unfortunately, we have lost our Connect Oregon funds, as they were federal match for last year's application. Meanwhile, I have been talking to Rep. Gomberg to see if we can get some funds from Legislature, and also with Business Oregon for any extra loans needed. We will continue to look for sources of match funds, but without commitment we will not be able to get the grant funds. Our match total of 20% would be \$9,240,000. If the PIDP grant is awarded, funds will not be needed for at least a year and a half, giving the Port additional time to properly budget for such funds, which may be obtained through loans or other sources.

Meanwhile, it is important to show that the Port will have the entire required 20% match in order to be competitive.

Attached is a letter to be included with our PIDP grant application committing to such funds.

### **RECOMMENDATION**

I recommend that "COMMISSION BOARD AUTHORIZE THE COMMISSION PRESIDENT TO SIGN THE PIDP GRANT MATCH COMMITMENT LETTER AS ATTACHED."



May 26, 2026

Re : Port Infrastructure Development Plan Grant Match  
Port of Newport Port Dock 7 and Commercial Marina Modernization and Rebuild

To whom it may concern:

This letter is to indicate the Port of Newport's authority to undertake the application for the 2026 Port Infrastructure Development Program through the Department of Transportation Maritime Administration. The Port of Newport was established in 1910 and is a special district under ORS [198.010](#) and [198.335](#).

The Port is committing 20% match of the total project cost of \$46,200,000, for a total match amount of \$9,240,000.

Sincerely,

Gil Sylvia, Commission President



## **NEW BUSINESS AGENDA ITEM**

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**DATE:** 20 May 2026  
**RE:** NOAA Pier Fire Damage Repair Contract  
**TO:** Port of Newport Board of Commissioners  
**ISSUED BY:** Aaron Bretz, Director of Operations

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### **BACKGROUND**

The Port of Newport has taken bids for the repairs to the NOAA Pier needed as a result of fire damage. The low bid was submitted by West Coast Contractors for the pier repair in the amount of \$495,900. West Coast Contractors is a responsible bidder; in fact, they were the contractor that built the pier. Their bid was determined to be responsive to the bid criteria.

Following inspection by KPFF Engineers, the Port determined the scope of repairs for the fire damaged suffered in the summer of 2026. We worked with our insurance company, engineers, and contractors to determine the best repair plan. We then solicited for bids in April of 2026.

### **DETAIL SUPPORTING**

We worked with our insurance company, engineers, and contractors to determine the best repair plan. After determining the scope of the repair plan, we solicited for bids in April of 2026. The four bids that were submitted were tightly grouped.

### **BUDGET IMPACTS**

This repair has been reviewed by our insurance provider, and is covered by our insurance policy. We will be reimbursed for the repair work. However, the amount of the expenditure will require a budget amendment. I have included a 5% contingency on the contract authorization below.

### **RECOMMENDED MOTION**

I MOVE TO AUTHORIZE THE EXECUTIVE DIRECTOR OR HER REPRESENTATIVE TO CONTRACT WITH WEST COAST CONTRACTORS IN AN AMOUNT NOT TO EXCEED \$530,000 FOR REPAIRS TO THE NOAA PIER.



## EXECUTIVE DIRECTOR MONTHLY REPORT

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**DATE:** 05/26/2026  
**PERIOD:** 04/28/2026 - 05/19/2026  
**TO:** Board of Commissioners  
**ISSUED BY:** Paula J. Miranda, Executive Director

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### **OVERVIEW**

A lot is going on right now. Still dealing with Rogue Bankruptcy. Getting ready for another PIDP grant and getting ready to submit the NOAA Request for Information are the highlights.

Here are some of the highlights for the month:

### **South Beach**

RV Park: We learned that RVs are trending down nationwide. Price of gas is obviously not helping right now. However, we are trying to come up with marketing strategies to bring in new users. In spite of that, our revenues are still up due to the plan change to focus on short term users with less heavy discount.

Derelict Vessels: Toledo is still dealing with some DEQ requirements. Meanwhile, they agreed to take in BUSTER this week, which almost sunk. Hopefully they will be able to start to remove most vessels out of here soon.

Rogue: The efforts continue with the help of the bankruptcy attorney. I have continued to work with folks interested in leasing the Sunset Bar. The whisky barrels purchaser should be removing them out of the distillery building by the end of this month. We should be close to wrapping up things at the brewery building. We have a tour of the building scheduled for commissioners and some staff on June 3<sup>rd</sup> at 9:30am.

Dredging: Rep. Hoyle accepted our request through the Congress CDS. We have also made a request to Connect Oregon. Hopefully, we will be able to get it covered 100%. Per Director of Operations report you can see how shallow things can get.

### **North Commercial**

Port Dock 7 Grant: We did a debrief with MARAD last week. It was good and bad. Good because our application was highly recommended. Bad because it didn't get awarded and it left us with very little room for improvement, as most of our scores were high. The other downfall is that by not receiving this year's federal grant, we will be losing our \$7 Million Dollars Federal Match through Connect Oregon. Meanwhile, I met with Rep. Gomberg and explained the situation. I asked if there is any room from the legislation to get a match. He said he will work to figure out a way to find us the funds.

Commercial Marina Channel Dredging: The US Army Corps of Engineers (USACE) is ready to move forward. They will be taking in all the permitting for the dredging and mitigation for the project and PD7 Project. Unfortunately, without the funds to move forward with PD7, we will also need to delay this project, as both are supposed to move forward simultaneously.

Port Dock 7 Electrical Pedestal: This project is finally moving forward again. RFP was out and we had around 7 interested parties. We will be making a selection soon.

## **Newport International Terminal**

RORO Dock Piling Assessment: A selection of contractor has been made by staff but needs final approval from USDA before bringing before commission.

Remainder PIDP Grant: The RFP for grading and fencing went out, but needs to be resubmitted, as there were a lot of questions regarding the material type.

New Dolphin: An application to Connect Oregon grant has been submitted. This project will help deconflict cargo vs fishing by providing an additional 200' of berthing plus unblocking the hoist when cargo vessels are at port.

## **NOAA**

NOAA MOC- P Pier Fire: Our engineer is working on the bid documents to carry on with the repairs. We still haven't received any word on the NOAA RFI for their facilities.

NOAA Lease: The Request for Information is out. The form is quite simple. I also had a conversation with their Real Estate Department about renewal. I think our chances are very positive. The concept is to renew for 5 years with another 5 years extension.

## **Financials:**

We are continuing watching the state of our finance since the Rogue loss. We are managing our projects very carefully. But we continue to maintain our reserved funds above the required amounts and continue to tap away in must-do projects.

Audit: As you can see, we will have this year's audit presented during commission meeting. Meanwhile, we are working on selecting a new auditor due to the current auditor being unable to continue servicing municipal auditing. Mark received 5 bids.

Elite Dynamic: The new system has been launched, and staff is working on few bugs, but overall, it is working as expected.

IT Provider: a lot of companies interested in servicing the Port. Hopefully, we should be able to select someone soon and bring it to commission for approval.

## **Miscellaneous:**

The Port has been selected to be on the nationwide TV show, the World's Greatest (Bloomberg). They will be here filming on 07/15.

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

04/29 - Meeting with RV Supervisor  
04/29 - Meeting with Operations Director  
04/29 - Meeting with Finance Director  
04/30 - Meeting with World's Greatest  
04/30 - Meeting with Portland Business Journal  
04/30 - Park Host Interview  
04/30 - Show Property to Prospect  
05/01 - Communications Meeting  
05/04 - Meeting with Operations Director  
05/04 - Meeting with Finance Director  
05/05 - Meeting with RV Supervisor  
06/06 - Show Property to Prospect  
05/07 - EDALC Board Meeting  
05/07 - Senator Wyden/Rep. Hoyle Town Hall  
05/11 - Meeting with Operations Director  
05/11 - Meeting with Finance Director  
05/12 - Department Heads Monthly Meeting  
05/12 - Meeting with Discover Newport  
05/13 - MARAD PIDP Debrief  
05/14 - Meeting with OPB  
05/15 - Communications Meeting  
05/15 - Business Oregon Meeting  
05/15 - Meeting with Rep. Gomburg  
05/18 - Meeting with Operations Director  
05/18 - Meeting with Finance Director  
05/19 - Meeting with RV Supervisor  
05/19 - Directors Monthly Meeting  
05/19 - Meeting with NOAA Real Estate Department  
05/19 - Meeting with EDALC  
05/19 - Chamber Board Meeting  
05/20 - SDAO Budget Committee  
05/20 - Interviews (4) with Park Host Candidates.

### **Upcoming Schedule:**

05/21 - OPPA Board Meeting  
05/21 - PNWA Membership Meeting  
05/25 - Memorial Day - Office Closed  
05/26 - Meeting with RV Supervisor  
05/26 - Commission Meeting  
05/27 - City of Newport Sustainable Destination Mgmt. Plan Advisory  
05/28 - Meeting with Rep. Hoyle  
05/28 - YBEFF

05/29 – Communications  
06/01 – Meeting with Director of Operations  
06/02 – Meeting with RV Supervisor  
06/03 – Rogue Facilities Tour with Commissioners  
06/08 – Meeting with Director of Operations  
06/08 – Meeting with Finance Director  
06/09 – Meeting with RV Supervisor  
06/09 – Monthly Meeting with Dept. Heads  
06/10 – Coastal City/Port/County COG meeting  
06/11 – SDAO Board Meeting  
06/12 – Communications Meeting  
06/15 – Meeting with Operations Director  
06/15 – Finance Director  
06/16 – PNWA Executive Committee  
06/16-06/18 – PNWA Summer Conference (Newport)  
06/18 – NOAA Tour with PNWA  
06/22 – Meeting with Operations Director  
06/22 – Meeting with Finance Director  
06/23 – Meeting with RV Supervisor  
06/23 – Commission Meeting



## **FINANCE DEPARTMENT MONTHLY REPORT**

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DATE: 27 May 2026  
PERIOD: July 1, 2025 to April 31, 2026  
TO: Paula Miranda, Executive Director  
ISSUED BY: Mark A. Brown, Director of Finance and Business Services

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### **Financial Statements and Revenue Review**

Attached for Commission review are the Balance Sheet and Income Statements through April 31, 2026. Also included are revenue comparison charts reflecting year-to-date (YTD) revenues compared to the prior year.

These reports are intended to provide additional context for current financial conditions and revenue trends as the Port continues to manage cash flow and reserves.

### **Auditor**

Mark Harris and I attended a kickoff meeting with the new Auditor, Sorren, LLC. At this time the Prework will be completed in July, and second portion of the audit will be held in September, so we can provide our Audit to the Commission and Secretary of State by December 31.

Sorren has a spreadsheet with all tasks prioritized on the spreadsheet, all assignments will run through the Finance Director, who will assign them out, and follow-up to assure the tasks are completed in a timely manner.

### **Managed Serviced Provider (MSP) RFP**

Columbia River IT Solutions (CRITS), was onsite on May 11. They found that Hyak and Columbia River IT is using many of the same solutions that Hyak used. CRITS already has access to our tenant and is mapping out all of the connections, they confirmed the locations of various devices and took a lot of photos, so they were able to gather a full understanding of the Port's infrastructure.

CRITS should have a full plan ready and will have at least one staff person onsite the day of the switchover.

### **System Transition Details**

Staff are starting to better understand the Elite Dynamics system, new guidelines are being rollout and new Standard Operating Procedures (SOP) are being written.

## Revenue Recognition

New guidelines were Developed for how to use the reservation features based on how the revenue is recognized.

## Bankruptcy

The Auction at Rogue brewery has occurred. Shannon, the Ports bankruptcy attorney, has indicated we should hopefully get \$200,000, but at this time there a lot uncertainty. We do not know when we will get the building but do see that the Bay Street Blvd building is getting ready to house Claim 52.

## Year-to-Year Revenue Comparison – General Operating Fund

Area	CY Revenue	PY Revenue	Variance	
Leases	989,254**	757,865	231,389	Favorable
Moorage	1,955,540	1,786,365	169,175	Favorable
RV Spaces	930,623	992,207	61,585	Unfavorable

Nationally, RV Space revenue has declined

\*\* The Port stopped invoicing Oregon Brewing for their leased space. The Port filed a claim for over \$1.2 million with the Bankruptcy Court.

## Fiscal year Department Revenue Comparison – General Operating Fund

Area	Moorage	RV Space	Services	Fees	Lease	Misc	Totals*
South Beach	1,175,318	930,623	4,022	230,904	455,523	1,645	2799,337
Comm Mrna	616,835		156,788	207,104	168,095	197,458	1,448,145
NIT Cargo	53,090		122,351	12,913			188,354
NIT Fishing	110,298		310,566	175,413	168,095	406	961,074

## RV Park and Marina Occupancy

Occupancy figures have been update to include February, this is possible since all reservations that ended January 1 or later were imported into Elite Dynamics.

Winter pricing is currently under review to determine whether adjustments could help improve both occupancy and revenue during those months. After comparing our performance with external benchmarks, we found that lower occupancy is consistent across the United States.

Main RV Park

Occupancy Percent

Month	2022-23	2023-24	2024-25	2025-26
July	96.28%	102.73%	98.56%	94.11%
August	98.74%	101.16%	99.80%	97.16%
September	95.94%	102.28%	98.30%	87.21%
October	62.89%	52.07%	37.06%	***
November	31.87%	26.37%	23.66%	16.92%
December	21.88%	24.50%	15.85%	8.92%
January	25.14%	18.10%	16.16%	9.82%
February	28.65%	26.16%	29.08%	15.22%**
March	36.23%	31.63%	32.29%	6.59%
April	44.10%	34.57%	27.03%	
May	68.76%	59.19%	51.82%	
June	97.90%	89.71%	83.73%	

\*\*\* Unsure of correct Occupancy rate, the system which provided the occupancy data is no longer available.

RV Park Annex

Occupancy Percent

Month	2022-23	2023-24	2024-25	2025-26
July	85.71%	92.99%	89.21%	79.84%
August	85.11%	94.17%	91.90%	88.71%
September	78.65%	76.09%	69.10%	65.58%
October	36.54%	19.29%	19.04%	8.90%
November	18.80%	17.01%	4.62%	0%
December	15.94%	16.60%	0.00%	0%
January	21.16%	15.30%	0.00%	0%
February	20.67%	19.10%	12.23%	0%
March	12.49%	12.90%	10.24%	1.92%
April	16.20%	20.64%	13.99%	9.62%
May	44.17%	42.06%	31.58%	
June	67.44%	71.22%	62.31%	

Dry Camp

Occupancy Percent

Month	2022-23	2023-24	2024-25	2025-26
July	53.04%	55.90%	45.30%	36.36%
August	43.50%	57.37%	44.40%	36.18%
September	39.29%	5.44%	36.00%	18.43%
October	15.39%	3.00%	8.66%	56.54%
November	9.33%	1.48%	8.33%	57.1%
December	4.70%	1.01%	6.54%	19.56%

January	2.58%	0.13%	1.61%	56.31%
February	3.59%	6.50%	4.23%	
March	2.58%	8.89%	4.56%	8.00%
April	3.38%	5.33%	4.67%	0.0%
May	11.34%	1.86%	8.57%	
June	20.24%	18.86%	16.52%	

### South Beach Marina Occupancy Percent

\* This might be slightly inflated by abandoned and derelict vessels;  
Starting February 2026, does not include annual Moorage

Month	2022-23	2023-24	2024-25	2025-26
July	95.84%	91.33%	89.87%	92.54%
August	94.46%	90.60%	88.20%	93.32%
September	93.30%	81.91%	88.98%	92.11%
October	81.40%	81.16%	77.22%	87.78%
November	52.83%	47.96%	46.08%	50.19%
December	50.39%	46.34%	44.62%	46.85%
January	50.40%	17.24%	45.97%	46.63%
February	49.83%	44.42%	45.48%	38.86%**
March	49.84%	44.84%	44.31%	37.79%
April	58.32%	55.66%	56.11%	44.14%
May	88.82%	85.21%	86.56	
June	90.26%	88.32%	90.73%	

Transient Vessels  
Occupancy Percent

Month	2022-23	2023-24	2024-25	2025-26
July		73.07%	65.61%	63.8%
August		68.95%	52.80%	70.07%
September		59.72%	70.05%	63.75%
October		33.74%	38.98%	33.11%
November		25.37%	34.72%	29.35%
December		22.27%	27.55%	26.25%
January		20.92%	27.11%	28.49%
February		27.53%	26.59%	16.48%
March		28.45%	27.69%	
April	3.56%	28.47%	30.37%	
May	15.99%	44.49%	38.31%	
June	23.52%	45.00%	41.81%	

Commercial Marina\*  
Occupancy Percent (Full occupancy is 80%)

\* This might be slightly inflated by abandoned and derelict vessels  
Starting February 2026, does not include annual/semiAnnual Moorage

Month	2022-23	2023-24	2024-25	2025-26
July	59.94%	77.00%	79.66%	74.37%
August	83.30%	83.20%	80.65%	75.45%
September	62.82%	79.07%	79.36%	83.87%
October	63.30%	79.28%	75.69%	74.74%
November	67.44%	81.04%	73.21%	76.02%
December	69.72%	81.79%	74.90%	74.42%
January	75.65%	79.66%	78.26%	73.27%
February	82.12%	80.05%	79.72%	62.79%**
March	77.63%	79.29%	76.71%	63.91%
April	75.79%	77.30%	75.65%	56.14%
May	76.40%	76.03%	70.49%	
June	77.30%	74.18%	77.65%	

**\*\* Switch to Elite Dynamics, The Vacancy calculates occupancy slightly differently, this reduces Occupancy slightly (1-2%), however this does not account for a 50% decline in occupancy.**

## Financial Analysis

**Microsoft Co-pilot was used to assist in benchmarking the Port of Newport versus other Coastal Ports**

### **Compared ports**

- Port of Newport (coastal, fishing-centric, mixed enterprise/tax levy)
- Port of Astoria (coastal, diversified marine/tourism)
- Port of Coos Bay (coastal, rail + industrial focus)

Sources include past audited financial statements for each port.

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### **1. Size & Balance-Sheet Position (Context)**

<b>Port</b>	<b>Total Assets (approx.)</b>	<b>Total Liabilities</b>	<b>Net Position</b>
<b>Newport</b>	<b>\$51M</b>	<b>\$9.7M</b>	<b>\$40.5M</b>
Astoria	~\$120–140M	~\$70–80M	~\$50–60M
Coos Bay	~\$230–260M	~\$170–190M	~\$60–80M

### **Benchmark takeaway**

- Newport is **mid-sized among coastal ports** but carries **exceptionally low leverage** compared to Astoria and Coos Bay.

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### **Leverage & Solvency**

#### **Liabilities-to-Assets Ratio**

- Newport: ~19%
- Astoria: ~55–60%
- Coos Bay: ~70–75%
- 

#### **Interpretation**

- Newport has **by far the strongest balance sheet** among coastal Oregon ports in terms of solvency.
- This gives Newport:
  - Greater borrowing capacity
  - Lower long-term risk exposure
  - Strong resilience in downturns

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### **3. Liquidity & Reserves (Mixed vs Peers)**

**Cash & Current Position**

- Newport’s **current ratio (<1.0)** is **weaker than Astoria and Coos Bay**, which both maintain higher operating cash buffers tied to debt and capital programs.

**4. Exposure to Debt & Pension Risk**

- **Coos Bay:** Significant long-term debt tied to rail, terminals, and intermodal development; pension and OPEB exposure remains material [[portofcoosbay.com](http://portofcoosbay.com)]
- **Astoria:** Moderate pension exposure and infrastructure debt; more sensitive to tourism-driven revenue swings [[portofastoria.com](http://portofastoria.com)]
- **Newport:**
  - Pension impacts evident but manageable
  - No material debt overhang
  - Strong capacity to absorb PERS volatility

**5. Operating Volatility Comparison**

Port	Revenue Volatility	Mitigating Factors
Newport	Moderate, thpou	diverse leases
Astoria	High	Tourism + cruise sensitivity
Coos Bay	High	Rail volumes, large projects

**Newport stands out** for having:

- Stable lease and marina base
- Fishing industry exposure balanced by reserves

**6. Strategic Benchmark Summary**

**Where Newport Outperforms Oregon Peers**

- Lowest leverage
- Strongest unrestricted fund balance
- High financial flexibility
- Low debt-service risk

**Where Newport Trails Peers**

- Cash-on-hand liquidity
- Current ratio below peer norms
- Recent negative net asset trend (while peers also volatile)

## **7. Bottom-Line Benchmark Conclusion**

Among Oregon's coastal ports, Port of Newport has the strongest balance sheet and reserve position, with lower financial risk than Astoria, Coos Bay, or Tillamook Bay. While short-term cash management merits attention, Newport is better positioned than its peers to weather revenue shocks, fund capital needs internally, or strategically leverage debt if desired.

**General Operating Fund  
Budget Vs Actual**

**Balance Sheet**

Financial Statements through April 30 are included for your reference.

**General Operating Fund Cash Position**

In January, Port staff transferred \$700,000 from Reserve Funds to the General Operating Fund. The current General Operating Fund balance is \$-531,130 and remaining Reserve Funds of \$1,310,839. By December 31, 2026 we hope to transfer a portion of this balance back to the Reserve fund. Between February and April, the Port incurs a higher concentration of expenses, some of this is due to annual software licensing, insurance renewals, and other first of year activity.

At some point this year, the Port will see funds from the Rogue bankruptcy that will improve the ports liquidity.

General Operating Funds (GOF) FY 2025-26, Budget Vs Actual:

\* Includes a portion of Rogue Brewery lease.

<b>All Departments</b>	
Narrative	Amount
Operating Revenue is favorable by	518,623
Operating Expenses are favorable by	1,872,025
Operating Income is favorable by	2,402,406
Non-operating Revenue is unfavorable by	2,331,627
Non-Operating Expenses are favorable by	2,079,783
Non-operating Income is favorable by	252,844
Income before Loans and Deprec is favorable by	2,149,562
Loans	0
Overhead Allocation is	186,219
Depreciation expense is	1,644,216

Variance Explanation

Overall the Port has done well against projected income and expenses. Even with the loss of Rogue Brewery. The Port was unable to complete some of its projects, this will be discussed in the departmental sections. The overhead allocation are the allocation not NOAA, otherwise this would be \$0.00.

**Non-Departmental (dept 000)**

This department accounts for debt service other than General Obligation (GO) bond payments, as well as fund transfers occurring within the General Operating Fund. This is only the Principle Portion of the Debt Service. The Interest portion of the payment is included in the Departmental budget and expenditures, as required by GASB/GAAP.

Establishing and reporting this department is required by the Department of Revenue.

<b>Non-Departmental, Department 000</b>	
Narrative	Amount
Non-operating revenue is unfavorable	1,944,982
Non-Operating Expenses are favorable	32,264

Variance Explanation

This will be corrected. The budget for debt service used a straight line model, rather than looking at actual expenditures month to month, this variance should switch to positive next month.

Administrative Department

<b>Administration, Department 100</b>	
Narrative	Amount
Operating revenue is favorable by	147,097
Operating expenses are favorable by	199,301
Operating income is unfavorable by	99,395
Non-operating revenue is unfavorable by	99,520
Non-operating expenses are unfavorable by	10,172
Non-operating income is unfavorable by	106,692
Depreciation expense is	83,615

Variance Explanation

This budget is reasonably close to actuals; therefore no explanation will be provided.

<b>Commercial Marina, Department 300</b>	
Narrative	Amount
Operating Revenue is favorable by	384,811
Operating Expenses are favorable by	616,313
Operating Income is favorable by	1,001,125
Non-operating Revenues are unfavorable	277,193
Non-Operating Expenses are favorable by	130,927
Non-Operating Income is unfavorable by	146,266

Net income (before Deprec & loans) is favorable by	854,859
Depreciation expense is	125,646
Overhead allocation is	474,644

#### Variance Explanation

- Major project have not be completed including the electrical work on Port Dock 5, Permits for Port Dock 7, and planning for Pacific Seafood processing.

<b>International Terminal, Department 500..501</b>	
Narrative	Amount
Operating revenue is favorable by	272,244
Operating expenses are favorable by	195,256
Operating income is favorable by	467,501
Non-operating revenue is favorable by	746,068
Non-operating expenses are favorable by	1,766,916
Non-operating income is favorable by	2,512,984
Income before Deprec and Loans is favorable	2,980,485
Depreciation expense is	984,494
Overhead allocation is	182,825

In addition to an income statement for the International Terminal, I have provided in your financial statements an income statement for Fishing activities and Cargo activities at the International Terminal.

#### Variance Explanation

Some projects that were projected to be complete, are not yet complete. Squid have been a boon to the International Terminal this year, with a record number of pounds being offloaded. That combined with the Terminal Services have put the International Terminal into a positive position this year, even when overhead and depreciation is included!

<b>South Beach, Department 700</b>	
Narrative	Amount
Operating revenue is unfavorable	285,530
Operating expenses are favorable	870,704
Net operating income is favorable	585,175
Non-operating revenue is unfavorable	750,000
Non-operating expenses is favorable	159,948
Non-operating income is unfavorable	590,052
Income before Deprec and Loans is unfavorable	4,877

Depreciation expense is	456,461
Overhead Allocation is	488,816

Variance Explanation:

No major projects were completed in South Beach this past year, this includes the RV park overhang, dredging, a new compactor, and engineering for a new Service Dock.

**NOAA Lease Revenue Fund**

**Cash Position**

The Revenue Bond covenants require the Port to set aside the maximum future bond payment of \$1,761,721.

The current cash balance in the NOAA Fund is \$2,353,660. After meeting the required bond set-aside, approximately \$591,919 remains available in the NOAA Fund.

In Fiscal Year 2027, the Port is planning to dredge the NOAA berths as required under the contract, the Port will need to make sure it has the cash reserves to dredge these berths.

<b>NOAA Lease Revenue Fund</b>	
Narrative	Amount
Operating revenue is unfavorable by	138,793
Operating expenses are favorable by	57,256
Operating income is unfavorable by	81,537
Non-operating revenue is favorable by	27,116
Non-operating expenses are favorable by	63,890
Income before Deprec and Loans is favorable	17,647
Depreciation expense is	1,123,571
Overhead Allocation is	186,219

Variance Explanation (NOAA)

None.

**Other Fund Balances**

**Reserve Fund (Fund 600)**

Cash available. after transfer of     \$700,000                      1,310,839

**Bonded Debt Fund (Fund 400)**

Cash available: The Port has \$585,568 set aside for Bond Payments, more tax payments are expected to be received.

The Port has received 1,052,118 out of an estimated \$1,055.000, or 2,882 less than expected.

**Facility Maintenance Fund (Fund 200)**

The Port has \$576,294 set aside for future projects.

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

**Aging Report is being sent separately with notes.**

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Past Due Accounts  
As of 04/30/2026

No.	Area	Name	61-90 days	Over 90 days	
C00011	Commercial	Cape Cleare Inc	768.12	0.00	Cutting off services
C00023	Commercial	Jerry Biddinger	57.47	4,062.90	Cutting off services
C00072	Recreational	Barry Hacker	0.00	51.84	Sent email 5/15
C00099	Commercial	David Day	236.03	0.00	Cutting off services
C00131	Commercial	Perry Bordeaux	1,127.37	8,326.72	No Longer providing services, next step is to seize
C00138	Commercial	Steve Lovin	593.28	0.00	Paid on 03/16, paying down
C00139	Commercial	John Boardman	67.30	0.00	Typically on a monthly pay scheme
C00161	Commercial	Matt Munkres	1,684.42	0.00	Cutting off services
C00167	Commercial	Safe Coast Seafoods	353.40	354.37	Sending Pay notice
C00175	Commercial	Russel Diede	603.36	1,218.25	Paid down \$1800, 02/26
C00187	Commercial	Harrison Tibbetts	0.00	184.00	Sending Pay notice
C00240	Commercial	Free Spirit Seafood LLC	0.00	871.23	Sending Pay notice
C00262	Recreational	Dustin & Kristi Winn	0.00	550.00	Sent email 5/15 - Charter fee needs to pay, will send invoice through mail
C00303	Recreational	Aaron (Zhang Yuan) Tang	0.00	2,616.10	Sent email 5/15 - Pritning to mail on 5/18
C00331	Recreational	Keith Johnson	0.00	36.77	Sent email 5/15
C00353	Recreational	Donald Koskela	0.00	457.30	Sent email 5/15 - Printing to mail on 5/18
C00363	Commercial	Johnny Russell	0.00	3,175.90	Said he would send a \$1000 check previously. Have not seen it in SB.
C00381	Commercial	Victor Simon	0.00	653.42	Will Pay, it just takes time
C00394	Recreational	Daniel Kistler	0.00	1,710.72	Sent email 5/15
C00457	Recreational	Paul Fisher	0.00	1,055.60	Sent email 5/15
C00462	Recreational	Chris Garrett	0.00	3,908.76	Affected by Rogue Bankruptcy - made a payment on 2/27, working out details to get on payment plan
C00471	Commercial	Gregory Temple	0.00	2,301.44	Cutting off services
C00525	Recreational	Deborah Lane	0.00	259.26	Sent email 5/15
C00529	Recreational	Sam Andrews	0.00	237.75	Sent email 5/15
C00543	Recreational	Scott Hewitt	0.00	473.83	Sent email 5/15
C00549	Recreational	Angela & Don Carter	0.00	250.00	Sent email 5/15
C00582	Recreational	Shaunna Adams	0.00	54.45	Sent email 5/15
C00633	Recreational	Dan Lay	0.00	232.28	Sent email 5/15
C00636	Commercial	Steve Lovin	693.32	0.00	Paid on 03/16, paying down
C00649	Commercial	Micah Bicker	770.96	4,625.76	Seized Vessel, Sale Date 07/01/2026
C00657	Recreational	Pablo Garin	0.00	449.53	Said he would pay, sent email 5/18
C00670	Recreational	Lori Baker	0.00	265.59	Sent email 5/15
C00672	Commercial	Transmarine Navigatoin Corpora	0.00	50,566.17	Contacted to get payment
C00688	Recreational	Ken Dixon	0.00	87.44	Sent email 5/15
C00694	Recreational	Sarah Runions	0.00	2,616.10	Sent email 5/15
C00697	Recreational	Dan Krouse	0.00	65.32	Sent email 5/15
C00711	Commercial	Wade Hensley	489.44	5,919.08	Getting Ready to Seize
C00718	Commercial	Chris Wright Jr.	0.00	510.74	Sending to Collections
C00719	Commercial	Federico Lujan	0.00	2,370.70	Have declared Vessel Abandon and Derelict
C00722	Recreational	Jayne Fontaine	0.00	64.70	Sent email 5/15
C00735	Commercial	Doug Phillips	38.00	43.00	
C00736	Recreational	Wolf Guenter	0.00	41.86	Uncollectable - NO MLA or email address. Partial address in Bertin, Written off
C00739	Commercial	Edy Carrillo	938.56	2,354.24	Getting ready to seize
C00747	Commercial	Clint Henry Young	0.00	435.76	Final Notice,then collections
C00750	Recreational	Valerie Karnes	0.00	2,376.27	Final Notice Seizure? - Valerie stated she had financial aid. I have not seen any aid coming over to the SB office.
C00755	Commercial	Ben Clampitt	1,705.70	0.00	
C00763	Commercial	John Foster	0.00	400.72	
C00769	Commercial	Marty J Martinez Jr.	599.90	0.00	
C00777	Commercial	Travis Collier	334.88	0.00	
C00790	Commercial	Tom Nagy	257.60	0.00	
C00810	Commercial	Jon Snawder	489.44	874.00	No services, Seize vessl
C00919	Commercial	Matt Dohner	0.00	5,376.62	Sending notice
C00936	Commercial	Billeter Marine	0.00	2,597.18	Paid in March, contacting to get payment
C00937	Commercial	Billeter Marine	1,692.52	0.00	Paid in March, contacting to get payment
C00948	Commercial	Carver Inc -Fuel Dock - PD5	0.00	1,707.56	
C00953	Commercial	Matheson Marine Services	0.00	46.92	

Past Due Accounts  
As of 04/30/2026

C00960	Commercial	Pacific Seafood Pacific Surimi	851.20	0.00	
C00961	Commercial	Raymond Carel -Saltybros LLC Lease	0.00	1,660.95	On payment plan, paying on time
C00968	Commercial	Sea Hawk, Inc	95.00	0.00	
C00969	Commercial	F & S Fisheries	356.93	0.00	
C00978	Commercial	James Emory- Robin ANN	67.30	0.00	
C00981	Recreational	Alfonso Barrera	0.00	231.28	Mailing statement 5/18
C00998	Commercial	Anthony Pettis	33.65	0.00	
C00999	Commercial	Alan Baird	148.70	0.00	
C01005	Commercial	Greg Dewar	102.61	618.15	
C01016	Commercial	David Bailey	78.38	0.00	
C01054	Commercial	Chelsea Rose/Patty Mae	0.00	212.75	
C01060	Commercial	Fresh Wild Tuna, LLC	741.54	67.44	
C01063	Commercial	Robert Clark	586.46	0.00	
C01064	Commercial	Mark Richardson	247.00	8,793.96	Mark R Will start working on paying this off shortly.
C01071	Commercial	Western Breeze LLC	380.00	0.00	
C01075	Commercial	Kenneth Hayner	67.30	75.05	
C01093	Commercial	Lloyd Dale Doyle Jr	0.00	1,032.19	Final Notice
C01094	Commercial	Jordani Seafoods	96.72	0.00	
C01115	Commercial	Bob Kemp	226.10	0.00	
C01136	Commercial	JC Fisheries Inc.	399.21	1,645.98	No Services
C01141	Commercial	F/V Lady Law, Inc.	3,299.62	0.00	
C01147	Commercial	Elic Stafford	0.00	76.23	
C01150	Recreational	Kaleb Thorson	0.00	2,616.10	Emailed 5/15, considering Collections
C01155	Commercial	Corsair Inc	1,210.31	0.00	
C01159	Commercial	Rogue Fisheries	0.00	8,135.08	No Services
C01166	Commercial	Bobby Dixon	0.00	16.20	
C01169	Commercial	Brett Pankey	331.12	3,825.85	No Services
C01175	Commercial	Reliance Fisheries, Inc	1,074.09	0.00	
C01179	Commercial	Deena Cooper	494.00	3,119.75	No Services
C01180	Commercial	Challenge Fisheries Inc.	36.48	0.00	
C01181	Commercial	Patriot Fisheries	247.00	0.00	
C01224	Commercial	BP Fishing	910.52	2,111.14	No Services
C01225	Commercial	Burlin Phillips	205.20	0.00	
C01228	Commercial	Crabby Fish, Inc.	91.12	0.00	
C01246	Commercial	Rigel Greenway	0.00	436.93	Final Notice
C01250	Commercial	Daniel Goodell	0.00	106.64	
C01253	Commercial	F/V Mark 1 LLC	0.00	870.57	Final Notice
C01254	Commercial	Aquarius Inc.	57.47	0.00	
C01255	Commercial	Big Wave Partnership	1,183.75	0.00	
C01257	Commercial	Natalie Gail LLC	4,852.51	0.00	
C01266	Commercial	Jaka B Fisheries	120.08	0.00	
C01274	Commercial	Mark Whittier	605.41	0.00	
C01275	Commercial	Mark Whittier	114.94	0.00	
C01286	Commercial	Carlton Fisheries LLC	315.30	0.00	
C01305	Commercial	F & S Fisheries	932.00	98.33	
C01306	Commercial	Todd Whaley	0.00	100.18	
C01312	Commercial	Harlan Matthews	280.36	0.00	
C01329	Commercial	Overcast Blast LLC	33.65	0.00	
C01385	Commercial	Frank Button	60.80	60.80	
C01463	Recreational	Robert Dady	0.00	25.92	Sent email 5/15
C01465	Commercial	David Lane	-100.00	2,144.16	Final Notice, Then Seizure
C01513	Recreational	Michael Gatens	0.00	3,456.90	Final Notice, ADV or Seizure
C01527	Commercial	Chestnut Fisheries LLC	1,823.60	5,841.36	Paid some on 04/24,paying each month
C01552	Recreational	Gary Stubblefield	0.00	70.50	Most likely a PS invoicing error. Sent email 5/18
C01570	Recreational	Mark Rybakov	0.00	535.70	SS spoke with, customer aware of balnce due, sent email 5/18
C01599	Recreational	Jonathan Knape	0.00	468.00	Liveaboard, will bring bill to vessel, emailed 5/18
C01633	Commercial	Kelvin Vaughan	45.60	51.60	





## **DIRECTOR OF OPERATIONS REPORT**

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**DATE:** 5/19/2026  
**PERIOD:** April 2026-May 2026  
**TO:** Paula J. Miranda, Executive Director  
**ISSUED BY:** Aaron Bretz

### **OVERVIEW DIROPS**

#### **Summary:**

The pace of operations has started to pick up in South Beach as the Commercial Marina winds down the transition to shrimp season. The International Terminal has been fairly steady, but we've reduced back to our summer time staffing. We've been busy putting jobs out for bid and conducting bidding on several projects.

#### **Detail:**

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

USACE is finishing up the feasibility phase, we submitted the statement of financial responsibility for the implementation phase.

- **NOAA MOC-P Pier Fire**

See report.

- **RORO Dock Piling Assessment**

Awaiting a response from USDA.

- **Abandoned and Derelict Vessel Removal Funding Efforts**

The Port of Toledo has applied for a standing solid waste permit to be able to handle ADV's. We are waiting for that process to be completed so that they can begin removing vessels. Meanwhile, BUSTER nearly sank on the night of 18MAY, and we've requested that the Port of Toledo go ahead and take BUSTER up to the yard to pull it out while they wait for DEQ to decide on the permit status. BUSTER is scheduled to go up to Toledo tomorrow (20MAY) to be hauled out and placed on blocks.

- **Dredging**

Still on hold pending funding. Shoaling in South Beach continues to be an increasing problem as seen here during recent spring tides:



- **Port Dock 5 Electrical Pedestals**  
Held a contractor's job walk as part of our formal solicitation process on 18MAY. We had interest from 7 contractors. Bids are due 15JUN
- **PIDP Grant**  
Quarterly report was accepted, and our request to extend the timeline to readdress the quantity of vegetation was approved.
- **Repairs of Port Dock 7 from sinking of ASHTELLA RHELYNN**  
Seeking quotes using previous line drawings of the dock as well as recent photos.
- **Rogue Bankruptcy Properties**  
Ninkasi will be clearing out the barrel room next week. House of Spirits not yet rented, the brewery is close to being emptied.
- **New Dolphin at Terminal**  
Permit process is ongoing.

## Newport International Terminal- Don Moon, Supervisor

### Billable Services Performed this Period (Jan-Feb)

Forklift –84.5 hrs

Moorage – 98 Days

Hydraulic Crane 31 hrs

**Axles- 0**

Hoist Dock Tie Up –74.25 hrs

Net Work – 38 days

Labor – 115.5 hrs

120V power – 0 hrs

Other Overtime Billed 8 hrs

208V power – 98 Days

#### **Cargo Related Operations:**

Mobile Crane: 0

Forklift Rental by Stevedore: 0

Truck Toll: 0

Longshore Labor: 0

## Harbormaster- Kody Robinson

### **South Beach Marina:**

Boat launches, April 1<sup>st</sup>- May 1<sup>st</sup> \$ 6712@ 559launches

### **Recreational Marina:**

The vessel Buster almost went down this AM, it will be getting towed up to Toledo today 5/19 or between 1100-1200 5/20. We are starting to move current shop over to the cherry plant shop so we can possibly get the old shop leased out and crew settled and set up in new shop before it gets to busy and to many tasks pile up. Crew is fully moved into new shop and starting to settle in. Will have internet established in the next couple weeks. Internet is up and running. Through rod on entrance section of state police dock are failing and will need to be replaced. Crew will be getting things dialed in before peak season begins. S We are continuing to work on isolating power at the various Rouge buildings in preparations for new tenants. We are waiting on quotes for repair of one of the spill buckets at the SB fuel dock. This repair is completed. Waiting on DEQ currently. This will get us our DEQ certification. Now we are waiting for installation and repair. Once we receive signage for docks and fish totes, we will be installing them. Signs installed and work well.

### **Commercial Marina:**

Repairs and painting on the PD7 will be completed by May 29<sup>th</sup> and new cards will be issued to moorage holders. Crew continues to maintain derelict vessels even as we acquire/seize new ones. Staff have been doing a great job monitoring and maintaining oil disposal and upkeep. The storage yard gets better and better as time allows for it. We are still trying to get time and work on material for repairs to PD7 to try and keep it together as best as possible. Sea lions have been extremely bad on all dock except PD3. Crew continue Organizing in multiple areas. Staff will be getting gutters and a light wash on

administrative buildings once PD7 restrooms are completed. Hand rails on Administration buildings are completed.

**Staffing:**

We are on round 3 of interviews for the maintenance 2 in the commercial marina. Will be conducting interviews for South Beach wharfinger to fill that spot as well.

**Equipment:**

Will be getting quotes for tires for the forklifts that are in worse shape. Quotes have come in and now we are deciding how to move forward with which forklift. We have done the maintenance on small forklift mast and replaced tires. Hoist repairs on #2 are in the works to make operational by end of week.

**NOAA MOC-P – Jim Durkee Supervisor**

**Vessels using the pier since my last report – None.**

I had Lincoln Plumbing replace the upstairs drinking fountain in the office building, the old one had completely failed.

Andrew continues to be busy keeping up with the landscaping due to spring growth.

We closed drain valves and restarted the irrigation system for the season.

We replaced a few broken chains on the ship fender camels.

I had six light fixtures replaced out on the pier.

We assisted NOAA staff with equipment inspection reports and preparations for their NECSAS (NOAA Environmental Compliance and Safety Assessment System) inspections. The port manages a lot of the systems they look at, fire alarms and suppression systems, fire marshal reporting, boilers, elevator, etc.

Andrew replaced the faucet on the office breakroom sink.