

Updated PORT OF NEWPORT COMMISSION MEETING

Tuesday, August 25, 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/2026-08-25-2026-commission-august-25-2026>

Anyone interested in virtual public comment or an interpreter must complete the form on our website and submit it by 11:00 a.m. on Monday, August 24, 2026.

I. Call to Order

II. Changes to the Agenda

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

IV. Consent Calendar

2026

- A. Minutes..... July 28Page 3
- B. Financial Reports.....Page 9
- C. Accounts PaidPage 29

V. Presentations

- A. Oregon Cascades West Council of Governments Annual Report – *Ryan Vogt*.....Page 36

VI. Old Business

- A. Review of Lines Agreement - *Miranda*Page 69
- B. Approval of NOAA Adjustment – *Miranda*Page 73
- C. Approval of Settlement with Western Hunter – *Bretz*Page 75
- D. **Approval of Amendment to Services Agreement with Port of Toledo for ADV Removal – *Bretz***Page 80

VII. New Business

- A. Public Hearing of Ordinance No. 2026-01 Regarding Changes to the Facilities Code - *Bretz*Page 82
- B. Approval of Contract with Advanced American Construction for NOAA Dredging Project – *Bretz*Page 85
- C. Approval of Declaration of Surplus Property – *Miranda*Page 86
- D. Approval of Grant Application with Business Oregon for Feasibility Study – *Miranda*Page 90

VIII. Staff Reports

- A. Executive Director Report – *Miranda*Page 91
 - 1. Director of Operations/Deputy Executive Director - *Bretz*Page 94

IX. Commissioner Reports

X. Calendar/Future Considerations 2026

Labor Day – Port Offices Closed.....Sept. 7, 2026
Next Commission Meeting.....Sept. 22, 2026

XI. Public Comment

XII. Adjournment

July 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, Retherford, Ruddiman, Dziak, and Osborne. Also in attendance were Executive Director Paula Miranda, Deputy Executive Director Aaron Bretz, Director of Finance and Business Services Mark Brown, and Administrative Assistant Gloria Tucker. Members of the audience included Laura Wilkeson and Summit PR Representative Angela Nebel. Retherford and Wilkeson attended online.

CONSENT CALENDAR

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

OLD BUSINESS

Appointment of Council Liaisons. Sylvia introduced the agenda item. Miranda presented the report included in the packet. The Commission agreed to update the liaison list as follows.

<i>Organization</i>	<i>Liaison(s)</i>
AMERICAN ALBACORE FISHING ASSOCIATION www.americanalbacore.com	Aaron Bretz
ASSOCIATION OF PACIFIC PORTS (APP) www.pacificports.org	Paula Miranda; Kelley Retherford (alt)
BOEM OIRE Task Force https://www.boem.gov/renewable-energy/state-activities/boem-oregon-intergovernmental-renewable-energy-task-force	Bob Dziak; No alt
CASCADES WEST AREA COMMISSION ON TRANSPORTATION www.ocwcog.org	Gil Sylvia; Larry Osborne (alt); must be elected
CASCADES WEST COUNCIL OF GOVERNMENTS www.ocwcog.org	Gil Sylvia; Larry Osborne (alt); must be elected
CASCADES WEST ECONOMIC DEVELOPMENT DISTRICT www.ocwcog.org	Paula Miranda
COMMERCIAL FISHING USERS GROUP COMMITTEE www.portofnewport.com	Kelley Retherford; Gil Sylvia (alt.)
DAS OPS ORCPP, Procurement Services www.oregon.gov/DAS/Procurement	Aaron Bretz; Mark Brown (alt.)
ECONOMIC DEVELOPMENT ALLIANCE OF LINCOLN COUNTY (EDALC) - www.coastbusiness.info	Paula Miranda; Aaron Bretz (alt.)

GREATER NEWPORT CHAMBER OF COMMERCE (NCOC) www.newportchamber.org	Paula Miranda
NEWPORT CITY COUNCIL www.newportoregon.gov/citygov/mayorcouncil.asp	Pat Ruddiman; Kelley Retherford (alt.)
OREGON COASTAL ZONE MANAGEMENT ASSOCIATION (OCZMA) www.oczma.org	Port of Coos Bay, alternate may be staff
OREGON ECONOMIC DEVELOPMENT ASSOCIATION (OEDA) https://oeda.biz	Paula Miranda, Mark Brown
OREGON PUBLIC PORTS ASSOCIATION (OPPA) www.oregonports.com	Paula Miranda; Kelley Retherford (alt.)
PACIFIC COAST CONGRESS OF HARBORMASTERS AND PORT MANAGERS (PCCHPM) - www.pccharbormasters.org	Kody Robinson; Aaron Bretz (alt.)
PACIFIC NORTHWEST WATERWAYS ASSOCIATION (PNWA) www.pnwa.net	Paula Miranda; Gil Sylvia (alt.)
SPECIAL DISTRICTS ASSOCIATION OF OREGON (SDAO) www.sdao.com	Paula Miranda
WESTERN FISHBOAT OWNERS ASSOCIATION www.wfoa-tuna.org	Aaron Bretz
YAQUINA BAY ECONOMIC FOUNDATION (YBEF)	Paula Miranda, No alt.

MOTION was made by Dziak, seconded by Ruddiman, to appoint Larry Osborne as alternate on Cascades West Area Commission on Transportation and Cascades West Council of Governments. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

Approval of IGA Update with DSL Regarding ADVs. Sylvia introduced the agenda item. Bretz presented his report included in the packet. He stated the most substantive change is the extended date, now June 1, 2027. Osborne confirmed with staff the changes are not significant except for the date.

MOTION was made by Osborne, seconded by Dziak, to authorize the Executive Director or her representative to amend the Intergovernmental Agreement with the Oregon Department of State Lands as indicated in the attached draft amended agreement. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

Approval of Amendment to KPFF Agreement Regarding NOAA Pier Repair. Sylvia introduced the agenda item. Bretz presented his report included in the packet. Miranda added it is important to note the amount is reimbursed by insurance. Dziak asked if staff expect any additional unforeseen costs. Bretz replied he thinks it has all been captured.

MOTION was made by Ruddiman, seconded by Osborne, to authorize the Executive Director or her representative to amend the service agreement with KPFF for an amount not to exceed an additional \$45,000. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

NEW BUSINESS

Employee Anniversary Recognition – 5 Years – Gloria Tucker. Sylvia introduced the agenda item. Miranda and Commission thanked Tucker for her service.

Rejection of Bids for PD5 and 3 Electrical Upgrade. Sylvia introduced the agenda item. Bretz presented his report included in the packet. Sylvia asked what the first bid [proposals] cost. Bretz replied it was around \$630,000 to \$650,000 two years ago. Miranda noted the budget back then was \$200,000. She stated she hopes to get on track with this next year. She indicated the Port knows this is very important to the fishermen.

Sylvia asked what is the cost to the fishermen not having this; what's the primary problem. Bretz replied lack of reliability; people can lose power at their pedestal without warning. He noted it also prevents the Port from upgrading to GFCI protection and greater capacity. Sylvia confirmed with staff there are complaints from fishermen. Miranda stated a few years ago fishermen agreed to a bigger bump on their pricing based on the concept the Port had to do some of these upgrades, and the Port doesn't want to continue to postpone this too long because in good faith the Port said it would do this. Sylvia noted because of inflation and copper prices, he doesn't know at what point the Port may have to bite the bullet on this. Miranda replied the Port was going to bite the bullet this year, except the amount didn't make it to the budget properly. She noted next year staff will have to prioritize it, so the right amount makes it in.

Sylvia asked how often can the Port use the wording 'in the public interest' to reject bids. Bretz replied all bid documents have that statement to prevent the Port from having to enter into a contract that is not favorable to the public.

MOTION was made by Retherford, seconded by Dziak, to reject all bids on the Port Dock 5 and 3 Electrical Upgrade Project on the grounds that it is in the public interest to do so. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

STAFF REPORTS

Executive Director Report. Sylvia introduced the agenda item. Miranda reported she threw out her back and was out of the office most of last week. She noted the Port has been very busy. She stated on July 15 World's Greatest did their filming. She thanked Retherford and her son Kyle for representing commercial fishing, Lisa Ballance from Hatfield, Representative Gomberg, and Bretz. She indicated she would have liked to include everyone, but, unfortunately, the video is very short, and she had to manage the points to be made. She added she appreciated the Oregon Coast Aquarium and Hatfield for allowing filming.

Miranda reported they were lucky with the weather. She noted World's Greatest will send the Port their edits toward the end of September, and the second week of October is when it's intended to [be broadcast] on Bloomberg cable channels. Sylvia suggested if the Port knows the date, it would be good to get it into the newsletter. Miranda replied the Port will post it to the website and Facebook and provide a link in following newsletter. She explained the Port will have the rights to share the video.

Sylvia noted he mentioned it to friends, who were surprised Newport is claiming to be the best port in the world. Miranda replied the concept is not biggest and better; it's about uniqueness. She added, of course, Newport is the greatest port.

Miranda reported she met with the state director for USDA and Representative Gomberg. She explained to them the Port is working on derelict vessels, and he was quite interested in that. She stated the main thing to highlight is Newport is rural, and all ports in Oregon are rural except Port of Portland, but even they [manage] Troutdale and Hillsboro. She noted there is not enough infrastructure money in terms of grants for ports. She indicated she appreciated they put more effort into fisheries, but fishermen have to land that food somewhere, and they need infrastructure for the seafood to land and fishing vessels to moor. She added it would be nice to have a pool of grant funds. She overviewed the delay with the current grant with USDA.

Miranda reported she attended the symposium for the Coastal Oregon Experiment Station. She noted it is good to keep talking because a lot of science makes it into policies. She stated on the Sea Grant Council, she ended up working on applications and interviews on fellowships who are going to work for agencies in DC. She indicated she had an interview with the Yachats newspaper this week on the NOAA RFI. She explained there is a lot of misunderstanding out there, and people keep talking about NOAA leaving. She added NOAA is only requesting information because it is the right thing to do. She explained they are a public entity, and they need to make sure there is not a lower cost and more efficient place for them to be. She emphasized that doesn't mean they will move.

Miranda reported she is finishing up the submission to NOAA, and it is pretty simple because their RFI is pretty simple. She noted she will follow that up with some bullet points of things to be taken into consideration with their Maryland office. She stated she will see what happens. Dziak asked is there budgetary information in the RFI. Miranda replied there is not, and they talk about the needs for the vessels, at least four ships. She stated the Port has six berths, and space for expansion within the facility infrastructure. She indicated NOAA doesn't get into the details, and they are asking for 1000 ft high view. She added the main point is the need for a facility of certain size that can accommodate a number of ships. Miranda reported NOAA also talks about proximity to an airport. Dziak stated it would be interesting to find out their need for an airport. Miranda noted they ask how far away an airport is, and don't really address its importance. She added they didn't indicate anything about services.

Miranda reported she and Bretz met with the Regional Solutions Team regarding derelict vessels mostly because of the issue at the Port of Toledo. She noted at this request, [DEQ] was saying the rules are the rules, but Business Oregon pushed back. She stated she appreciated Business Oregon interjecting. She indicated, overall, it was a good meeting. She explained the Port wants them to facilitate making a better process. She asked them if you already have a permit that has most of the requirements, why do that over. She suggested streamlining what is needed. She added, hopefully, this will get things moving forward.

Miranda reported she explained the concept is would you rather have those vessels under water or bring them on land to be managed. She stated every vessel they see in this bay will be derelict someday, and they don't take those things into consideration. She indicated they need to think for the future, and not just this permit. She noted Port of Astoria, Garibaldi, and Coos Bay also attended. Sylvia noted in the past DEQ did not require a permit because it was only a few boats. He asked is there a particular issue they are worried about or do they think they need oversight. Bretz replied they are requiring a solid waste permit. He stated when they talk about issues with demolition, they ask is the Port creating any leaching, any runoff, is anything being put into the air. He explained they want it to be done inside a building with a ventilation system that filters and collects everything. He stated, previously, holders of 1200Z industrial stormwater were exempt from those requirements. He noted DEQ is saying this is different, and if the Port [of

Toledo] does this, they are a solid waste disposal site. He indicated when he asks how this is different from taking the sides off a vessel and sponsoning it or taking off a pilot house, they are very vague about it. Miranda stated they look at ports like they are the bad guys who want to get rid of all this waste. She noted they don't understand ports are trying to do the right thing. She explained ports get stuck with these vessels; it's not something ports create. She noted people abandon their vessels or the Coast Guard will bring them to the Port because the Port is the safe harbor. She asked them why do ports have to go through this whole process alone. She added the state has to work with the ports to make this safe and less costly.

Miranda reported every single day the vessels are there, Port staff have to check them for taking on water, and there is less space to make money, and on top of that, some may sink while waiting for the permit. She asked them if they prefer things to keep sinking.

Miranda reported she attended the Aquarium board meeting and spoke at the Harbor Safety Committee. She stated she did three presentations for ConnectOregon. She noted at Cascades West ACT, the Port's projects came to 3 and 4 out of 7 projects. She explained because the Port's [SB Dredging] project got on Representative Hoyle's list for 50 percent funding, she requested 50 percent from ConnectOregon. She noted for the NIT dolphin, she kept [the request] at 70 percent. She added that project is ahead of the dredging project.

Miranda reported, unfortunately, she received an email from Rep. Hoyle's aid that they had to reduce all their projects, and the Port's project was reduced to 30 percent, \$250,000. She noted that is not set in stone yet. She explained if the Port can get out an RFP early enough, the Port may be able to get the price down for dredging. She indicated she would like to get the RFP out early during the year, so if the Port gets the ConnectOregon money, the Port can just move forward. She added she doesn't want to count on Congress' money.

Miranda reported she attended the EDALC and YBEF annual meeting and the CFUG meeting. She stated the feasibility studies for NIT and Rogue are moving forward. She noted a logging company is interested in five acres the Port owns up the road. She explained they are interested in the timber or buying the property. She noted she will have a call with the Port's attorney to make sure the best way to approach it. She indicated she would talk to the adjoining property owner. She added she thinks it may be best to get rid of the property.

Miranda reported access to the property is difficult, and it is far from the Port. She noted there is liability to own it. She stated unless Commission thinks otherwise, she would proceed with the best way to get rid of the property. Ruddiman confirmed with staff there is wetland below it. He noted in the future, there is a possibility the Port could not log it. Miranda stated she would prefer to just sell it.

Miranda reported she asked Rep. Gomberg for \$7 million for the match for the Port Dock 7 project. She stated she is going to apply to the ConnectOregon Federal Match for \$2,240,000 for match. She noted, worse comes to worse, that's a reasonable amount for a loan. She explained ports are working with OPPA and Business Oregon on the Marine Transportation Plan, trying to include ports in the Oregon Transportation Plan. She indicated the PNWA Convention is in October. Sylvia asked if they should be careful about the cost of attending. Miranda replied this one is reasonable, so two or three Commissioners could attend. She asked Commission to let her or Tucker know if they would like to attend.

Brown reported the auditor asked to speak to a member of the Commission. He asked Ruddiman, as Secretary/Treasurer, if that would be ok. Ruddiman agreed. Brown overviewed the aging report. He explained an error came from the point of sale of system not working properly during the switchover. He noted the point of sale is functioning correctly now. He stated year end

takes longer to produce, so there will be adjustments to the financial statements. Osborne stated he better understands the aging report, he is confident they have a handle on it, and he likes the new format.

COMMISSIONER REPORTS

Sylvia reported he and Miranda attended the Coastal Oregon Marine Experiment Station's symposium. He noted the station is unique, and there are very few like it in the country in colleges of agriculture. He explained there were about 50 pieces of science being done in Hatfield and a lot of really interesting studies. He noted one example is trying to measure E.coli from sea lions in Yaquina Bay.

Miranda added the Lines Agreement needs to be reviewed and will likely be on the next meeting.

Dziak noted the Rogue parking lot is being used for car sales. Miranda explained they paid for a permit to use the property. She explained when people make requests, staff run it by operations and make sure their event won't interrupt operations. She noted at the end of the day, it doesn't interrupt Port business, brings in some revenue, and brings people to Newport

ADJOURNMENT

Having no further business, the meeting adjourned at 7:29 p.m.

BALANCE SHEET

8/18/2026
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Port of Newport
Portwide - All Funds

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	2,386,161	4,450,224	-2,064,063
Funds received, not cleared	1,039,965	8,915	1,031,050
Interfund Receivable	85,445	43,629	41,816
Interfund Payable	-85,445	-41,549	-43,896
Total Cash	3,426,127	4,461,219	-1,035,093
Other Current Assets			
Cash on hand - Petty Cash	300	300	
Cash on hand - Cash Drawers	975	975	
Accounts Receivable	671,658	521,014	150,645
Property Tax Receivable	42,619	42,619	
Grants Receivable	586		586
Lease Receivable Current	13,645,252	13,924,442	-279,190
Allowance for Bad Debt	-50,076	-50,000	-76
Prepaid Expenses	303,733	362,445	-58,712
Total Other Current Assets	14,615,048	14,801,795	-186,747
Current Assets, Total	18,299,637	19,304,563	-1,004,927
Total Non-current Assets	78,433,916	66,625,199	11,808,717
Deferred Outflows of Resources	-445,304	-386,121	-59,183
Assets, Total	96,288,249	85,543,642	10,744,607
Liabilities			
Accounts Payable	-142,797	328,475	-471,272
Deposits	1,446	370,924	-369,478
Unearned Revenue	303,723	75,741	227,981
Other current liabilities	3,435,065	3,035,371	399,694
Total Current Liabilities	3,597,437	3,810,511	-213,074
Total Non Current Liabilities	24,134,572	26,717,291	-2,582,718
PERS Deferred Inflows	339,252	339,252	
Total Liabilities	43,525,125	44,197,280	-672,155
Restricted Fund Balance	-7,827,558	-7,827,558	
Committed Fund Balance	432,000	432,000	
Assigned (Grant Match)	667,000	667,000	
Assigned (Asset Reserves)	36,885		36,885
Assigned (Reserves)	2,238,576	2,938,576	-700,000
Assigned (Land Improvements)	60,322	33,876	26,445
Total Assigned Fund Balance	3,002,783	3,639,453	-636,670
Unrestricted fund Balance	39,921,043	39,284,373	636,670
Contributed Capital	7,130,788	7,130,788	
Total Fund Balance	42,659,055	42,659,055	
Net asset change	8,671,446	-1,009,635	9,681,082
Net Assets	52,763,124	41,346,361	11,416,763

BALANCE SHEET

8/18/2026
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Period: 07/01/26..07/31/26

Port of Newport

General Fund

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	-874,908	537,979	-1,412,887
Funds received, not cleared	823,449	8,915	814,533
Interfund Receivable	87,438	14,897	72,541
Interfund Payable	-1,200	-29,132	27,932
Total Cash	34,779	532,659	-497,881
Other Current Assets			
Cash on hand - Petty Cash	300	300	
Cash on hand - Cash Drawers	975	975	
Accounts Receivable	435,210	521,014	-85,804
Property Tax Receivable	7,365	7,365	
Grants Receivable	586		586
Lease Receivable Current	245,526	308,199	-62,673
Allowance for Bad Debt	-50,000	-50,000	
Prepaid Expenses	208,529	254,659	-46,130
Total Other Current Assets	848,490	1,042,511	-194,021
Current Assets, Total	1,057,485	1,604,303	-546,817
Total Non-current Assets	62,949,225	49,742,532	13,206,693
Deferred Outflows of Resources	-1,150,880	-1,150,880	
Assets, Total	62,855,831	50,195,955	12,659,876
Liabilities			
Accounts Payable	-147,862	299,549	-447,411
Deposits	1,446	370,924	-369,478
Unearned Revenue	87,206	75,741	11,465
Other current liabilities	1,290,740	954,281	336,458
Total Current Liabilities	1,231,529	1,700,495	-468,965
Total Non Current Liabilities	6,519,196	7,132,878	-613,681
PERS Deferred Inflows	322,289	322,289	
Total Liabilities	10,482,129	9,441,139	1,040,990
Assigned (Grant Match)	667,000	667,000	
Assigned (Reserves)	500,000	500,000	
Total Assigned Fund Balance	1,167,000	1,167,000	
Unrestricted fund Balance	32,209,145	32,209,145	
Contributed Capital	7,130,788	7,130,788	
Total Fund Balance	40,506,933	40,506,933	
Net asset change	10,641,045	426,100	10,214,944
Net Assets	52,373,702	40,754,816	11,618,886

Port of Newport Summary Income Statement

8/18/2026

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Port of Newport

General Fund

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	280,832	60,002	220,830
Moorage	218,745	-34,163	252,908
RV Park Space Rentals	160,318	108,333	51,985
Services & Fees	108,951	146,880	-37,929
Dredging Surcharge	1,795		1,795
Suspense Revenue			
Discounts and Misc income	2,104	2,083	21
Total Operating Revenue	772,746	283,135	489,611
Expenses			
Salaries and Wages	271,596	175,114	96,482
Payroll Taxes and Benefits	113,550	102,047	11,503
Total Wages and Salaries	385,146	277,161	107,985
Materials and Services			
Liability Insurance	34,500	35,126	-626
Professional & Contracted Services	24,384	51,591	-27,207
Office Expenses/IT	9,212	15,117	-5,905
Utilities	3,975	58,358	-54,383
Sub Total Material and Services	72,071	160,192	-88,121
Other Material and Services	22,401	58,389	-35,988
Total Material and Services	94,472	218,581	-124,109
Total Operating Expenses	479,618	495,742	-16,124
OPERATING INCOME (LOSS)	293,127	-212,607	505,734
NON-OPERATING ACTIVITIES			
Revenues			
Grants		-481,350	481,350
Interest	815	917	-102
Other		300,000	-300,000
Total Non-Operating Revenues	815	-180,433	181,248
Capital Outlays		687,000	-687,000
Debt Service	10,303	114,413	-104,110
Total Non-Operating Expenses	13,415	808,803	-795,388
Total Non-Operating Income (Loss)	-12,600	-989,236	976,636
Income/(Loss) before Loans & Deprec	280,527	-1,201,843	1,482,370
TTL OH, Dep & Loans			
NET INCOME (LOSS)	280,527	-1,201,843	1,482,370

Port of Newport Summary Income Statement

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Port of Newport

General Fund

000 - Non-Departmental

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
<i>Revenue</i>			
Suspense Revenue			
Total Operating Revenue			
<i>Expenses</i>			
Total Wages and Salaries			
Materials and Services			
Total Operating Expenses			
OPERATING INCOME (LOSS)			
NON-OPERATING ACTIVITIES			
<i>Revenues</i>			
Interest		917	-917
Total Non-Operating Revenues		917	-917
Debt Service		114,413	-114,413
Total Non-Operating Expenses	3,111	121,803	-118,692
Total Non-Operating Income (Loss)	-3,111	-120,886	117,775
Income/(Loss) before Loans & Deprec	-3,111	-120,886	117,775
TTL OH, Dep & Loans			
NET INCOME (LOSS)	-3,111	-120,886	117,775

Port of Newport Summary Income Statement

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Port of Newport

General Fund

100 - Administrative

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Services & Fees		6,667	-6,667
Suspense Revenue			
Total Operating Revenue		6,667	-6,667
Expenses			
Salaries and Wages	104,023	69,111	34,912
Payroll Taxes and Benefits	43,532	33,060	10,472
Total Wages and Salaries	147,554	102,171	45,383
Materials and Services			
Liability Insurance	31,865	34,587	-2,722
Professional & Contracted Services	4,045	40,174	-36,129
Office Expenses/IT	8,579	14,250	-5,671
Utilities	1,430	3,837	-2,407
Sub Total Material and Services	45,919	92,848	-46,929
Other Material and Services	4,732	13,121	-8,389
Total Material and Services	50,651	105,969	-55,318
Total Operating Expenses	198,205	208,140	-9,935
OPERATING INCOME (LOSS)	-198,205	-201,473	3,268
NON-OPERATING ACTIVITIES			
Revenues			
Interest	815		815
Total Non-Operating Revenues	815		815
Total Non-Operating Income (Loss)	815		815
Income/(Loss) before Loans & Deprec	-197,390	-201,473	4,083
TTL OH, Dep & Loans			
NET INCOME (LOSS)	-197,390	-201,473	4,083

Port of Newport Summary Income Statement

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Period: 07/01/26..07/31/26

Port of Newport

General Fund

300 - Commercial Marina

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	41,019	17,163	23,856
Moorage	119,942	72,500	47,442
Services & Fees	55,988	49,167	6,821
Discounts and Misc income	3,846	5,000	-1,154
Total Operating Revenue	220,795	143,830	76,965
Expenses			
Salaries and Wages	59,016	38,799	20,217
Payroll Taxes and Benefits	20,937	25,457	-4,520
Total Wages and Salaries	79,953	64,256	15,697
Materials and Services			
Professional & Contracted Services	11,201	1,667	9,534
Office Expenses/IT	539		539
Utilities	532	14,220	-13,688
Sub Total Material and Services	12,271	15,887	-3,616
Other Material and Services	5,587	7,833	-2,246
Total Material and Services	17,858	23,720	-5,862
Total Operating Expenses	97,811	87,976	9,835
OPERATING INCOME (LOSS)	122,983	55,854	67,129
NON-OPERATING ACTIVITIES			
Revenues			
Other		300,000	-300,000
Total Non-Operating Revenues		300,000	-300,000
Total Non-Operating Income (Loss)		300,000	-300,000
Income/(Loss) before Loans & Deprec	122,983	355,854	-232,871
NET INCOME (LOSS)	122,983	355,854	-232,871

Port of Newport Summary Income Statement

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Period: 07/01/26..07/31/26

Port of Newport

General Fund

International Terminal

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	226,049	14,756	211,293
Moorage	12,642	18,337	-5,695
Services & Fees	16,081	66,667	-50,586
Total Operating Revenue	254,773	99,760	155,013
Expenses			
Salaries and Wages	21,583	18,259	3,324
Payroll Taxes and Benefits	9,664	9,424	240
Total Wages and Salaries	31,247	27,683	3,564
Materials and Services			
Liability Insurance		539	-539
Professional & Contracted Services	2,452		2,452
Office Expenses/IT		77	-77
Utilities	34	4,884	-4,850
Sub Total Material and Services	2,486	5,500	-3,014
Other Material and Services	6,715	29,765	-23,050
Total Material and Services	9,201	35,265	-26,064
Total Operating Expenses	40,448	62,948	-22,500
OPERATING INCOME (LOSS)	214,324	36,812	177,512
NON-OPERATING ACTIVITIES			
Revenues			
Grants		-481,350	481,350
Total Non-Operating Revenues		-481,350	481,350
Capital Outlays		687,000	-687,000
Debt Service	10,303		10,303
Total Non-Operating Expenses	10,303	687,000	-676,697
Total Non-Operating Income (Loss)	-10,303	-1,168,350	1,158,047
Income/(Loss) before Loans & Deprec	204,021	-1,131,538	1,335,559
NET INCOME (LOSS)	204,021	-1,131,538	1,335,559

Port of Newport Summary Income Statement

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Period: 07/01/26..07/31/26

Port of Newport

General Fund

500F - International Terminal Fishing

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	226,049	10,331	215,718
Moorage	12,642	15,000	-2,358
Services & Fees	16,081	56,250	-40,169
Total Operating Revenue	254,773	81,581	173,192
Expenses			
Salaries and Wages	21,583	12,781	8,802
Payroll Taxes and Benefits	9,664	6,597	3,067
Total Wages and Salaries	31,247	19,378	11,869
Materials and Services			
Liability Insurance		379	-379
Professional & Contracted Services	2,452		2,452
Office Expenses/IT		77	-77
Utilities	34	3,417	-3,383
Sub Total Material and Services	2,486	3,873	-1,387
Other Material and Services	6,715	14,201	-7,486
Total Material and Services	9,201	18,074	-8,873
Total Operating Expenses	40,448	37,452	2,996
OPERATING INCOME (LOSS)	214,324	44,129	170,195
NON-OPERATING ACTIVITIES			
Revenues			
Capital Outlays		687,000	-687,000
Debt Service	10,303		10,303
Total Non-Operating Expenses	10,303	687,000	-676,697
Total Non-Operating Income (Loss)	-10,303	-687,000	676,697
Income/(Loss) before Loans & Deprec	204,021	-642,871	846,892
NET INCOME (LOSS)	204,021	-642,871	846,892

Port of Newport Summary Income Statement

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Period: 07/01/26..07/31/26

Port of Newport

General Fund

500C - International Terminal Cargo

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue		4,425	-4,425
Moorage		3,337	-3,337
Services & Fees		10,417	-10,417
Total Operating Revenue		18,179	-18,179
Expenses			
Salaries and Wages		5,478	-5,478
Payroll Taxes and Benefits		2,827	-2,827
<i>Total Wages and Salaries</i>		<i>8,305</i>	<i>-8,305</i>
<i>Materials and Services</i>			
Liability Insurance		160	-160
Utilities		1,467	-1,467
<i>Sub Total Material and Services</i>		<i>1,627</i>	<i>-1,627</i>
Other Material and Services		15,564	-15,564
<i>Total Material and Services</i>		<i>17,191</i>	<i>-17,191</i>
Total Operating Expenses		25,496	-25,496
OPERATING INCOME (LOSS)		-7,317	7,317
NON-OPERATING ACTIVITIES			
<i>Revenues</i>			
Grants		-481,350	481,350
Total Non-Operating Revenues		-481,350	481,350
<i>Total Non-Operating Income (Loss)</i>		<i>-481,350</i>	<i>481,350</i>
Income/(Loss) before Loans & Deprec		-488,667	488,667
NET INCOME (LOSS)		-488,667	488,667

Port of Newport Summary Income Statement

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Period: 07/01/26..07/31/26

Port of Newport

General Fund
South Beach

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	13,765	28,083	-14,318
Moorage	86,161	-125,000	211,161
RV Park Space Rentals	160,318	108,333	51,985
Services & Fees	36,882	24,379	12,503
Dredging Surcharge	1,795		1,795
Discounts and Misc income	-1,742	-2,917	1,175
Total Operating Revenue	297,178	32,878	264,300
Expenses			
Salaries and Wages	86,488	48,945	37,543
Payroll Taxes and Benefits	39,243	34,106	5,137
Total Wages and Salaries	125,732	83,051	42,681
Materials and Services			
Liability Insurance	2,635		2,635
Professional & Contracted Services	6,686	9,750	-3,064
Office Expenses/IT	95	790	-695
Utilities	1,979	35,417	-33,438
Sub Total Material and Services	11,395	45,957	-34,562
Other Material and Services	5,367	7,670	-2,303
Total Material and Services	16,762	53,627	-36,865
Total Operating Expenses	142,493	136,678	5,815
OPERATING INCOME (LOSS)	154,685	-103,800	258,485
NON-OPERATING ACTIVITIES			
Revenues			
Income/(Loss) before Loans & Deprec	154,685	-103,800	258,485
NET INCOME (LOSS)	154,685	-103,800	258,485

BALANCE SHEET

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Period: 07/01/26..07/31/26

Port of Newport

NOAA Lease Fund

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	887,748	1,253,219	-365,471
Interfund Receivable	-1,993	28,732	-30,725
Interfund Payable	-84,245	-12,417	-71,828
Total Cash	801,510	1,269,534	-468,024
Other Current Assets			
Accounts Receivable	233,042		233,042
Lease Receivable Current	13,616,243	13,616,243	
Allowance for Bad Debt	-76		-76
Prepaid Expenses	95,205	107,787	-12,582
Total Other Current Assets	13,944,413	13,724,030	220,384
Current Assets, Total	14,830,168	15,005,980	-175,812
Total Non-current Assets	15,365,933	16,756,913	-1,390,980
Deferred Outflows of Resources	261,111	284,088	-22,977
Assets, Total	30,457,212	32,046,981	-1,589,769
Liabilities			
Accounts Payable	3,577	25,614	-22,037
Unearned Revenue	216,517		216,517
Other current liabilities	1,674,326	1,611,090	63,236
Total Current Liabilities	1,894,420	1,636,704	257,716
Total Non Current Liabilities	8,190,000	9,645,000	-1,455,000
PERS Deferred Inflows	16,963	16,963	
Total Liabilities	23,146,133	24,343,417	-1,197,284
Restricted Fund Balance	1,761,721	1,761,721	
Committed Fund Balance	432,000	432,000	
Unrestricted fund Balance	7,077,464	7,077,464	
Total Fund Balance	9,271,185	9,271,185	
Net asset change	-1,696,169	-1,442,780	-253,390
Net Assets	7,311,079	7,703,564	-392,485

Port of Newport Summary Income Statement

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Period: 07/01/26..07/31/26

Port of Newport

NOAA Lease Fund

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
<i>Revenue</i>			
Lease Revenue		-220,833	220,833
Total Operating Revenue		-220,833	220,833
<i>Expenses</i>			
Salaries and Wages	10,556	15,627	-5,071
Payroll Taxes and Benefits	5,797	8,248	-2,451
Total Wages and Salaries	16,353	23,875	-7,522
<i>Materials and Services</i>			
Liability Insurance	18,638	20,833	-2,195
Professional & Contracted Services	3,436	2,955	481
Office Expenses/IT		1,350	-1,350
Utilities	531	1,250	-719
Sub Total Material and Services	22,604	26,388	-3,784
Other Material and Services		18,990	-18,990
Total Material and Services	22,604	45,378	-22,774
Total Operating Expenses	38,957	69,253	-30,296
OPERATING INCOME (LOSS)	-38,957	-290,086	251,129
NON-OPERATING ACTIVITIES			
<i>Revenues</i>			
Interest			
Total Non-Operating Revenues			
Debt Service	1,633,539		1,633,539
Total Non-Operating Expenses	1,633,539		1,633,539
Total Non-Operating Income (Loss)	-1,633,539		-1,633,539
Income/(Loss) before Loans & Deprec	-1,672,496	-290,086	-1,382,410
NET INCOME (LOSS)	-1,672,496	-290,086	-1,382,410

BALANCE SHEET

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Period: 07/01/26..07/31/26

Port of Newport

Reserve Fund

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	1,323,889	1,968,435	-644,546
Total Cash	1,323,889	1,968,435	-644,546
Other Current Assets			
Current Assets, Total	1,323,889	1,968,435	-644,546
Assets, Total	1,323,889	1,968,435	-644,546
Liabilities			
Assigned (Reserves)	1,262,665	1,962,665	-700,000
Total Assigned Fund Balance	1,262,665	1,962,665	-700,000
Unrestricted fund Balance	700,000		700,000
Total Fund Balance	1,962,665	1,962,665	
Net asset change	-638,776	5,770	-644,546
Net Assets	1,323,889	1,968,435	-644,546

Port of Newport Summary Income Statement

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Port of Newport

Reserve Fund

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
<i>Revenue</i>			
<i>Expenses</i>			
<i>Materials and Services</i>			
NON-OPERATING ACTIVITIES			
<i>Revenues</i>			
Interest	4,736		4,736
Total Non-Operating Revenues	4,736		4,736
<i>Total Non-Operating Income (Loss)</i>	<i>4,736</i>		<i>4,736</i>
Income/(Loss) before Loans & Deprec	4,736		4,736
NET INCOME (LOSS)	4,736		4,736

BALANCE SHEET

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Port of Newport

Bonded Debt Fund

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	453,939	178,592	275,347
Total Cash	453,939	178,592	275,347
Other Current Assets			
Property Tax Receivable	35,254	35,254	
Total Other Current Assets	35,254	35,254	
Current Assets, Total	489,193	213,846	275,347
Total Non-current Assets	118,758	125,754	-6,996
Deferred Outflows of Resources	444,465	480,671	-36,206
Assets, Total	1,052,416	820,271	232,145
Liabilities			
Other current liabilities	470,000	470,000	
Total Current Liabilities	470,000	470,000	
Total Non Current Liabilities	9,425,376	9,939,413	-514,037
Total Liabilities	9,895,376	10,409,413	-514,037
Restricted Fund Balance	-9,589,279	-9,589,279	
Total Fund Balance	-9,589,279	-9,589,279	
Net asset change	275,485	138	275,347
Net Assets	-8,842,960	-9,589,142	746,182

Port of Newport Summary Income Statement

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Port of Newport

Bonded Debt Fund

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
<i>Revenue</i>			
<i>Expenses</i>			
<i>Materials and Services</i>			
NON-OPERATING ACTIVITIES			
<i>Revenues</i>			
Interest	408		408
Total Non-Operating Revenues	408		408
Debt Service		173,000	-173,000
<i>Total Non-Operating Expenses</i>		<i>173,000</i>	<i>-173,000</i>
<i>Total Non-Operating Income (Loss)</i>	<i>408</i>	<i>-173,000</i>	<i>173,408</i>
Income/(Loss) before Loans & Deprec	408	-173,000	173,408
NET INCOME (LOSS)	408	-173,000	173,408

BALANCE SHEET

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Period: 07/01/26..07/31/26

Port of Newport

Facility Maintenance Reserve Fund

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	597,413	512,014	85,399
Total Cash	597,413	512,014	85,399
Other Current Assets			
Current Assets, Total	597,413	512,014	85,399
Assets, Total	597,413	512,014	85,399
Liabilities			
Accounts Payable		3,327	-3,327
Total Current Liabilities		3,327	-3,327
Total Liabilities		3,327	-3,327
Assigned (Asset Reserves)	36,885		36,885
Assigned (Reserves)	475,911	475,911	
Assigned (Land Improvements)	60,322	33,876	26,445
Total Assigned Fund Balance	573,118	509,788	63,330
Unrestricted fund Balance	-65,567	-2,236	-63,330
Total Fund Balance	507,551	507,551	
Net asset change	89,862	1,136	88,726
Net Assets	597,413	508,687	88,726

Port of Newport Summary Income Statement

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Port of Newport

Facility Maintenance Reserve Fund

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
<i>Revenue</i>			
<i>Expenses</i>			
<i>Materials and Services</i>			
NON-OPERATING ACTIVITIES			
<i>Revenues</i>			
Interest	2,199		2,199
Other	3,111	7,388	-4,277
Total Non-Operating Revenues	5,310	7,388	-2,078
<i>Total Non-Operating Expenses</i>		300,000	-300,000
<i>Total Non-Operating Income (Loss)</i>	<i>5,310</i>	<i>-292,612</i>	<i>297,922</i>
Income/(Loss) before Loans & Deprec	5,310	-292,612	297,922
NET INCOME (LOSS)	5,310	-292,612	297,922

Operational Department Comparison

8/18/2026

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Period: 07/01/26..07/31/26

Port of Newport

General Fund

Description	Administration	Recreational	Commercial	NIT Cargo	NIT FISH
Operating Revenue					
Lease Revenue		13,765	41,019		226,049
Moorage		86,161	119,942		12,642
Services		172	51,359		15,905
RV Park Space Rentals		160,318			
Fees		36,711	3,924		176
Dredging Surcharge		1,795			
Fines and Penalties			705		
Discounts and Refunds		-3,035			
Overages and Shortages		-5			
Miscellaneous Operating Revenue		158	3,846		
Operating Revenue, Total		296,038	220,795		254,773
Operating Expenses					
Personnel Services					
Wages & Salaries	104,023	86,488	59,016		21,583
Other Personnel Costs	43,532	39,243	20,937		9,664
Total Personnel Services	147,554	125,732	79,953		31,247
Materials and Services					
Insurance	31,865	2,635			
Professional Services	3,983		385		
Dues And Subscriptions	3,923				
Training and Education	580		150		
Travel					498
Office Expense	860	95	209		

Operational Department Comparison

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Port of Newport

General Fund

Description	Administration	Recreational	Commercial	NIT Cargo	NIT FISH
Shipping and Freight			14		
IT Hardware and Software	7,719		330		
Fees	376	2,963	93		18
Utilities	1,430	1,979	532		34
Contract and Support Services	62	6,686	10,816		2,452
Repairs and Maintenance		1,652	960		
Operating Supplies		128			291
Personal Protective Equip & Gear		623	775		
State Land Fees			3,584		1,908
Lease Expense					4,000
Materials and Services, Total	50,799	16,762	17,848		9,201
Total Grant Revenue					
Interest	-815				

Accounts Paid Report

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Date	Check or invoice Number	Vendor	description	Fund	Department	Amount
7/1/2026	PPI09724	TCB Security Services Inc	CM - 1/3 of 85%	General Operating	Commercial	\$ 5,992.50
7/1/2026	PPI09724	TCB Security Services Inc	NIT - 15%	General Operating	International Terminal	\$ 2,115.00
7/1/2026	PPI09724	TCB Security Services Inc	SB - 2/3 of 85%	General Operating	South Beach	\$ 5,992.50
7/1/2026	PPI09731	UNUM Life Insurance Company of America	Accrued Paid Leave Oregon	General Operating	Administration	\$ 1,768.94
7/1/2026	PPI09732	UNUM Life Insurance Company of America	Health, Dental and Life Insurance	General Operating	Administration	\$ 372.55
7/1/2026	PPI09821	Columbia River IT Solutions	IT Hardware and Software	General Operating	Administration	\$ 4,350.00
7/2/2026	PPI09725	Asure - ***AUTOPOST***	Payroll taxes - PPE	General Operating	Administration	\$ 29,204.33
7/2/2026	PPI09726	Oregon Child Support Program	Garnishment Withholdings Payable	General Operating	South Beach	\$ 50.50
7/2/2026	PPI09727	Oregon Child Support Program	Garnishment Withholdings Payable	General Operating	South Beach	\$ 50.00
7/2/2026	PPI09728	Washington State Support Registry **AUTOPOST***	Garnishment Withholdings Payable	General Operating	International Terminal	\$ 408.50
7/2/2026	PPI09729	VOYA-Autopay	10021-DM	General Operating	International Terminal	\$ 100.00
7/2/2026	PPI09729	VOYA-Autopay	10032-GT	General Operating	Administration	\$ 25.00
7/2/2026	PPI09729	VOYA-Autopay	10060-ED	General Operating	Administration	\$ 50.00
7/2/2026	PPI09730	VOYA-Autopay	10005-MB	General Operating	Administration	\$ 50.00
7/2/2026	PPI09730	VOYA-Autopay	10009-JD	NOAA		\$ 25.00
7/2/2026	PPI09730	VOYA-Autopay	10013-MH	General Operating	Administration	\$ 105.00
7/2/2026	PPI09730	VOYA-Autopay	10020-PM	General Operating	Administration	\$ 500.00
7/2/2026	PPI09730	VOYA-Autopay	10021-DM	General Operating	International Terminal	\$ 100.00
7/2/2026	PPI09730	VOYA-Autopay	10060-ED	General Operating	Administration	\$ 50.00
7/2/2026	PPI09730	VOYA-Autopay	10066-LS	General Operating	South Beach	\$ 25.00
7/2/2026	PPI09730	VOYA-Autopay	10067-RR	General Operating	Administration	\$ 100.00
7/7/2026	PPI09771	Elite Dynamics	IT Hardware and Software	General Operating	Administration	\$ 1,320.74
7/10/2026	PPI09908	TCB Security Services Inc	Admin	General Operating	Commercial	\$ 41.00
7/10/2026	PPI09908	TCB Security Services Inc	Admin	General Operating	International Terminal	\$ 20.50
7/10/2026	PPI09908	TCB Security Services Inc	CM	General Operating	Commercial	\$ 41.00
7/10/2026	PPI09908	TCB Security Services Inc	CM	General Operating	International Terminal	\$ 20.50
7/10/2026	PPI09908	TCB Security Services Inc	NIT	General Operating	Commercial	\$ 41.00

Accounts Paid Report

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Date	Check or invoice Number	Vendor	description	Fund	Department	Amount
7/10/2026	PPI09908	TCB Security Services Inc	NIT	General Operating	International Terminal	\$ 20.50
7/10/2026	PPI09908	TCB Security Services Inc	SB	General Operating	Commercial	\$ 462.60
7/10/2026	PPI09908	TCB Security Services Inc	SB	General Operating	International Terminal	\$ 231.30
7/14/2026	PPI09883	OR Dept of Revenue TLT** Autodraft	Accrued State Lodging Taxes	General Operating	South Beach	\$ 1,962.30
7/15/2026	PPI09881	Columbia River IT Solutions	IT Hardware and Software	General Operating	Administration	\$ 88.36
7/20/2026	15351	Alliance Consulting Engineers	Capital Outlay - Docks and Piers	General Operating	Commercial	\$ 6,691.43
7/20/2026	15352	City of Newport Room Tax	Accrued City Lodging Taxes	General Operating	South Beach	\$ 7,123.58
7/20/2026	15353	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 547.78
7/20/2026	15354	Country Media Inc	Country Media Inc	General Operating	Administration	\$ 176.70
7/20/2026	15354	Country Media Inc	Marketing and Promotion	General Operating	Administration	\$ 254.78
7/20/2026	15354	Country Media Inc	Marketing and Promotion - Budget Hearing Notice	General Operating	Administration	\$ 232.50
7/20/2026	15355	DOWL	Capital Outlay - Infrastructure	General Operating	Commercial	\$ 4,448.14
7/20/2026	15356	Englund Marine Supply Co Inc	Englund Marine Supply Co Inc	General Operating	Commercial	\$ 282.89
7/20/2026	15356	Englund Marine Supply Co Inc	Englund Marine Supply Co Inc	General Operating	International Terminal	\$ 137.79
7/20/2026	15356	Englund Marine Supply Co Inc	Operating Supplies	General Operating	International Terminal	\$ 137.79
7/20/2026	15356	Englund Marine Supply Co Inc	Personal Protective Equip. and Gear	General Operating	Commercial	\$ 940.46
7/20/2026	15356	Englund Marine Supply Co Inc	Repairs and Maintenance	General Operating	Commercial	\$ 351.65
7/20/2026	15356	Englund Marine Supply Co Inc	Repairs and Maintenance	General Operating	South Beach	\$ 259.58
7/20/2026	15356	Englund Marine Supply Co Inc	Repairs and Maintenance	NOAA		\$ 3,229.36
7/20/2026	15357	Ferguson Waterworks #3011	Repairs and Maintenance	General Operating	South Beach	\$ 674.06
7/20/2026	15357	Ferguson Waterworks #3011	Shipping and Freight	General Operating	South Beach	\$ 13.31
7/20/2026	15358	Ground FX Landscape Management LLC	Contract and Support Services	General Operating	Commercial	\$ 1,584.00
7/20/2026	15359	IconiPro Security Alarms Inc	Contract and Support Services	General Operating	International Terminal	\$ 275.04
7/20/2026	15359	IconiPro Security Alarms Inc	Contract and Support Services	General Operating	South Beach	\$ 142.08
7/20/2026	15359	IconiPro Security Alarms Inc	Contract and Support Services	NOAA		\$ 92.97
7/20/2026	15360	Integrity Data	IT Hardware and Software	General Operating	Administration	\$ 863.00
7/20/2026	15361	Lincoln County Public Works	Fuel	General Operating	Administration	\$ 58.80

Accounts Paid Report

July 2026

Date	Check or invoice Number	Vendor	description	Fund	Department	Amount
7/20/2026	15361	Lincoln County Public Works	Fuel	General Operating	International Terminal	\$ 95.25
7/20/2026	15361	Lincoln County Public Works	Fuel	General Operating	South Beach	\$ 192.75
7/20/2026	15361	Lincoln County Public Works	Fuel	NOAA		\$ 56.24
7/20/2026	15362	Alsea Bay Power Products Inc	Repairs and Maintenance	General Operating	Commercial	\$ 1,702.04
7/20/2026	15362	Alsea Bay Power Products Inc	Discounts and Refunds	General Operating	Commercial	\$ (30.99)
7/20/2026	15363	MacPherson, Gintner & Diaz	Professional Services	General Operating	Administration	\$ 712.50
7/20/2026	15364	MASA	10003 - BC/26775500	General Operating	South Beach	\$ 14.00
7/20/2026	15364	MASA	10005 - MB/2465189	General Operating	Administration	\$ 78.00
7/20/2026	15364	MASA	10013 - MH/2220034	General Operating	Administration	\$ 28.00
7/20/2026	15364	MASA	10021 - DM/2495837	General Operating	International Terminal	\$ 28.00
7/20/2026	15364	MASA	10036 - RM/2220087	General Operating	Commercial	\$ 28.00
7/20/2026	15364	MASA	10044 - DW/2252902	General Operating	International Terminal	\$ 28.00
7/20/2026	15364	MASA	10054 - CK/2996999	General Operating	South Beach	\$ 14.00
7/20/2026	15364	MASA	10064 - JT/2659672	General Operating	Commercial	\$ 39.00
7/20/2026	15364	MASA	10064 - TJ/2659672	General Operating	Commercial	\$ 39.00
7/20/2026	15364	MASA	10065 - BW/2660786	General Operating	Commercial	\$ 14.00
7/20/2026	15364	MASA	10065 - BW/2660786	General Operating	South Beach	\$ 14.00
7/20/2026	15364	MASA	10066 - LS/2681987	General Operating	South Beach	\$ 78.00
7/20/2026	15364	MASA	100663 - AG/2996996	General Operating	Commercial	\$ 14.00
7/20/2026	15364	MASA	10075 - BH/2817628	General Operating	South Beach	\$ 14.00
7/20/2026	15364	MASA	10078 - RK/2997000	General Operating	South Beach	\$ 14.00
7/20/2026	15364	MASA	10079 - KG/ 2976779	General Operating	South Beach	\$ 14.00
7/20/2026	15364	MASA	10079 - KG/2976779	General Operating	South Beach	\$ 14.00
7/20/2026	15365	Newport Marine & RV Service Inc	Repairs and Maintenance	General Operating	Commercial	\$ 19.95
7/20/2026	15366	Newport Sign Shop	Repairs and Maintenance	General Operating	Commercial	\$ 352.00
7/20/2026	15367	Orkin	600 SE Bay Blvd	General Operating	Administration	\$ 104.98
7/20/2026	15368	Pacific Coast Lock & Safe LLC	Operating Supplies	General Operating	Commercial	\$ 108.00
7/20/2026	15368	Pacific Coast Lock & Safe LLC	Operating Supplies	General Operating	South Beach	\$ 108.00
7/20/2026	15368	Pacific Coast Lock & Safe LLC	Repairs and Maintenance	General Operating	Commercial	\$ 425.00
7/20/2026	15368	Pacific Coast Lock & Safe LLC	Repairs and Maintenance	General Operating	South Beach	\$ 745.00

Accounts Paid Report

July 2026

Date	Check or invoice Number	Vendor	description	Fund	Department	Amount
7/20/2026	15369	Pacific Northwest Waterways Assoc.	Training and Education - Pat Ruddiman Summer Conference Registration	General Operating	Administration	\$ 540.00
7/20/2026	15370	Pioneer Connect	113823-SB Office Phone	General Operating	South Beach	\$ 184.49
7/20/2026	15370	Pioneer Connect	115083	General Operating	South Beach	\$ 42.51
7/20/2026	15370	Pioneer Connect	159375	NOAA		\$ 389.27
7/20/2026	15371	Pioneer Printing Inc	Office Expense	General Operating	Commercial	\$ 1,474.75
7/20/2026	15371	Pioneer Printing Inc	Office Expense	General Operating	South Beach	\$ 778.60
7/20/2026	15372	Platt Electric Supply Inc	Repairs and Maintenance	General Operating	Commercial	\$ 65.54
7/20/2026	15373	Amazon Capital Services Inc	Amazon Capital Services Inc	General Operating	Administration	\$ 125.96
7/20/2026	15373	Amazon Capital Services Inc	Amazon Capital Services Inc	General Operating	International Terminal	\$ 1,498.88
7/20/2026	15373	Amazon Capital Services Inc	Amazon Capital Services Inc	General Operating	South Beach	\$ 465.93
7/20/2026	15373	Amazon Capital Services Inc	Equipment	NOAA		\$ 55.24
7/20/2026	15373	Amazon Capital Services Inc	IT Hardware and Software	General Operating	Administration	\$ 53.91
7/20/2026	15373	Amazon Capital Services Inc	Office Expense	General Operating	Administration	\$ 47.56
7/20/2026	15373	Amazon Capital Services Inc	Office Expense	General Operating	Commercial	\$ 50.48
7/20/2026	15373	Amazon Capital Services Inc	Office Expense	General Operating	South Beach	\$ 51.98
7/20/2026	15373	Amazon Capital Services Inc	Operating Supplies	General Operating	International Terminal	\$ 1,498.88
7/20/2026	15373	Amazon Capital Services Inc	Operating Supplies	General Operating	South Beach	\$ 465.93
7/20/2026	15373	Amazon Capital Services Inc	Operating Supplies	NOAA		\$ 56.52
7/20/2026	15374	Quadient Finance USA Inc	Office Expense	General Operating	Administration	\$ 442.90
7/20/2026	15375	Shannon Martinez Law, LLC	Professional Services	General Operating	South Beach	\$ 604.50
7/20/2026	15376	Sherwin-Williams	Repairs and Maintenance	General Operating	South Beach	\$ 12.79
7/20/2026	15377	Special Districts Insurance Services	Admin	General Operating	Administration	\$ 6,141.00
7/20/2026	15377	Special Districts Insurance Services	CM	General Operating	Commercial	\$ 4,054.00
7/20/2026	15377	Special Districts Insurance Services	Health, Dental and Life Insurance	General Operating	Administration	\$ 7,256.00
7/20/2026	15377	Special Districts Insurance Services	Health, Dental and Life Insurance	General Operating	Commercial	\$ 4,114.00

Accounts Paid Report

July 2026

Date	Check or invoice Number	Vendor	description	Fund	Department	Amount
7/20/2026	15377	Special Districts Insurance Services	Health, Dental and Life Insurance	General Operating	International Terminal	\$ 2,082.00
7/20/2026	15377	Special Districts Insurance Services	Health, Dental and Life Insurance	General Operating	South Beach	\$ 11,141.00
7/20/2026	15377	Special Districts Insurance Services	Health, Dental and Life Insurance	NOAA		\$ 2,027.00
7/20/2026	15377	Special Districts Insurance Services	NIT	General Operating	International Terminal	\$ 2,022.00
7/20/2026	15377	Special Districts Insurance Services	NOAA	NOAA		\$ 2,027.00
7/20/2026	15377	Special Districts Insurance Services	SB Ops	General Operating	South Beach	\$ 11,146.00
7/20/2026	15378	Spiro Landscapes Inc	Contract and Support Services	General Operating	South Beach	\$ 3,943.50
7/20/2026	15379	Staples Advantage	Office Expense	General Operating	Administration	\$ 118.82
7/20/2026	15379	Staples Advantage	Office Expense	General Operating	South Beach	\$ 442.17
7/20/2026	15379	Staples Advantage	Staples Advantage	General Operating	Administration	\$ 118.82
7/20/2026	15380	Suburban Propane	Fees	General Operating	Commercial	\$ 12.92
7/20/2026	15380	Suburban Propane	Propane	General Operating	Commercial	\$ 436.15
7/20/2026	15380	Suburban Propane	Shipping and Freight	General Operating	Commercial	\$ 13.97
7/20/2026	15381	T & L Chemical Toilet Service LLC	Chemical Toilet Rental-NIT	General Operating	International Terminal	\$ 95.00
7/20/2026	15381	T & L Chemical Toilet Service LLC	Chemical Toilet Rental-SB Marina-Dry Camp/Boat Launch	General Operating	South Beach	\$ 95.00
7/20/2026	15381	T & L Chemical Toilet Service LLC	Contract and Support Services	General Operating	Commercial	\$ 780.00
7/20/2026	15381	T & L Chemical Toilet Service LLC	Contract and Support Services	General Operating	International Terminal	\$ 525.00
7/20/2026	15381	T & L Chemical Toilet Service LLC	T & L Chemical Toilet Service LLC	General Operating	International Terminal	\$ 525.00
7/20/2026	15382	Thompson's Sanitary Service Inc	Trash/Garbage - PD7	General Operating	Commercial	\$ 3,471.44
7/20/2026	15382	Thompson's Sanitary Service Inc	Trash/Garbage - SB Marina	General Operating	South Beach	\$ 4,291.62
7/20/2026	15383	ToyotaLift Northwest Inc	Shipping and Freight	General Operating	Commercial	\$ 28.56
7/20/2026	15384	Barrelhead Supply Inc	Barrelhead Supply Inc	General Operating	International Terminal	\$ 63.98
7/20/2026	15384	Barrelhead Supply Inc	Barrelhead Supply Inc	General Operating	South Beach	\$ 255.60

Accounts Paid Report

July 2026

Date	Check or invoice Number	Vendor	description	Fund	Department	Amount
7/20/2026	15384	Barrelhead Supply Inc	Bolts 1/4" Hex 3/4 SS 100 ct box	General Operating	South Beach	\$ 34.99
7/20/2026	15384	Barrelhead Supply Inc	Bolts 1/4" Hex-X-3-1/2 SS 50/box	General Operating	South Beach	\$ 22.00
7/20/2026	15384	Barrelhead Supply Inc	CD-Cont Hinge 30x1-1/2" np	General Operating	South Beach	\$ 38.98
7/20/2026	15384	Barrelhead Supply Inc	Equipment	General Operating	International Terminal	\$ 63.98
7/20/2026	15384	Barrelhead Supply Inc	Lag Screws SS hx 1/2 x 8"	General Operating	South Beach	\$ 49.59
7/20/2026	15384	Barrelhead Supply Inc	Lock Nut 1/4" SS 50/ ct box	General Operating	South Beach	\$ 36.78
7/20/2026	15384	Barrelhead Supply Inc	Repairs and Maintenance	General Operating	Commercial	\$ 106.58
7/20/2026	15384	Barrelhead Supply Inc	Repairs and Maintenance	General Operating	South Beach	\$ 49.96
7/20/2026	15384	Barrelhead Supply Inc	Washers Flat 1/4" SS100 ct box	General Operating	South Beach	\$ 23.30
7/20/2026	15385	True Cut Engraving LLC	Office Expense	General Operating	Administration	\$ 15.00
7/20/2026	15386	TWGW Inc NAPA Auto Parts	Operating Supplies	General Operating	International Terminal	\$ 293.09
7/20/2026	15386	TWGW Inc NAPA Auto Parts	Repairs and Maintenance	General Operating	Commercial	\$ 720.26
7/20/2026	15386	TWGW Inc NAPA Auto Parts	Repairs and Maintenance	General Operating	International Terminal	\$ 172.88
7/20/2026	15386	TWGW Inc NAPA Auto Parts	Repairs and Maintenance	General Operating	South Beach	\$ 73.50
7/20/2026	15386	TWGW Inc NAPA Auto Parts	TWGW Inc NAPA Auto Parts	General Operating	International Terminal	\$ 465.97
7/20/2026	15386	TWGW Inc NAPA Auto Parts	TWGW Inc NAPA Auto Parts	General Operating	South Beach	\$ 73.50
7/20/2026	15387	Ultrex	Office Expense	General Operating	Administration	\$ 92.66
7/20/2026	15387	Ultrex	Office Expense	General Operating	South Beach	\$ 91.75
7/20/2026	15388	Verizon Wireless	Admin Lines	General Operating	Administration	\$ 229.69
7/20/2026	15388	Verizon Wireless	CM Lines	General Operating	Commercial	\$ 95.94
7/20/2026	15388	Verizon Wireless	NIT Line	General Operating	International Terminal	\$ 34.10
7/20/2026	15388	Verizon Wireless	NOAA Lines	NOAA		\$ 44.47
7/20/2026	15388	Verizon Wireless	SB Lines	General Operating	South Beach	\$ 92.44
7/20/2026	15389	Wiggins Hauling Works	Repairs and Maintenance	General Operating	International Terminal	\$ 1,200.00
7/20/2026	15390	Yaquina Boat Equipment Inc	Repairs and Maintenance	General Operating	Commercial	\$ 9.28
7/20/2026	15391	Bay Area Auto Group LLC	Repairs and Maintenance	General Operating	Commercial	\$ 408.62
7/20/2026	15392	Bill's Pest Control LLC	Contract and Support Services May - June	NOAA		\$ 310.00
7/20/2026	15393	Bio-Med Testing Services Inc	Contract and Support Services	General Operating	Commercial	\$ 32.00
7/20/2026	15394	Builders FirstSource Inc	Repairs and Maintenance	General Operating	Commercial	\$ 167.20
7/20/2026	15395	Carver Inc	Fuel	General Operating	South Beach	\$ 108.28

Accounts Paid Report

July 2026

Date	Check or invoice Number	Vendor	description	Fund	Department	Amount
7/20/2026	15396	Bay Area Auto Group LLC	Repairs and Maintenance	General Operating	Commercial	\$ 407.01
7/20/2026	15397	Bay Area Auto Group LLC	Bay Area Auto Group LLC	General Operating	Commercial	\$ 407.01
7/20/2026	15397	Bay Area Auto Group LLC	Repairs and Maintenance	General Operating	Commercial	\$ 1,430.99
7/20/2026	15398	Bay Area Auto Group LLC	Bay Area Auto Group LLC	General Operating		\$ 1,012.31
7/20/2026	PPI09866	VOYA-Autopay - OR Growth Savings Plan	Employee Pass Through	General Operating	Administration	\$ 125.00
7/20/2026	PPI09866	VOYA-Autopay	Employee Pass Through	General Operating	International Terminal	\$ 200.00
7/20/2026	PPI09866	VOYA-Autopay	Employee Pass Through	General Operating	Administration	\$ 25.00
7/20/2026	PPI09866	VOYA-Autopay	Employee Pass Through	General Operating	Administration	\$ 50.00
7/20/2026	PPI09867	VOYA-Autopay	Employee Pass Through	General Operating	Administration	\$ 50.00
7/20/2026	PPI09867	VOYA-Autopay	Employee Pass Through	General Operating	Administration	\$ 105.00
7/20/2026	PPI09867	VOYA-Autopay	Employee Pass Through	General Operating	Administration	\$ 500.00
7/20/2026	PPI09867	VOYA-Autopay	Employee Pass Through	General Operating	International Terminal	\$ 100.00
7/20/2026	PPI09867	VOYA-Autopay	Employee Pass Through	General Operating	Administration	\$ 75.00
7/20/2026	PPI09867	VOYA-Autopay	Employee Pass Through	General Operating	South Beach	\$ 50.00
7/20/2026	PPI09867	VOYA-Autopay	Employee Pass Through	General Operating	Administration	\$ 100.00
7/20/2026	PPI09872	Asure - ***AUTOPOST***	Payroll taxes - PPE	General Operating	Administration	\$ 31,674.20
7/20/2026	PPI09907	Direct TV**AUTOPOST**	TV Services for RV Park	General Operating	South Beach	\$ 600.85
7/23/2026	PPI09865	Washington State Support Registry **AUTOPOST***	Garnishment Withholdings Payable	General Operating	International Terminal	\$ 408.50

2025

ANNUAL REPORT

Promoting a thriving region through service, connectivity,
and innovation. Here's a snapshot of a year of our impact.



OREGON
Cascades West
Council of Governments



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TABLE OF CONTENTS

Dedicated to serving community members in Linn, Benton, and Lincoln Counties, with a vision to make lives and communities better with our unique suite of services.



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FOREWORD FROM OUR DIRECTORS

Cascades West has been serving our region for 59 years with the goal of helping communities work better, together. Across Linn, Benton and Lincoln Counties we bring coordination, momentum, and expertise to local initiatives to help our member agencies provide incredible services to our residents.

Over the past year, we continued to strengthen the systems that support aging populations, economic vitality, transportation access, and community well-being. Through planning, convening, and service delivery, Cascades West helps turn shared priorities into action, ensuring that public investments remain effective and aligned with local goals.

By connecting local governments, partners, and service providers, we create pathways for communities to respond to change and lead thoughtfully through it. The work reflected in this report demonstrates how coordination, trust, and long-term thinking result in tangible outcomes.

I am grateful for the partnerships and collaboration that make this work possible. Together, we are building a region that is prepared, resilient, and focused on sustained progress.



Ryan Vogt
Executive Director

The work of Cascades West is deeply personal because it centers on people at pivotal moments in their lives.

Every day, staff engage directly with individuals and families as they navigate important decisions about health care, housing, nutrition, financial stability, and independence. Our team grounds these interactions in expertise, empathy, and making complex systems understandable and accessible.

They take the time to explain options, follow through on next steps, and ensure people feel supported rather than rushed or overlooked. The outcomes in this report are built from thousands of these interactions, each one handled with professionalism and respect.

Cascades West is a people-centered community advocate. The trust placed in us is earned through daily practice, and it is reflected in the impact shared in these pages. I am proud of the teams who do this work with care and accountability, and grateful for the partners and community members who make it possible.



Paul Egbert
Agency Director



WHO WE ARE

For nearly **60 years**, CW has been helping communities collaborate to solve problems and connecting member governments, businesses, and individuals with a wide array of **supportive and transformational services**.

Our regional impact is further strengthened as a state and federally-designated organization in transportation, aging, economic development, business lending, and regional planning.



VISION

Make lives and communities better.



MISSION

Promote a thriving region through service, connectivity, and innovation.



MEMBER GOVERNMENTS

Adair Village

Corvallis

Lebanon

Millersburg

Port of Newport

Tangent

Confederated Tribe
of Siletz Indians

Albany

Depoe Bay

Lincoln City

Monroe

Siletz

Toledo

Benton County

Halsey

Lincoln County

Newport

Sodaville

Waldport

Brownsville

Harrisburg

Linn County

Philomath

Sweet Home

Yachats

We serve and collaborate with these counties, cities, districts, and tribal partners to help shape regional priorities, strengthen local communities, and provide solutions that reflect the needs of the people and places they represent.

BOARD OF DIRECTORS

CW is led by a Board of Directors, composed of **local elected officials**, who serve on the Commissions and Councils, within, and including, Linn, Benton, and Lincoln Counties.

Several committees support this work, including the Budget Committee, which reviews the budget and provides recommendations; the Executive Committee, which acts on administrative matters and advises the Executive Director; and the Finance Committee, which meets as needed to review financial matters and advise the Board.

We're proud to have this group of regional representatives as an integral part of the CW organization as **collaborative partners and trusted advisors** to take our impact further!

BENTON COUNTY

Pat Malone, Chair,
Commissioner,
Benton County

Jim Moorefield,
Councilor, City of Corvallis

Jeanni Cuthbertson,
Councilor, City of Monroe

Christopher McMorran,
Mayor, City of Philomath

LINCOLN COUNTY

Claire Hall, Vice Chair,
Commissioner
In memorial of 20+ years of service

Jan Kaplan, Mayor,
City of Newport

Ian Keene, Member of
Siletz Conf. Tribe

Debbie Poland, Councilor,
City of Depoe Bay

Gil Sylvia, Commissioner,
Port of Newport

Kevin Hohnbaum,
Councilor, Lincoln City

Rick Booth, Councilor,
City of Waldport

LINN COUNTY

Sherrie Sprenger, Treasurer,
Commissioner,
Linn County

Alex Johnson II,
Mayor, City of Albany

Mike Caughey Councilor,
City of Harrisburg

Scott Cowan, Mayor,
City of Millersburg

Ken Bronson, Councilor,
City of Sweet Home

Joseph Parsons,
Councilor, City of Sodaville

Loel Trulove, Councilor,
City of Tangent

We are on a mission
*to promote a thriving region
through supportive and
transformational services.*



AGING & DISABILITY SUPPORT

Connecting older adults and people with disabilities to the services, protections, and supports needed to live safely and independently.

FOOD ACCESS & NUTRITION

Expanding access to nutritious food through meal services and support programs that help individuals and families meet daily needs.

TRANSPORTATION & MOBILITY

Improving access to care and opportunity through transportation services and regional planning that keep communities connected.

COMMUNITY SERVICE & VOLUNTEERISM

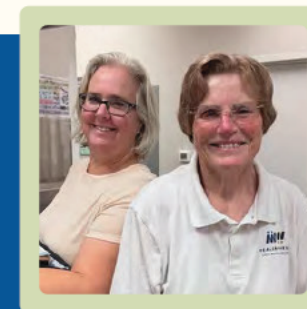
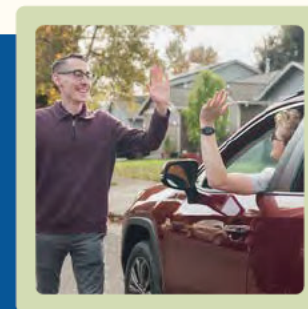
Bringing people together across generations through relationship-based volunteering, promoting companionship and mentorship.

HEALTH & FINANCIAL NAVIGATION

Helping individuals navigate health coverage, financial resources, and veteran services to improve stability and well-being.

COMMUNITY & ECONOMIC DEVELOPMENT

Strengthening local communities and businesses through planning, funding, and grant support that fosters regional growth.



Make lives and communities better.

SENIOR & DISABILITY SERVICES

Providing services, support, and resources that help older adults and people with disabilities live independently, safely, and with dignity in our communities.

CALL THE ADRC TODAY



855-673-2372

AGING & DISABILITY RESOURCE CONNECTION

The Aging & Disability Resource Connection (ADRC) is a **free, trusted starting point** for older adults, people with disabilities, and their families. ADRC staff provide information, referrals, and personalized assistance to help people understand their options and connect to the services they need, regardless of income.

2,668

REFERRALS MADE

2,675

PEOPLE SERVED

78%

OVER THE AGE OF 65

83%

REPORTED HAVING A DISABILITY

ADULT PROTECTIVE SERVICES

Adult Protective Services (APS) responds to reports of abuse, neglect, and exploitation involving older adults and people with physical disabilities. APS staff work within the Senior & Disability Services department to investigate concerns and help ensure safety and protection for vulnerable adults.

4,821

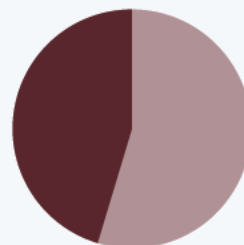
CALLS RECEIVED

1,473

RESULTED IN INVESTIGATION

45.3%

668 Facility
Investigations

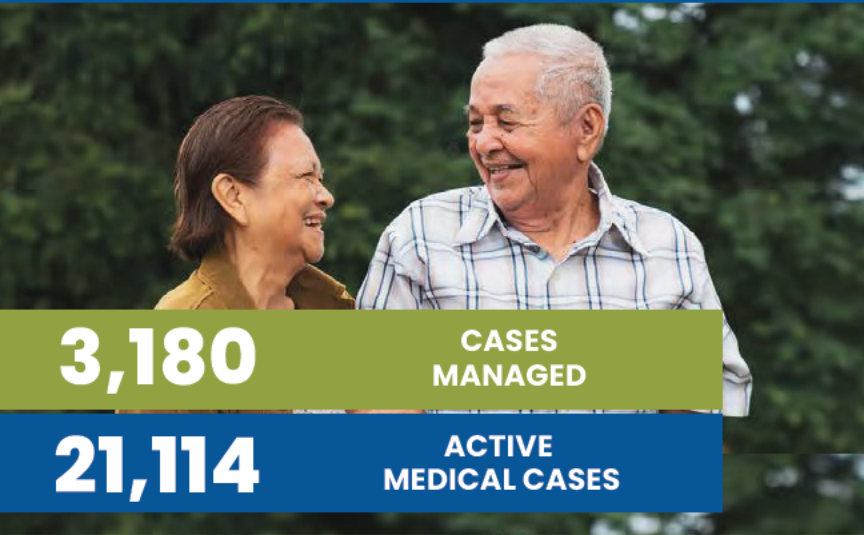


54.7%

805 Community
Investigations

Our work reflects a shared commitment to protect, guide, and stand alongside older adults and people with disabilities across our region.





ELIGIBILITY & CASE MANAGEMENT

Through Medicaid-funded programs in partnership with the Oregon Department of Human Services, our teams support eligible Oregonians as they navigate options, understand benefits, and coordinate care and supportive services, including **medical coverage, food and financial assistance, long-term care,** and other essential supports.

SUPPORTING A HEALTHY HOME

A healthy home looks different for everyone.

Through housing navigation and case management, we help older adults and people with disabilities explore options, weigh what will work best for their needs, and access the supports that make daily life safer and more stable.

From remaining at home with additional support to transitioning to assisted living, adult foster care, or skilled nursing, our staff works alongside individuals and families to help identify the right setting and services for each person.

HOUSING NAVIGATION OUTCOMES

67 REGIONAL HOUSING CONNECTIONS

34 INDIVIDUALS SUCCESSFULLY HOUSED

ONGOING CARE SUPPORTS

2,113 RECEIVING IN-HOME CARE

625 IN ASSISTED LIVING & RESIDENTIAL CARE

91 IN ADULT FOSTER HOMES

236 IN NURSING FACILITIES

47 COMMERCIAL ADULT FOSTER HOMES



EMPOWERING AN INDEPENDENT LIFESTYLE

Oregon Project Independence – Medicaid (OPI-M) helps eligible Oregonians remain safely in their homes by providing support with daily living activities. Services may include personal care, meal preparation, housekeeping, and other assistance that helps maintain independence and stability.

Publicly launched mid-2025, OPI-M added a new option for people who need in-home care and supports. As a state-funded, federally supported program, OPI-M is easier to qualify for than traditional Medicaid, expanding access while ensuring continuity of services for those transitioning from OPI Classic. By offering flexible, person-centered support, the program can delay or prevent the need for more intensive care while supporting quality of life.

Page 44

308 OPI-M RECIPIENTS



Cascades West is committed to reducing food insecurity across our region.

Through a combination of nutrition assistance programs, we work to ensure individuals and families have reliable access to food at every stage of life, whether that means help with grocery costs or nutritious meals and connections at home or in the community.



10,397

Total SNAP
Recipients

Cascades West administers the SNAP program, formerly known as the Food Stamp Program, for Linn, Benton, and Lincoln Counties on behalf of the State of Oregon.



MEALS ON WHEELS

Meals on Wheels serves fresh, nutritionally balanced meals to senior adults, seniors with disabilities, and their life partners, who often live alone and have limited resources or ability to care for themselves.

This is a **volunteer-led program**, made possible through hundreds of amazingly dedicated volunteers across the region! Beyond food, we also provide consistent wellness checks and social connection, empowering low mobility clients to remain safe and independent in their own homes.



320,802

TOTAL MEALS SERVED

2,429

CLIENTS SERVED

15,942

IN-PERSON DINING MEALS

11

MEAL SITES

303,610

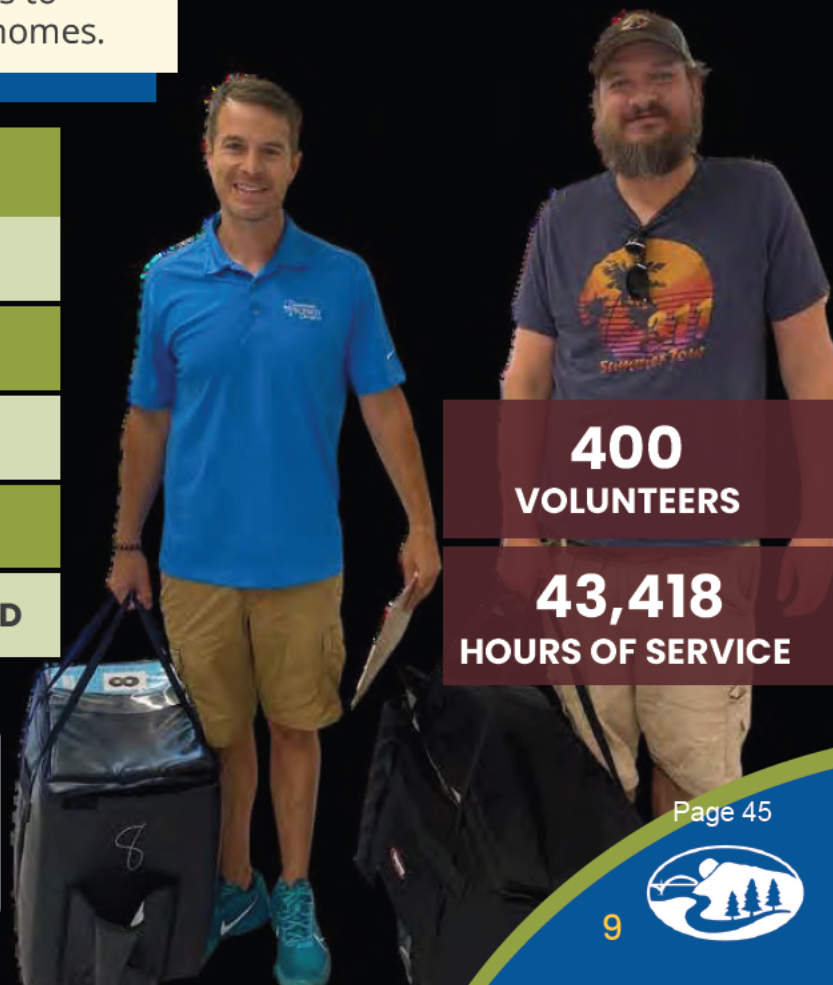
HOME DELIVERED MEALS

6,250

SHELF STABLE MEALS DELIVERED

400
VOLUNTEERS

43,418
HOURS OF SERVICE



In 2025, generous donors gave more than **\$500,000** in support.

With demand rising, your continued support helps ensure all our neighbors are fed.

Give today!

SCAN



COMMUNITY SERVICES PROGRAMS

Providing opportunities and resources that help residents stay connected and engaged in ways that support community building and well-being.



AmeriCorps
Seniors



AMERICORPS SENIORS PROGRAMS

SENIOR COMPANION PROGRAM

Senior Companion volunteers provide assistance and friendship to older adults who have difficulty with daily tasks, such as shopping or paying bills. Through this program, volunteers keep seniors independent longer and provide respite to family caregivers.

56

SENIORS SERVED

13

NATIONAL SERVICE MEMBERS

8,314

HOURS OF SERVICE

\$55,244 PAID IN SERVICE STIPENDS

FOSTER GRANDPARENT PROGRAM

We partner with schools, after-school programs, and other community partners to provide the regional Foster Grandparent program. This intergenerational program is offered in 9 cities, providing volunteers aged 55 and older with the opportunity to help children aged 3 to 18 build personal and academic confidence.

12

COMMUNITY PARTNERS

21

NATIONAL SERVICE MEMBERS

11,993

HOURS OF SERVICE

\$59,807 PAID IN SERVICE STIPENDS

Our work centers on creating opportunities for residents to connect, contribute, and strengthen communities across our region.





417

INTERVIEW
APPOINTMENTS

\$1.2M

TOTAL CLAIMS, BENEFITS,
AND RETRO AWARDS

BENTON COUNTY VETERANS SERVICES OFFICE

The Benton County Veterans Services Office (BCVSO) is staffed by Cascades West to assist Veterans and Veteran families in submitting claims for VA benefits, including compensation, pension, survivor's benefits, and VA Healthcare.

”

YOUR ENCOURAGEMENT AND SUPPORT HELPED ME TURN MY LIFE AROUND AND FINALLY MAKE MEANINGFUL RECOVERY AND PROGRESS.

-BCVSO Client

SENIOR HEALTH INSURANCE BENEFITS ASSISTANCE PROGRAM

The Senior Health Insurance Benefits Assistance (SHIBA) program, administered by Cascades West on behalf of the State of Oregon, educates and advocates for residents across Linn, Benton, and Lincoln Counties as they navigate Medicare. Through one-on-one counseling and Medicare education classes, SHIBA helps beneficiaries understand their coverage options, timelines, and annual changes, enabling them to make informed healthcare decisions.

Across the region, beneficiaries consistently describe SHIBA counselors as kind, patient, and deeply knowledgeable. They leave feeling confident, supported, and grateful for a service that makes a complicated system clearer and more manageable.

2,216

BENEFICIARIES SERVED

21

VOLUNTEER COUNSELORS

27

MEDICARE PRESENTATIONS



CLARITY WHEN IT MATTERS MOST

When Medicare questions feel overwhelming, SHIBA is there with trusted guidance and a calm presence.

During open enrollment, the regional SHIBA team fielded 2,682 Medicare-related calls, more than 1,000 above a typical year following a major Medicare program change. This increased demand was met by a dedicated team of just two staff members, highlighting both the growing need for Medicare assistance and the SHIBA team's commitment to providing accurate, timely, and empathetic support.



SHIP
State Health Insurance
Assistance Program

Navigating Medicare



SMP
Senior Medicare Patrol

Preventing Medicare Fraud



COMMUNITY SERVICES PROGRAMS

\$TAND BY ME OREGON



Cascades West is committed to supporting financial well-being and economic stability across our region.

Through \$tand By Me Oregon, we provide **free** financial education that helps people move toward long-term financial security and empowerment.

Our coaches meet participants where they are, offering unbiased guidance, practical tools, and encouragement at every step.

HOW WE INNOVATED:

- Partnered with **Oregon State Credit Union** to:
 - Curate a financial literacy website that strengthens access to trusted financial resources across the region.
 - Launch a financial literacy podcast to share practical information and reach audiences beyond traditional workshops and coaching sessions.
- Established the **\$tand By Me Community Advisory Council** to ensure community voices inform program design and ensure services reflect local needs.

19 WORKSHOPS

Coaches provided workshops across the region on the basics of financial wellness, credit, business ownership, and more.

69 PARTICIPANTS

Participants received free personal coaching to help achieve financial wellness and goals.

\$132,298 DEBT REDUCED

Coaches worked with clients to reduce their overall debt and increase their credit scores, thereby improving their financial health and well-being.

\$142,083 TOTAL SAVINGS

Clients received tools and education on how to save on spending and for big purchases such as homes, cars, and more.

37% **75%** **90%**

of participants were Latino of participants were women of participants created a budget

Listen to our podcast

SCAN



Explore the Banzai financial literacy website

SCAN



COMMUNITY & ECONOMIC DEVELOPMENT

Supporting local governments, businesses, and communities with tools, resources, and partnerships that strengthen regional economies.



GRANTS

We helped jurisdictions in our region secure funding that advances infrastructure, housing, transportation safety, economic vitality, and long-term planning efforts. Grant programs remain competitive, and our team continues to provide strategic grant guidance and technical assistance.

\$869,383

GRANT AWARD TOTAL

8

GRANTS SECURED

SMALL BUSINESS LENDING

We support small businesses by expanding access to non-traditional financing, strengthening the regional network of lenders and business partners. Through outreach and collaboration, we helped ensure capital reached entrepreneurs at critical stages of start-up and growth.

\$85,550

LOAN TOTAL

24

ENGAGEMENT EVENTS ATTENDED

LOCAL GOVERNMENT NETWORK

The Local Government Network program strengthens relationships between Cascades West and governments across the region. We provide regular outreach, share timely grant and funding opportunities, and connect jurisdictions to relevant resources and expertise.

Every participating jurisdiction received direct contact and ongoing support, helping communities navigate shared challenges with a trusted regional partner.

**Our work is rooted in partnership,
turning local priorities into action
through funding, collaboration, and
long-term planning support.**

Page 49



CASCADES WEST ECONOMIC DEVELOPMENT DISTRICT

The Cascades West Economic Development District (CWEDD) supports regional economic strategy across Linn, Benton, Lincoln, and Lane Counties.

In 2025, CWEDD advanced long-range planning, strengthened partnerships, and aligned local priorities with state and federal funding opportunities through adoption of the 2025–2030 Comprehensive Economic Development Strategy.



BROWNFIELDS

Brownfields are underutilized properties where redevelopment may be complicated by real or perceived environmental conditions. We help communities assess these sites, opening the door for cleanup, reinvestment, and future economic use.

4

EXISTING SITES CONTINUED

2

NEW SITES SELECTED

11

SUPPORTED

ALBANY AREA METROPOLITAN PLANNING ORGANIZATION

The Albany Area Metropolitan Planning Organization (AAMPO) coordinates regional transportation planning to improve safety, efficiency, and access. In 2025, AAMPO supported planning, data collection, and project development to help communities compete for transportation funding and deliver safer streets.

6

LOCAL GOVTS COORDINATED

\$2.3M

STBG FUNDS AWARDED

CORVALLIS AREA METROPOLITAN PLANNING ORGANIZATION

The Corvallis Area Metropolitan Planning Organization (CAMPO) supports safe, connected transportation systems across Benton County. In 2025, CAMPO advanced regional safety planning, active transportation data collection, and project coordination to improve mobility for people of all ages and abilities.

2

SAFETY ACTION PLANS SUPPORTED

3

BIKE & PEDESTRIAN COUNT LOCATIONS



ALBANY PAVES THE WAY

AAMPO supported the City of Albany with Surface Transportation Block Grant (STBG) funds for resurfacing projects. As a result, the City of Albany was recognized as a recipient of the 2025 Paving Award by the Asphalt Pavement Association of Oregon.

Page 50





RIDE LINE STATS

169,570

CALLS ANSWERED

4.4M

MILES TRAVELED

3,075

NEW MEMBERS

114,616

TRIPS IN OREGON

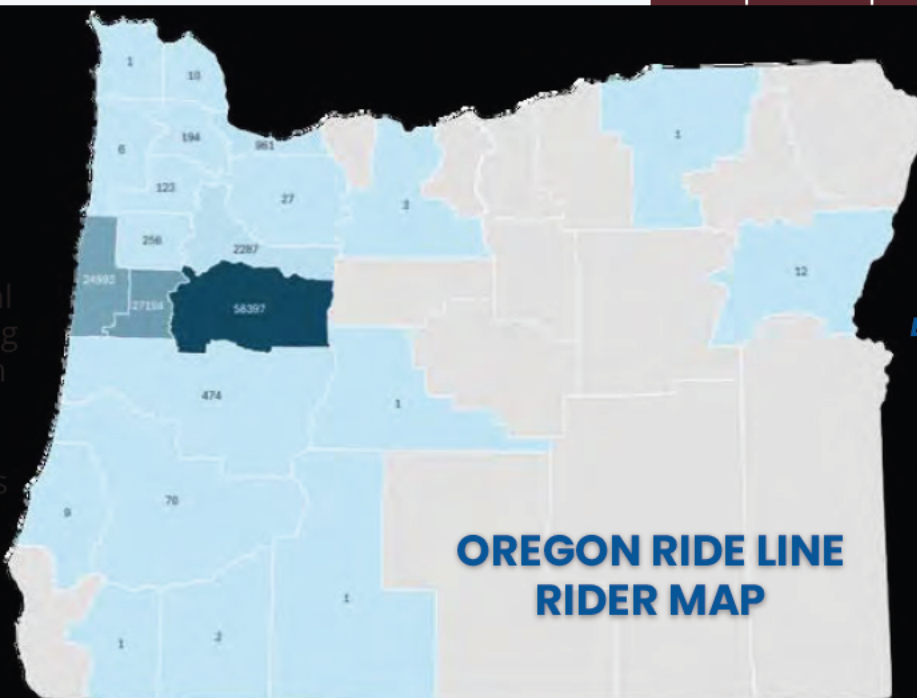
Cascades West is committed to reducing transportation barriers by helping residents navigate options, access support, and stay connected to their communities.

SUPPORT WE PROVIDED:

- Helped residents understand and navigate available transportation options, including transit, volunteer rides, and community-based services.
- Expanded the use of **Get There Oregon**, connecting people to a centralized tool for exploring local transportation choices.
- Personalized transportation assistance and travel training to support access to work, medical care, and essential services.
- Conducted outreach across the region, with a focus on rural communities and Spanish-speaking residents.



Cascades West Ride Line provides non-emergent medical transportation, helping eligible Oregon Health Plan and Medicaid recipients access medical appointments across Linn, Benton, and Lincoln Counties and beyond when medical necessity requires.



**OREGON RIDE LINE
RIDER MAP**

get there
oregon

Explore the
Get There
Oregon
website

SCAN



Cascades West and CSC fit together like puzzle pieces.

Our strategic alignment allows us to deliver a comprehensive suite of social, workforce, and economic support programs, focused exclusively on workforce development services. Together, we ensure people of all ages and stages in our region have what they need to live healthy and stable lives.



Regional Convener

Bringing providers, governments, industries, and community members together across the region to **collaborate and make decisions**.

Community Action Agency

State-dedicated CAA for 46 years, providing a broad suite of anti-poverty and homelessness services that empower individuals.

Economic Development Hub

Partnering with regional governments to build more **sustainable and resilient communities**, businesses, transportation, and infrastructure.

Workforce Transformation

Hands-on **workforce development** that builds individual skills and strengthens local industries, supported by wrap-around services that promote long-term stability.

Supporting Vulnerable Populations

The **Area Agency on Aging**, providing support to seniors and people with disabilities with programs like **Case Management**, **Meals on Wheels** and **AmeriCorps Senior Programs**.

Foundations for Tomorrow

Meeting basic life essentials like food and housing and providing early interventions, such as **Head Start**, to build brighter futures.

HELP US CONTINUE MAKING AN IMPACT



Visit our **NEW**
website at
orcw.gov!



Albany

1400 Queen Avenue SE, Suite 201
Albany, OR 97322
541-967-8630

Corvallis

1121 NW Ninth Street
Corvallis, OR 97330
541-758-1595

Toledo

203 North Main Street
Toledo, OR 97391
541-336-2289

Cascades West is committed to serving our region with integrity, collaboration, and purpose. This report reflects more than a year of work; it took decades of partnership and shared responsibility.

Progress depends on engagement from many directions. Local governments, service providers, volunteers, donors, and community members each play a critical role in strengthening the systems that support well-being in our communities.

Together, we will continue building solutions that serve people today and strengthen our region for the future.

Pat Malone

Board Chair; Commissioner, Benton County





OREGON
Cascades West
Council of Governments

2025

Work & Education

Head Start

ANNUAL REPORT

Utility Assistance

Building communities where every person has equitable access to resources to build brighter futures. Here's a snapshot of our 2025 impact.

Health & Wellbeing

LINN BENTON
FOOD SHARE

Food



CSC

Community Services
CONSORTIUM



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We are the Community Action Agency for our region dedicated to providing short term stability services and long term transformation for our communities, families, and individuals.

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FOREWORD FROM Utility Assistance OUR DIRECTORS



We have the privilege and responsibility of looking beyond any single program, year, or challenge to focus on the long-term well-being of our region.

That perspective makes one thing clear. **The need in our region is growing, and the future feels uncertain for many of our neighbors.** Housing affordability, climate impacts, workforce shortages, and economic instability are not isolated issues. They are deeply connected, and they require thoughtful, coordinated solutions.

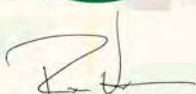
What gives me hope is how this organization responds. **We listen, adapt, and invest in approaches that stabilize people today while building resilience for what comes next.** The work highlighted in this report shows what is possible when we align services, partnerships, and resources around people's real lives.

We do a great deal with what we have. But sustained impact requires sustained support from partners, donors, and community members who believe in this work.

As you read through this report, I invite you to see not only what we have accomplished, but what your partnership makes possible as we continue to serve. Together, we can ensure that everyone we are fortunate to call a neighbor has access to what they need to live healthy, happy, and full lives.

Thank **you** for choosing to be part of this work.




Ryan Vogt
Executive Director

Every day at Community Services Consortium, **our staff show up ready to respond to what our communities need, right when they need it.**

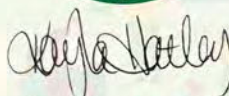
In 2025, those needs were significant. Families across our region continued to face rising costs, housing instability, food insecurity, and an increasing strain just to meet basic necessities. The affordability crisis is no longer a looming concern. It is the daily reality for many of the people we serve, including individuals and families who never expected to need support.

Through it all, our teams met these challenges with care, creativity, and determination. Whether helping a family stay housed, ensuring a child receives a strong start through early childhood education, keeping the heat on during a time of loss, or walking alongside someone as they work toward stability and employment, this work is deeply personal and grounded in dignity.

This report reflects the strength of our staff, the trust our communities place in us, and our shared belief that people deserve more than crisis response. **They deserve opportunity, stability, and support that meets them where they are and takes them where they want to go.**

I am incredibly proud of the work we accomplished together this year, and deeply grateful to the staff, partners, volunteers, and supporters who made it possible.




Kayla Hatley
Agency Director

WHO WE ARE

CSC is powered by nearly 200 dedicated staff and hundreds of community partners, delivering wrap-around services across six counties to meet basic needs and support long-term stability.

We offer comprehensive social, workforce, and economic programs in Linn, Benton, and Lincoln Counties, with additional workforce development offerings in Marion, Polk, and Yamhill Counties.

For over 45 years, CSC is reducing poverty and strengthening communities across our region.



VISION

Communities where every person has equitable access to resources to build brighter futures.



MISSION

We are a community leader, providing vital services with collaborative partners to empower the people of Linn, Benton, and Lincoln Counties and the surrounding areas to positively transform lives.



GOVERNING BOARD

LINCOLN COUNTY

Walter Chuck (*Vice Chair*)

Casey Miller

Claire Hall (*in memoriam*)

BENTON COUNTY

Gabe Shepard (*Chair*)

Nancy Wyse

Pat Malone

LINN COUNTY

Sherrie Sprenger (*Secretary*)

Roger Nyquist

William Tucker

Our Board is governed by elected **County Commissioners** in our service area. Members serve concurrently with their elected county terms, and their board service ends when their time in office ends.

We are on a mission
*to empower people across
our region and positively
transform lives.*



HOUSING

CSC helped people find and keep stable housing. We reduced barriers and supported housing stability so individuals and families could remain safely housed.



FAMILIES

CSC supported children and families through early learning and whole-family services. This work promoted healthy bonding, positive parenting, and child well-being.



UTILITIES

CSC supported household stability by preventing utility shutoffs. We also improved long-term home efficiency to help people maintain safe, livable homes.



CAREERS

CSC supported youth and adults as they built skills, gained experience, and advanced along education and career pathways. Our approach focused on long-term opportunity and stability.



FOOD

CSC strengthened food access across the region through coordinated distribution and local partnerships. Our work helped ensure food reached communities where it was needed most.



HOPE

CSC connected people to coordinated services and supports across programs and systems. This work helped people move forward and positively transform their lives.



Helping People. Changing Lives.



\$14.2M

total community
investment in 2025



76,994

households
supported



335,498

individuals
impacted



\$1.9M

donations received

*Thank you to our
generous community!*

*This could fill OSU's Reser
Stadium over **10 times!***



*Due to the low barrier nature of food services, there is the possibility
of duplicated counts.*

RACE & ETHNICITY OF INDIVIDUALS SERVED

Hispanic/Latinx 16.8%

Non-Hispanic/Latinx 71.8%

Other/Unknown 11%

White 78.5%

Other/Unknown 11.5%

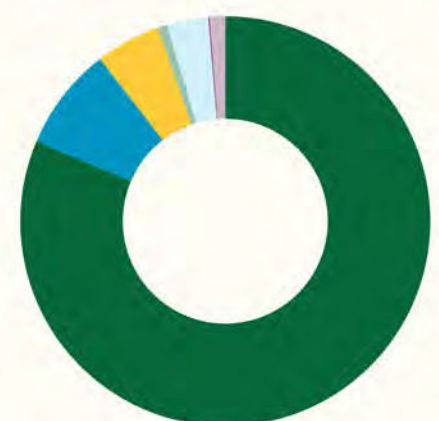
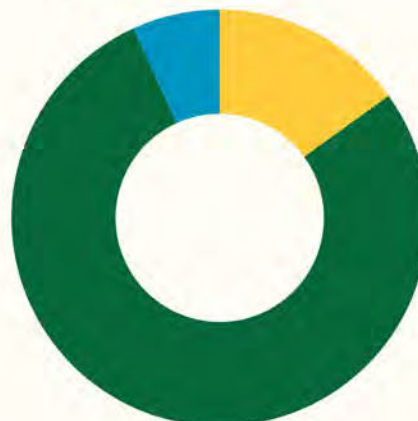
American/Alaska Native 3.6%

Hawaiian/Pacific Islander 3.6%

Black 2.5%

Multiracial 1.8%

Asian 0.3%



53,167

volunteer hours
donated from local
community members



HOUSING & HOMELESS SERVICES

Supportive services and reducing barriers to help people access and maintain housing.



1,371

individuals served with housing and homeless services



1,077

individuals prevented from eviction and homelessness



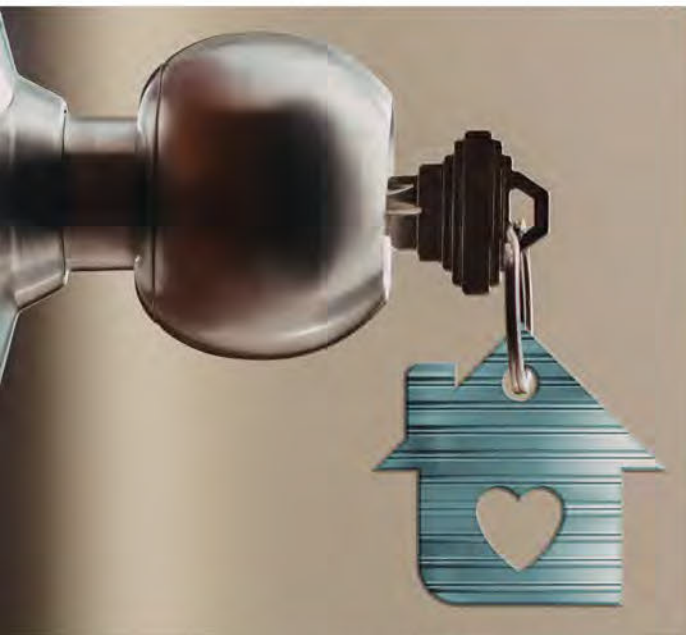
288

households with children served



33

graduates of Rent Well tenant education



A SAFE PLACE TO CALL HOME

After fleeing domestic violence, a single father and his two young children found safety in a local emergency shelter. Through close coordination among a variety of providers and supports, the family received timely assistance during a challenging and vulnerable period.

Together, CSC and our partners helped the family secure an affordable home and obtain assistance with their security deposit, removing the final barriers to housing. Today, they are safely housed in a place they can sustain, demonstrating what is possible when community partners work together to respond quickly and effectively to housing crises.

HOUSING STABILITY INVESTMENTS

\$2.3M

in eviction prevention and rehousing efforts

These funds stabilized households, helped people secure new housing, prevented displacement, and helped families obtain or maintain safe, stable homes.

\$1.1M

supporting local shelters and organizations

We couldn't do what we do without our incredible housing partners. From coordinated entry and shelter providers to landlords, employers, and service organizations, collaboration allows us to reduce barriers and increase impact.

Together, we create pathways to stability and long-term success for our community.

ENERGY SERVICES

Utility assistance and home weatherization that improve safety and energy conservation.



5,709

households served
with utility assistance



1,308

households with
children received
utility assistance



93

households received
weatherization and
no heat services



ENERGY SERVICES INVESTMENTS

\$3.8M

**in utility
assistance support**

These funds helped households stay connected to essential utilities during times of financial strain. By preventing shutoffs and reducing utility-related debt, utility assistance provided stability when people needed it most.

\$2.1M

**supporting
energy-related home
improvement efforts**

Energy-related home improvements lowered monthly bills, reduced energy waste, ensured households had reliable heat, and improved property values.

Our energy services improve the safety, comfort, and efficiency of homes across our communities.



STABILITY DURING TRAGEDY

After losing her spouse to cancer, a woman was still grieving when her mother passed away only months later. As she worked to cover the final expenses for both of her loved ones, she discovered that the cremation service she contacted was fraudulent, charging her for services that were never provided. The unexpected financial loss quickly put her behind on rent and utilities, compounding an already overwhelming period of grief.

*As the threat of losing electricity became real, CSC's Utility Assistance program stepped in to bring her account current and prevent disconnection. **This support provided stability and care during one of the most difficult periods of her life, when she needed it most.***





LINN BENTON FOOD SHARE

Regional food distribution and innovative partnerships to stimulate the local food economy.



520,455*

individuals received food support services



73,464

emergency food boxes supplied



810,456

pounds of fresh produce distributed

**Due to the low barrier nature of food services, there are duplicated counts.*

FEED THE NEED



COMING TOGETHER TO FEED THE NEED

Delays in SNAP benefits caused by the 2025 government shutdown created immediate and widespread hardship for individuals and families across Linn, Benton, and Lincoln counties. Household food access was suddenly disrupted, pushing many families into crisis.

*As demand surged, **LBFS had to increase its monthly food budget by five times to meet the needs of the region.***

*In response, the Feed the Need Challenge mobilized community members and businesses in a grassroots fundraising effort that raised more than \$150,000, ensuring LBFS could continue meeting rising food support needs. This collective action helped prevent SNAP disruptions from becoming a wider crisis and demonstrated the power of a community united around food access and care for one another. **As affordability challenges persist, sustained support for LBFS remains essential.***

ENSURING EVERYBODY EATS

5.1M

pounds of food distributed

Through a robust network of 68 local non-profit partners, we helped ensure consistent access to food across the region and **provided over 4 million meals**. We moved food quickly and efficiently to where it was needed most, strengthening the local food system.

321K

emergency meals served

Emergency meals provided immediate relief for individuals and families facing food insecurity across the region.

These efforts ensured food remained accessible during moments of crisis and helped stabilize and support our communities.



HEAD START

Free, comprehensive preschool education for children ages 3-5 & supportive services for families.



149

children enrolled and families supported



141

families received home visits to provide holistic support services



149

free vision, hearing, and developmental screenings



THE POWER OF FAMILY PARTNERSHIPS

When a child with autism transitioned from Early Childhood Special Education into one of our Head Start classrooms, their family felt anxious about entering a community preschool setting.

Working together, the family, education team, and Head Start staff created a gentle "soft start" plan that supported the child's unique needs.

*Just months later, the family shared meaningful changes. **Communication and social skills improved, independence increased, friendships formed, and the child became more comfortable self-regulating in a group setting. At home and in the classroom, the child also began trying new foods.***

At a follow-up meeting, the team and family reflected on the progress together, a moment that ended in grateful, happy tears.

FOUNDATIONS FOR LIFELONG SUCCESS

STRONG STARTS

Head Start nurtures learning, social-emotional development, and health from critical growth periods in children's lives giving children the skills and confidence they need to enter school ready to succeed.

FAMILY PARTNERSHIPS

By removing barriers to high-quality education and offering family support services, Head Start partners with parents and caregivers, empowering them as their child's first teachers and strengthening family stability during a formative stage of life.

LASTING IMPACTS

Comprehensive early childhood education supports positive health and life outcomes for children and recognizes that **investing in children also means investing in the stability, well-being, and strength of the families who care for them.**



EDUCATION, EMPLOYMENT, & STABILITY

Wrap-around services centered in stability to build stronger, more resilient futures.



2,204

individuals served
across services



1,214

individuals provided
job readiness training



\$7.8M

invested in comprehensive
stability & support services

PROVIDING PATHWAYS TO STABILITY

UPSTREAM SOLUTIONS

Whether participants are navigating crisis or working toward their next step, our programs build skills and career pathways that reduce instability and support long-term growth.

WHOLE-PERSON SUPPORT

Coaching and wrap-around services remove barriers to education and employment while stabilizing housing, health, and basic needs so participants can fully engage and succeed.

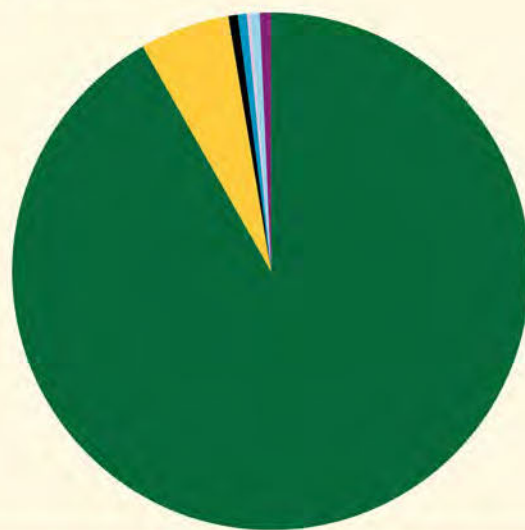
HOLISTIC STABILITY

Participants build skills, confidence, and a sense of purpose that supports meaningful work, improved well-being, and long-term self-sufficiency.

This transformational approach prepares participants for more than jobs.

It supports whole health, provides opportunity, and strengthens communities for the long term.

- Housing Support \$7,188,524
- Training Supports & Supplies \$438,124
- Health Care & Meals \$1,313
- Transportation Assistance \$45,611
- Clothing & Personal Care \$43,695
- Legal Services \$17,860
- Incentive Payments \$45,391
- Tuition & Fees \$54,592



WILDFIRE PREVENTION & RECOVERY PROGRAMS

CSC's wildfire prevention and recovery programs respond to increasing wildfire risk while creating meaningful workforce opportunities.

By combining hands-on mitigation work with paid employment and training, these programs protect communities, strengthen landscapes, and help participants rebuild stability after disaster.

“

This is my **dream job** and the **best job I've ever had.**

Former program participant, now wildfire prevention crew leader

”



SUPPORTING RECOVERY & REBUILDING FUTURES

After losing their home in the September 2020 **Echo Mountain Complex Fire**, one Otis resident faced nearly a year of displacement. The emotional toll of the disaster made returning to work impossible, placing the household at serious financial risk.

CSC's **wildfire recovery assistance** provided rental and utility support during a critical period, preventing further housing loss and allowing time to heal.

That support became a pathway forward. In 2022, the participant joined CSC as a disaster case manager, helping others navigate recovery. What began as emergency assistance **grew into meaningful employment** and long-term stability. For this family, CSC's support didn't just aid recovery. It changed the course of their future.

337

acres treated

17,931

forest service hours

\$1.4M

invested

THE INNOVATION:

We've combined community protection, workforce action, and wildfire prevention in a single, integrated approach.

THE RESULT:

Risk is directly reduced through the creation of defensible space in high-risk areas, helping protect homes, forests, and critical infrastructure while also creating education and employment opportunities within the community.

RETURN ON INVESTMENT:

Each project strengthens environmental resilience while building local workforce capacity, delivering both immediate safety benefits and long-term community development.

LONG-TERM OUTLOOK:

This approach builds a sustainable model where climate mitigation, workforce development, and community preparedness reinforce one another. Over time, the program helps strengthen local systems that can respond to environmental risk while supporting economic mobility.

CSC and Cascades West fit together like puzzle pieces.

Our strategic alignment allows us to deliver a comprehensive suite of social, workforce, and economic support programs, focused exclusively on workforce development services. Together, we ensure people of all ages and stages in our region have what they need to live healthy and stable lives.



Regional Convener

Bringing providers, governments, industries, and community members together across the region to **collaborate and make decisions**.

Community Action Agency

State-dedicated CAA for 46 years, providing a broad suite of anti-poverty and homelessness services that empower individuals.

Economic Development Hub

Partnering with regional governments to build more **sustainable and resilient communities**, businesses, transportation, and infrastructure.

Workforce Transformation

Hands-on **workforce development** that builds individual skills and strengthens local industries, supported by wrap-around services that promote long-term stability.

Supporting Vulnerable Populations

The **Area Agency on Aging**, providing support to seniors and people with disabilities with programs like **Case Management, Meals on Wheels** and **AmeriCorps Senior Programs**.

Foundations for Tomorrow

Meeting basic life essentials like food and housing and providing early interventions, such as **Head Start**, to build brighter futures.

HELP US CONTINUE MAKING AN IMPACT



TEXT

"CSC" TO 53-555



ONLINE

givebutter.com/csc-donate



MAIL

Community Services Consortium
250 Broadalbin Street SW
Suite 2A
Albany, OR 97321

This work is only possible because
of **our community**.

Together with partners, volunteers,
and supporters, **we respond to
urgent needs while investing in
long-term solutions that help our
neighbors thrive.**

As challenges grow, sustained
support ensures we can **continue**
showing up with care, intention,
and impact.

Thank you for standing with us.

Kayla Hatley
Agency Director

OLD BUSINESS ITEM

DATE: *August 25, 2026*
RE: *Review of the ILWU Local 53 Lines Agreement*
TO: *Port of Newport Board of Commissioners*
ISSUED BY: *Paula J. Miranda, Executive Director*

BACKGROUND

Back in November 2024 the Port and ILWU made some modifications to the Lines Agreement agreeable by both parties.

The agreement requires that both parties review the agreement on an annual basis.

I reached out to ILWU and they have nothing to add at this time, neither does the staff. This is just an opportunity to present it to Commissioners in case you have any comments.

RECOMMENDATION

Staff recommends that no changes are made to the Lines Agreement at this time.

LINES AGREEMENT

NEWPORT INTERNATIONAL TERMINAL

THIS Agreement is made 02/18/2025, between PORT OF NEWPORT, a Port district and municipal corporation existing under the laws of the State of Oregon, hereinafter referred to as "the Port" and the International Longshore and Warehouse Union, hereinafter referred to as "ILWU".

RECITALS

1. On July 23, 1996, the Port and ILWU entered into a Lines Agreement for the Newport International Terminal (the "Original Agreement").
2. The parties wish to modify the agreement to better reflect current services.

NOW THEREFORE, THE PARTIES DO HEREBY COVENANT AND AGREE AS FOLLOWS:

The Original Agreement shall now be entirely replaced by the following:

PREAMBLE

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

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

It is further noted that this agreement shall be reviewed annually by both the Port of Newport management and ILWU Local 53. If deemed necessary by either party.

MANNING

VESSELS 100 -200 ft 2 men shall be employed

VESSELS 200 -300ft 4 men shall be employed

VESSELS 300 -800 ft 6 men Shall be employed

VESSELS 800 ft and longer 8 men shall be employed

VESSELS 100 ft and under and not moving cargo or maritime commerce are exempt from this lines handling agreement unless linesman are requested by the vessel

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

SHIFTING

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

PAY SCALES

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

LEAD LINESMEN

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

LEAD LINESMEN DUTIES

Lead Linesman will be responsible for the assignment of men fore and aft. Releasing linesmen after confirming with a deck officer or pilot that no more lines will be used.

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

The selection method for determining Lead linesman status will be left to ILWU Local No.53.

COVERED VESSELS

All cargo vessels, whether working cargo or not, will be covered by this agreement; Any fish processor which is loading or discharging processed ready for market cargo, and all vessels operating in Research, Wind and Wave energy, and any foreign flagged vessels.

EXEMPTED VESSELS

All Military Vessels: While the Port and the ILWU shall offer the services of ILWU linesmen, it is hereby acknowledged that Military vessels traditionally provide their own linesmen. If military lines assistance is not available, ILWU personnel shall be assigned.

DREDGES

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

BARGES

All barges loading and unloading cargo.

FISHING VESSELS

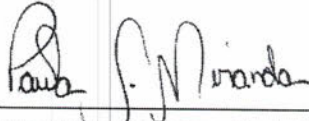
All fishing vessels are exempt, including those that process fish.

DISPATCH

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

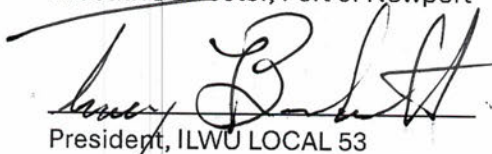
It is agreed that this document covers the use of linesmen at the Port of Newport's Ocean Shipping Terminal only. Any or all parts of this document shall be void if found in connection with any State or Federal laws.

ACKNOWLEDGED:



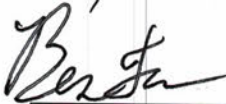
Executive Director, Port of Newport

Dated: 02/18/2025



President, ILWU LOCAL 53

Dated: 2/28/25



Labor Relations Representative

Dated: 2/28/25

OLD BUSINESS ITEM

DATE: *August 25, 2026*
RE: *NOAA Lease Amendment 37*
TO: *Port of Newport Board of Commissioners*
ISSUED BY: *Paula J. Miranda, Executive Director*

BACKGROUND

The Port and NOAA review and adjust the lease agreement each year. Adjustments include a Cost-of-Living Adjustment (COLA) and an insurance adjustment.

Attached is the COLA adjustment (Lease Amendment 37) for the period from May 1, 2026, to April 30, 2027. Due to staff turnover this amendment has experienced some delays.

RECOMMENDATION and MOTION

I recommend a commissioner make the following motion:

“I move to authorize the Executive Director or Designee to sign Amendment Number 37 to the lease agreement with NOAA as presented.”

U.S. DEPARTMENT OF COMMERCE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION	LEASE AMENDMENT NO. 37	DATE: _____
LEASE AMENDMENT	LEASE NO. 09WSA0200C	
ADDRESS OF PREMISES: 2002 SE Marine Science Drive, Newport, Oregon 97365		

THIS AGREEMENT, made and entered into this date by and between: PORT OF NEWPORT
whose address is: 600 SE BAY BOULEVARD, NEWPORT, OREGON 97365
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 1, 2026, as follows:

A. In accordance with Paragraph 4.3, Operating Expenses, Page 27 of Solicitation for Offers No. 09WSA0200C, attached to this lease, and pursuant to Paragraph 7, page 3 of Standard Form 2, the annual rental fee is adjusted as follows:

April 2026 CPI-W (US CITY WIDE AVERAGE)		326.541
CPI-W From April 2011		221.743
Difference		104.798
Percentage Change	$104.798 / 221.743$	0.472610184
Base Operating Rent, Paragraph 7 of lease	156,600.00	
Base Rent Time Percentage Change	$156600 * 0.472610183776721$	\$ 74,010.75
Current Adjustment - Prior Year adjustment	$74,010.75 - 65,325.62$	\$ 8,685.13
Current Rent plus Adjustment in Rent	$\$2,598,200.95 + \$8,685.13$	\$ 2,606,886.08
New Monthly Payments in Arrears, effective May 1, 2026		\$ 217,240.51

B. Based upon the above, the Government shall pay the Lessor annual rent of \$2,606,886.08 at the rate of \$217,240.51 per month in arrears from May 1, 2026 through April 30, 2027.

C. The new monthly rental amount is effective as of May 1, 2026. Rent payments continued to be paid at the old monthly rental rate of \$216,516.75. A one-time lump-sum payment covering the difference owed will be processed and paid upon execution of this SLA.

D. The Government previously made a duplicate lump-sum payment of \$3,406.86 to the Lessor (invoices LUMPSUMJAN26 paid 1/12/2026 and LUMPSUM26 paid 1/14/2026), although SLA-36 Paragraph C authorized only one such payment. The Government shall offset \$3,406.86 against the next monthly rent payment due following execution of this SLA.

All other terms and conditions of the lease shall remain in force and effect.

In Witness Whereof, the parties to this Lease Amendment evidence their agreement to all terms and conditions set forth herein by their signatures below.

LESSOR: PORT OF NEWPORT Paula J. Miranda, _____ Name (Print), Title, & Date	Signature
In the Presence of: _____ Name (Print), Title, & Date	Signature
UNITED STATES OF AMERICA: Signature _____ Department of Commerce Real Property Contracting Officer	Christian Townsend Name (Print) & Date



OLD BUSINESS AGENDA ITEM

DATE: 18 Aug 2026
RE: WESTERN HUNTER Settlement Release
TO: Port of Newport Board of Commissioners
ISSUED BY: Aaron Bretz, Director of Operations

BACKGROUND

In 2024, F/V WESTERN HUNTER allided with Port Dock 5 while maneuvering to tie up. The vessel struck the dock twice and caused several pilings to break off as well as multiple damages to the dock itself.

A repair project was undertaken and completed by Bergerson Construction. After the last Port Commission meeting, SDIS sent the attached settlement release, which needed to be signed prior to the upcoming meeting to go into effect. I submitted the document for review by the Port's attorney, and he confirmed that it was acceptable.

This project has been completed, and the Executive Director signed the document as requested by SDIS.

BUDGET IMPACTS

None

RECOMMENDED MOTION

I MOVE TO RETROACTIVELY APPROVE THE ATTACHED SETTLEMENT RELEASE AS PRESENTED.

SETTLEMENT AGREEMENT AND RELEASE OF ALL CLAIMS

Claimant/Releasor: The Port of Newport, Oregon and Special Districts Insurance Services (“SDIS” and collectively, “Releasors”); and

Payor/Releasees: Oregon Mariculture LLC, the vessel F/V WESTERN HUNTER, and their insurers and underwriters as defined below (hereinafter “Releasees”)

Settlement Amount: \$268,889.69

DEFINITIONS

“Port of Newport” or “Port” shall mean the Port of Newport, Oregon, including its agencies, sub-agencies, officials, employees, agents, affiliates, and assigns. “SDIS” shall mean Special Districts Insurance Services, an insurer of the Port herein, including its owners, officers, designees, agents and assigns. “Releasors” shall mean both the Port and SDIS together.

“Releasees” shall mean Oregon Mariculture LLC and the vessel F/V WESTERN HUNTER (Reg. No. OR936AFK) along with their owners, their insurers Samsung Fire & Marine, Ltd., and Markel International Insurance Company, Ltd. Both through ARES Insurance Managers, LLC, and Certain Lloyd’s Underwriters through OWL Underwriting, Ltd. (“Underwriters”), along with all subsidiaries, officers, employees, agents, managers, insurers, attorneys, affiliated entities, principals, assignors and assignees, subrogors, subrogees and assureds.

“Parties” shall mean collectively the Releasors and Releasees.

RECITALS

WHEREAS, on or about August 20, 2024, the vessel F/V WESTERN HUNTER did allide with one or more docks or piers owned or controlled by the Port of Newport, causing property damage thereto and other damages (“the Incident”);

WHEREAS, the Port thereafter made an insurance claim to its insurer, SDIS, for losses sustained as a result of the Incident;

WHEREAS, SDIS has now presented a claim and proof of damages to Releasees and their underwriters relating to the Incident based on SDIS’s subrogated rights arising from its claim payment to the Port;

WHEREAS, Releasees have agreed to settle all of Releasor’s claims of any kind whatsoever against Releasees in exchange for payment of \$268,889.69 to SDIS.

WHEREAS, the terms and conditions set forth below are intended to set forth the Parties’ complete understanding in greater detail;

NOW, THEREFORE, in consideration of the covenants and obligations contained herein, the Parties agree as follows:

SETTLEMENT AGREEMENT: TERMS AND CONDISIONS

1. **Release and Discharge.** In consideration of the payment by Releasees, the Port on its own behalf and that of all Releasors, completely releases and forever discharges Releasees from any and all past, present, or future claims, injuries, demands, obligations, actions, causes of action, rights, damages, costs, penalties, loss of services, expenses and compensation of any nature whatsoever, whether based in common law, tort, contract, statutory or non-statutory, punitive, regulatory or on other theory of recovery, in connection with the Incident. This settlement includes, without limitation, any and all other known or unknown claims, past and future, including claims for income/economic loss, loss of reputation, bodily injury, mental anguish, punitive damages, litigation and expert expenses, or costs of court, which have resulted or may have resulted from the alleged acts or omissions of Releasees, on account of, or in any way, arising out of or in connection with the Incident. This Settlement Agreement shall be a fully binding and complete settlement and release between all Releasors and Releasees regarding all claims arising out of the Incident.

2. **Consideration.** In consideration of the releases, waivers, covenants, and agreements set forth herein, Underwriters hereby agrees to pay the total sum of TWO HUNDRED SIXTY-EIGHT THOUSAND EIGHT HUNDRED AND EIGHTY NINE DOLLARS AND SIXTY-NINE CENTS (\$268,889.69) to Releasors after the execution of this Agreement by the Port.

3. **Attorneys' Fees and Costs.** Each party hereto shall bear all of their own respective costs and attorneys' fees arising out of or related to this matter.

4. **Entire Agreement.** This Settlement Agreement constitutes the entire agreement between the Parties with regard to the matters set forth herein. There are no other agreements, oral or written, which supersede, contradict or alter any provision of this Settlement Agreement.

5. **Comprehension of Document and Authority to Bind.** In entering into this Settlement Agreement, SDIS and the Port each represents that its signatory below has fully read the Agreement, had the opportunity to obtain and rely on the legal advice of attorneys of their own choice, and that all Releasors fully understand the terms of this Settlement Agreement and voluntarily accept such terms. Releasors further represents that they has not relied upon any representations by Releasees regarding this Settlement Agreement and that they have not been coerced or induced into execution of this Agreement as a result any inducement to do so, other than pursuant to the considerations set forth in this Settlement Agreement. Releasors further

represent and warrant that they have the full authority to release all claims relating to the Incident against any and all Releasees relating to any claim or potential claim by the Port or SDIS arising from the Incident and acknowledge that this representation is material to the Agreement herein.

6. Governing Law. This Settlement Agreement shall be construed and interpreted in accordance with the laws of the State of Oregon (to the extent applicable). Should any provision of this Settlement Agreement be declared or be determined by any court of competent jurisdiction or arbitrator to be illegal, invalid, or unenforceable, the legality, validity, and enforceability of the remaining parts, terms or provisions not be affected thereby.

7. Binding Nature. This Settlement Agreement shall be a fully binding, enforceable, and the complete and unconditional settlement, release, and compromise between Releasors and Releasees in this matter.

8. Counterparts. This Settlement Agreement may be executed in counterpart originals, all of which when taken together shall constitute one and the same document.

SPECIAL DISTRICTS INSURANCE SERVICES

Dated: _____

Signed: _____

Name: _____

Title: _____

PORT OF NEWPORT, OREGON

Dated: _____

Signed: _____

Name: _____

Title: _____

Approved as to form:

DATED: _____

Kevin A. Schummer, Oregon Bar No. _____
Attorney for SDIS

DATED: _____

Lafcadio Darling, Oregon Bar No. 220665
Attorney for Underwriters listed above

OLD BUSINESS ITEM

DATE: August 21, 2026
RE: Port of Toledo Contract Amendment
TO: Paula Miranda, Executive Director
ISSUED BY: Aaron Bretz, Deputy Director/Director of Operations

BACKGROUND

The Port of Newport entered into a contract with the Port of Toledo on 04 MAR 2026 for the removal and disposal of abandoned vessels at the Port of Newport. The date set to finish this project on the initial contract was 01 SEP 2026.

The Port of Newport has an intergovernmental agreement with the Department of State Lands (DSL) that sets up reimbursement terms for the Port of Newport to receive funding for the disposal of these vessels. One of the terms is that the contractor must have a solid waste disposal permit on the site where the dismantling of vessels is performed. The Port of Toledo is still working to attain that permit from the Oregon Department of Environmental Quality.

The Port of Newport extended the timeline of agreement with DSL for our project until 01 JUN 2027. Because the Port of Toledo is not yet ready to begin dismantling the vessels, we need to extend the project end date on the Port of Toledo contract.

I recommend extending the project end date to 01 NOV 2026, and consider future needs for extensions at the time that need arises.

DETAIL

This change only affects the project end date and no other terms in the contract.

BUDGET IMPACTS

None

RECOMMENDATION

I MOVE TO AUTHORIZE THE EXECUTIVE DIRECTOR OR HER REPRESENTATIVE TO AMEND THE PORT OF TOLEDO ADV CONTRACT AS PRESENTED IN THE DRAFT AMENDMENT.

Amendment & Addendum to Services Agreement
Between
Port of Newport (Port)
and
Port of Toledo (Contractor)

Whereas the parties entered into an agreement for removal and disposal of abandoned and derelict vessels dated 04 March, 2026.

Whereas the parties agreed to a contract completion date of September 1, 2026

Whereas the Port of Toledo is still working on the solid waste permit required by the Port of Newport's intergovernmental agreement for reimbursement with the Oregon Department of State Lands,

Therefore, the parties agree to amend their services agreement as follows:

The new contract completion date will be November 1, 2026.

Original Agreement Not Otherwise Amended.

Except as amended herein, the parties original Services Agreement pertaining to the project remains unchanged.

Dated this _____ day of August 2026.

Port of Toledo
Interim General Manager
Don Mann

Date

Port of Newport
Executive Director
Paula J. Miranda

Date



NEW BUSINESS AGENDA ITEM

DATE: 22 Jul 2026
RE: Customer Code of Conduct
TO: Port of Newport Board of Commissioners
ISSUED BY: Aaron Bretz, Director of Operations

BACKGROUND

Port staff deals infrequently with people who are disruptive to Port operations and to other Port users around them. The Port Facilities Code does not specifically address disruptive conduct in a manner that is enforceable or applicable. This means that when staff encounters this type of situation, it's up to the individual to determine the best course of action and articulate the reasons for making that decision, often in a stressful encounter with either law enforcement or security when trying to deal with the disruption.

Other public municipalities have adopted customer codes of conduct to adequately communicate our expectations, and to give employees guidelines to follow when evaluating disruptive and/or dangerous behavior.

There also exists a misconception that simply because we are a public entity, when someone threatens or demeans our staff, or disrupts the port users around them, we have no recourse. This is untrue, and a Customer Code of Conduct is often useful in providing the public with the information they need to understand that they are accountable for their behavior at the Port. We are here to provide services to the public, and sometimes people who disrupt that effort need to be removed from the Port premises to allow our provision of services to take place.

The attached recommended Code Change was reviewed by our attorney and confirmed to be legally acceptable. After implementing this change to the Facilities Code, we will post signs with the Customer Code of Conduct at all public-facing Port service areas, and provide training to our staff on how to implement its use.

BUDGET IMPACTS

We have sufficient budget to make this change. The cost generally consists of purchasing signs for our locations.

RECOMMENDED MOTION

THERE IS NO RECOMMENDED ACTION AT THIS TIME; THIS IS SIMPLY THE FIRST READING OF THIS ORDINANCE CHANGE.

**After Recording Return To:
Port of Newport
600 SE Bay Blvd
Newport, OR 97365**

**PORT OF NEWPORT
ORDINANCE NO. 2026-01
AN ORDINANCE REGARDING CHANGES TO THE PORT FACILITIES CODE**

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

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

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

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

Create Section 1.18:

The Port of Newport strives to provide a safe and welcoming environment for anyone to use the Port's resources and facilities. We ask that our patrons be respectful of each other and behave in a manner that is not disruptive for other Port users or staff. Behavior that is unsafe, disrespectful, or disruptive includes, but is not limited to:

- Threatening, intimidating, or harassing other Port users or staff
- Entering restricted areas without authorization
- Offensive or indecent language or exposure of any kind
- Abuse or improper usage of property belonging to other Port users or the Port of Newport
- Leaving personal items unattended or dumping on Port property
- Violating the Port Facilities Code or License agreements
- Violence or physical intimidation
- Leaving children unattended
- Use, sale, or exchange of illegal drugs
- Vending, peddling, panhandling, or the posting or distribution of materials without permission
- Disturbing others with excessively strong odors, unsanitary personal conditions, or disruptive noises
- Inappropriate, unsafe, or prohibited use of wheeled or motorized devices

- Refusal to follow staff direction or Port signage

Port staff may, at their discretion, ask a customer to leave for the day for violations of this code of conduct. Continued, extreme, or repeated violations may result in a longer trespass or exclusion from Port Property.

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS this 25th day of August, 2026.

Gil Sylvia, President

Pat Ruddiman, Secretary/Treasurer



NEW BUSINESS AGENDA ITEM

DATE: 18 Aug 2026
RE: NOAA MOC-P DREDGING 2026
TO: Port of Newport Board of Commissioners
ISSUED BY: Aaron Bretz, Director of Operations

BACKGROUND

We took bids on the NOAA MOC-P Maintenance Dredging project scheduled for this winter. Advanced American Construction was the lowest responsive bid. They are a responsible bidder, and are well qualified to conduct dredging projects.

Advanced American Construction's bid was \$619,000, which includes the disposal site preparation.

BUDGET IMPACTS

This bid was under our budget; we have sufficient funding to accomplish this work.

RECOMMENDED MOTION

I MOVE TO APPROVE THE EXECUTIVE DIRECTOR OR HER REPRESENTATIVE TO EXECUTE A CONTRACT WITH ADVANCED AMERICAN CONSTRUCTION FOR NOAA MOC-P DREDGING IN AN AMOUNT NOT TO EXCEED \$619,000.

NEW BUSINESS ITEM

DATE: *August 25, 2026*
RE: *Declaration of Surplus Property*
TO: *Port of Newport Board of Commissioners*
ISSUED BY: *Paula J. Miranda, Executive Director*

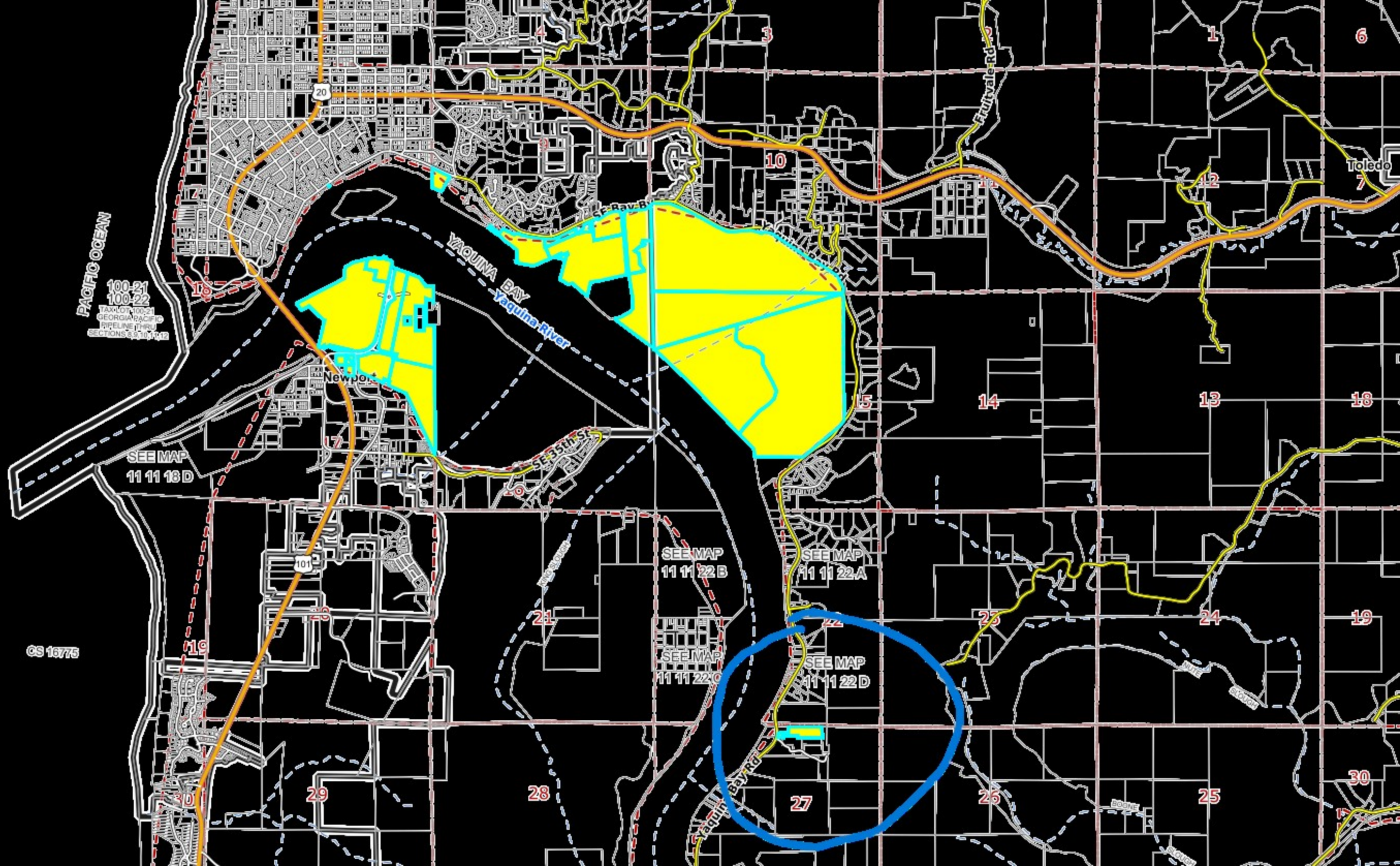
BACKGROUND

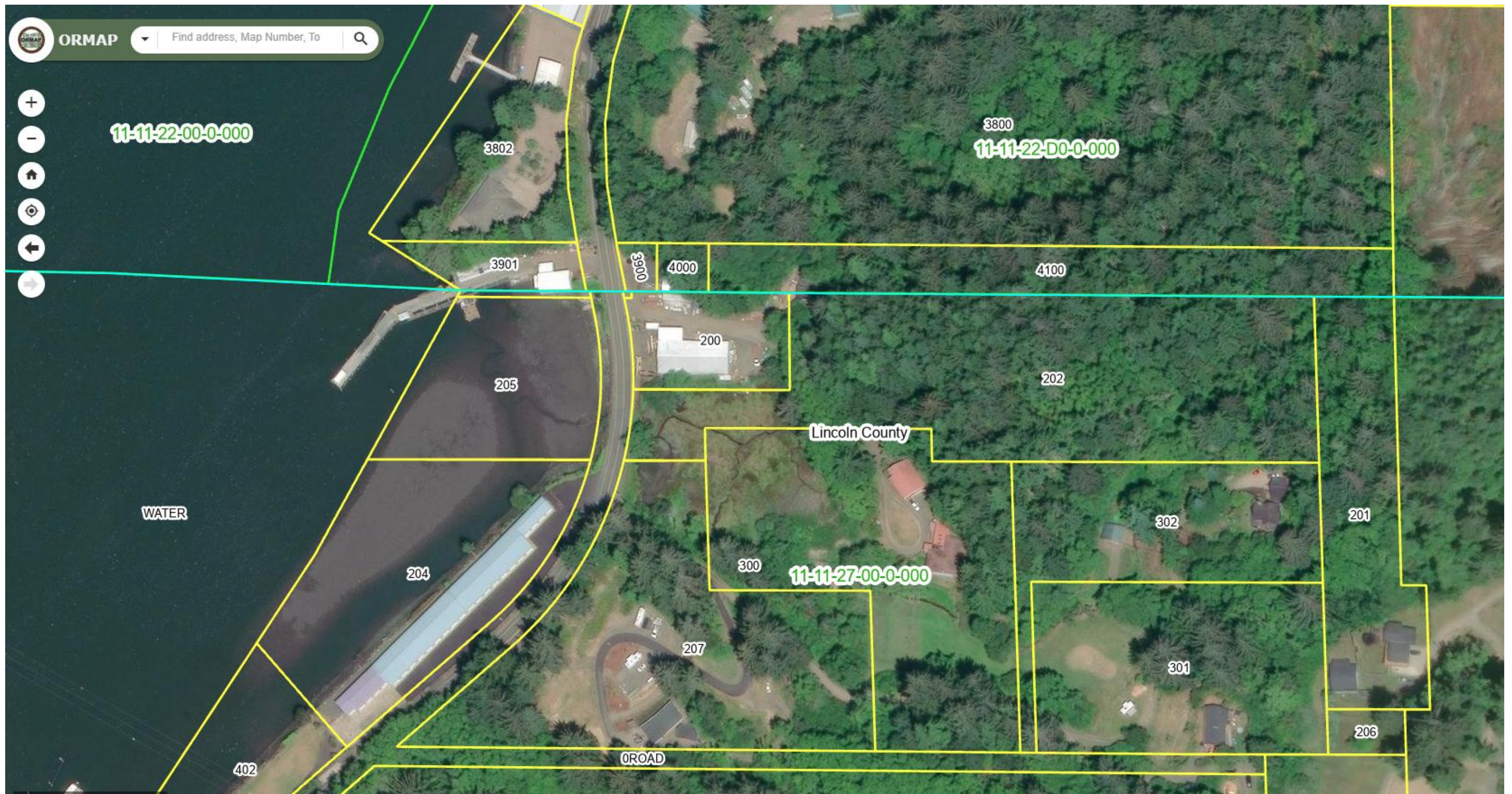
As discussed during the last commission meeting, the Port owns 5.24 acres located on the upland side off Bay Blvd. As you can see on the map, this property is nowhere close to any of the current Port facilities. This is a leftover property from previous operations near the Bay. The property is heavily wooded, and it can be seen as a liability to the Port.

Recently, we received a letter from a company interested in the timber located on the property. However, if declared surplus, the Port would like to first offer this property to adjacent owners, as long as they pay fair price. If not interested, then we would proceed with listing the property. The property is currently appraised at \$128,240 by the County Assessor.

RECOMMENDATION

I recommend the Commission “authorize the Executive Director or designee to approve Resolution 2026-06 as attached”.





PORT OF NEWPORT RESOLUTION NO. 2026-06

**DECLARING REAL PROPERTY SURPLUS TO THE NEEDS OF THE PORT OF
NEWPORT AND RECOMMENDING THE SALE OF SAID PROPERTY**

WHEREAS, the Port of Newport (the “Port”) is a port organized under the laws of Oregon, and is governed primarily under the Oregon Revised Statute 777; and

WHEREAS, the Port owns property on a 5.24 acres upland parcel, located off Bay Blvd and identified by the Lincoln County Tax Assessor as Tax Lot 11-11-27-00-00202; and

WHEREAS, said property is leftover from previous bayfront property operated by the Port; and

WHEREAS, said property is no longer essential to the operation of the Port or critical to the current needs of industry.

NOW THEREFORE, the Port of Newport Board of Commissioners declares property identified above as surplus to its needs and recommends the sale of said property.

APPROVED AND ADOPTED by the Board of Commissioners this August 25, 2026.

ATTEST:

Gil Sylvia, President

Patrick Ruddiman, Secretary/Treasurer

NEW BUSINESS ITEM

DATE: *August 25, 2026*
RE: *Former Rogue Building Feasibility Study Grant Application*
TO: *Port of Newport Board of Commissioners*
ISSUED BY: *Paula J. Miranda, Executive Director*

BACKGROUND

The Port has budgeted \$100K to do a feasibility study for the former Rogue building. Part of the budgeting process was to request a technical grant from Business Oregon.

The Port has submitted an Intake form to Business Oregon and eventually will need to complete a formal grant request.

Our policy requires commission approval for grants over \$50K.

RECOMMENDATION

I recommend the Commission “authorize the Executive Director or designee to complete all documentation necessary for the application of a grant request to complete the Feasibility Study for the former Rogue building”.

EXECUTIVE DIRECTOR MONTHLY REPORT

DATE: 08/25/2026
PERIOD: 07/31/26 – 08/19/26
TO: Board of Commissioners
ISSUED BY: Paula J. Miranda, Executive Director

OVERVIEW

This month was very challenging due to the shortage of staff between vacations and various types of PTO's, which proven to be hard on customers and other staff members. Things are semi back to normal with some folks still on vacation and PTO's still required.

I understand that sometimes mistakes happen and also due to shortage of staff from time to time, we may get slow in getting back to customers. Staff is doing the best they can and everyone else is helping where they can. I appreciate customers' patience in this very busy time of the year.

Here are some of the highlights for the month:

South Beach

RV Park: As mentioned above, this was a tough period for the RV Park as PTO's are concerned. There were a lot of unexpected absences, which created a lot of upset customers. Unfortunately, we only have so many staff to be able to cover for situations like this.

Derelict Vessels: We are continuing to work with the Port of Toledo on removing the vessels. However, there could be some delays due to Toledo management transition and permit requirements with DEQ.

Rogue: We are still waiting for final word from bankruptcy. Meanwhile, we started the process of feasibility study (FS). We did a walkthrough and had a lot of interested consultants showing up. I am also working with Business Oregon to obtain a technical grant for the FS.

Dredging: Still waiting to hear from Connect Oregon. It seems like the NIT project is getting better traction. I saw some hesitation on the Transportation committee about doing maintenance work.

North Commercial

Port Dock 7 Grant: The MARAD grant has been submitted on time. I am not sure when they will have the results. Most likely after the mid-term elections.

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.

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. I did complain to the USDA Oregon Director when I met him about a month ago about the long delay in getting this approved. He was going to see what he could do. I am meeting with the Farm Service Agency director for USDA on September 4.

Remainder PIDP Grant: The RFP is getting ready to be resubmitted.

New Dolphin: This project seems to be getting better traction with Connect Oregon than the South Beach dredging. I still don't know the outcome.

NOAA

NOAA MOC- P Pier Fire: This project is underway. Staff are busy working with contractors right now.

NOAA Lease: RFI is out. I am also working on new language suggestion to be submitted to NOAA should we prevail over an extension to the current lease.

Financials:

Our Financial Director is currently on vacation, so you may notice some differences in the reports. He will be back the day after the commission meeting.

Audit: Audit is underway. Mark Harris is working on providing information to the new auditor. Nowadays, a lot of information is reviewed remotely.

Elite Dynamic: The system continues to work better every day, as staff get better used to it. However, there are still some glitches, which may cause problems such as double bookings. Staff are working with consultant on fixing the issue.

IT Provider: The switch to Columbia River IT Solutions is completed and everything went very smoothly.

Rogue Bankruptcy: Still waiting for the bankruptcy. We should expect \$200K-300K eventually.

Miscellaneous

We should be getting the proof from the World's Greatest this week and they anticipate our episode will be on air in September. I will keep you informed of when there will be.

Meetings/Trainings/Summits:

07/31 - Communications Meeting
07/31 - Hatfield Youth Program - Visit with the Port
08/06 - Economic Development Alliance of Lincoln County (EDALC) Board Meeting
08/07 - Oregon Cascades Council of Government (OCWCOG) Meeting
08/07 - Recurring Operations Meeting
08/10 - Rogue Feasibility Study Walkthrough
08/11 - PNWA Executive Meeting
08/12 - Monthly Coastal City/Port Managers Meeting

08/12 - Meeting and tour with Merkley's staff
08/14 - NIT Feasibility Study/Marketing Plan Walkthrough
08/18 - Chamber Board Meeting
08/20 - PNWA Membership Meeting
08/21 - Communications Meeting
08/24 - Recurring Operations Meeting
08/25 - Meeting with RV Park Supervisor
08/25 - Commission Meeting

Upcoming Schedule:

08/27 - PNWA/Port of Bandon Meeting
08/31 - PNWA Tour of Coastal Ports
09/04 - Communications Meeting
09/04 - USDA meeting with Farm Service Agency Director
09/07 - Labor Day - Office Closed
09/08-15 - PTO
09/16 - Oregon Infrastructure Summit
09/17 - PNWA Membership Meeting
09/18 - Communications Meeting
09/18 - Deadline for Feasibility Studies
09/21 - Recurring Operations Meeting
09/21 - Recurring Finance Meeting
09/22 - Meeting with RV Park Supervisor
09/22 - Monthly Dept. Heads Meeting
09/22 - Tsunami Advisory Group
09/22 - Commission Meeting



DIRECTOR OF OPERATIONS REPORT

DATE: 8/18/2026
PERIOD: July 2026-August 2026
TO: Paula J. Miranda, Executive Director
ISSUED BY: Aaron Bretz

OVERVIEW DIROPS

Summary:

Tuna has to be picked up for both the recreational and commercial fleets. Both marinas are busy with boats packing slips, and lots of fish landed in South Beach, which has the fillet tables pretty full. The International Terminal has been moderately busy, and several boats have loaded king crab and cod pots there as they prepare to take them up to Alaska. We've been challenged this month with multiple staff absences due to legitimate personal/family emergencies, so there have been fewer people trying to manage operations during a really busy season.

Detail:

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

The CAP review was finally lifted, and the District Office just received the final bit of funds needed to finish up the Feasibility phase. They're waiting on their accounting folks to push all the right buttons to accept the funds down at the district and will send us the latest accounting of the cost share balance as soon as they do. They plan to finalize the report this month, and get the FONSI (finding of no significant impact) signed next month..

- **NOAA MOC-P Pier Fire**

West Coast Contractors mobilized to the site and has begun demolition work. We've been very busy processing the many submittals and requests for information from the contractors on the project.

- **RORO Dock Piling Assessment**

Our project is headed to Washington DC for the funds to be released.

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

The Port of Toledo is undergoing a management transition; we're planning to extend the project through the end of the calendar year to coincide with the IGA that we approved last month for funding with the Oregon Department of State Lands.

- **Dredging**

See report on NOAA MOC-P Dredging. Contracting with Advanced American Construction for \$619K for the project. Still awaiting funding solution for the South Beach Marina.

- **Port Dock 5 Electrical Pedestals**
Held through to next FY.
- **PIDP Grant**
Reviewing the stormwater standards to ensure we have properly specified adherence to 1200CA permit; bidding window extended to accommodate.
- **Repairs of Port Dock 7 from sinking of ASHTELLA RHELYNN**
Proposals to be presented in September.
- **Rogue Bankruptcy Properties**
No changes.
- **New Dolphin at Terminal**
Permit process is ongoing.

Newport International Terminal- Don Moon, Supervisor

Billable Services Performed this Period (Jan-Feb)

- | | |
|--|--|
| ☒ Forklift –51.75 hrs | ☒ Moorage – 66 Days |
| ☒ Hydraulic Crane 19.5 hrs | Axles- 37 |
| ☒ Hoist Dock Tie Up –37 hrs | |
| ☒ Net Work – 36 days | |
| ☒ Labor – 71.25 hrs | ☒ 120V power – 0 hrs |
| ☒ Other Overtime Billed 11.5 hrs | ☒ 208V power – 59 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, July 1st- August 1st \$28,638 @ 2386 launches

Recreational Marina:

Staff have been doing an excellent job of keeping the facilities, bathrooms, showers and laundry going even with getting callouts to address other facility issues. Staff continue to monitor and maintain derelict fleet. Staff will be moving majority of seized boats to service dock in the coming week. We are calling electrician to get a quote to do another repair in the annex RV that took out 5 spaces. This repair has a temporary fix on it to hopefully get us through the summer. Will be ramping up code enforcement with now having a full time wharfinger on staff to help with consistency. We will be devising a plan to maximize crew getting dock work done to not affect day to day callouts and interruptions, in hopes that these repairs can be done in an efficient way. These repairs include multiple failed triangles, multiple main-float through rods on G, H, and J docks, leveling of multiple fingers on all docks. Our updated Port supplies closet is still working out really well keeping track of everything and minimizing constant orders. With this being said we still have issues with theft of toilet paper and soap from the public bathrooms. Crew is in the process of addressing failed gangway grating and will be swapping it out and re-furbishing what they can. There are 3 tankless water heaters for RV office, laundry and showers and only 1.5 of them is working at the moment. We have one quote in hand and are getting a quote for the units only because we should be able to install them ourselves.

Commercial Marina:

Crew have been busy the random offloads and gear transferring. Tuna has been slow but we have had a reasonable amount of black cod come across the dock. Commercial lot has been swept and we anticipate getting striping done in the coming week as long we don't have any mishaps. New Ballards have been installed at the top of PD7 and we are waiting on new loading zone signs to install on them. There is a lot of transient boat traffic both mooring and gear work going on. On 5 C we have 2 fingers that got extremely damaged by sea lions and all triangles through rods need to be replaced including the main float rods. We are in the process of replacing 60' of rub rail on the south side of 5 B and will have that completed by end of week 8/21. Once materials and crew schedules line up we will begin to work on 5 C fingers and triangles.

Staffing:

This time of year bathrooms are always a challenge along with keeping the toilet paper in stock with having certain ones open to the public 24 hours a day, along with re-filling the hand soap. Some days get more consumed doing custodial than marina and RV park repairs. Commercial has been smoother with full staff but with constant maintenance needs that need addressed or are more of an emergency get put up front of day to day maintenance tasks.

Equipment:

Maveric is still in shop. We are going to have source parts ourselves for the ranger with lift gate so that we can have a more reasonable mechanic to work on it. Still down to 2 forklifts in the commercial marina. Cost for repairs are extensive and will be looking to possibly rent/lease in the future. Trying to get account set up at PAPE so we can use PO system versus standard account.

NOAA MOC-P – Jim Durkee Supervisor

Vessels using the pier since my last report – RV Rainier, RV Rueben Lasker.

Made several adjustments to the main gate and replaced its control board to address malfunctioning and guards' concerns.

Annual maintenance on the Liebert server air conditioner performed by Vertiv

Rented a scissor lift to perform quarterlies on the ceiling mounted HVAC units and overhead doors, and to address high mounted fluorescent lighting issues.

The generator failed during the monthly test; Cummins NW is scheduled to diagnose and repair.

Staying ahead of monthly tasks and scheduled maintenance. Keeping good communication with NOAA CO, XO, and other command.

Staying on top of landscaping and small repairs to electrical and plumbing.

Preparing to schedule annual maintenance for certain pieces of equipment.