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## Envisioning future development at the Port of Newport

(NEWPORT,Ore.) Port of Newport commissioners met Tuesday to consider future enhancements to Port properties on both sides of Yaquina Bay, while also authorizing the final step in one major maintenance project.

An upgrade to one part of the Port's chief revenue generator, the RV Park in South Beach, was the topic of a presentation by Mark Kuykendall of Good Works Architects (GWA). The firm was contracted to look at what Port officials call "the Annex" – an older section of the RV Park located across SE Marine Science Drive from the main campus. With mounting maintenance needs and space restrictions, the Port tasked Kuykendall with providing options for either upgrading the Annex in its current location or moving it to another part of the South Beach campus.

Kuykendall's team had previously undertaken a market analysis to determine what kind of development would be most beneficial. Continuing their work, GWA recommended developing available space on the north side of the marina near NOAA. At that location, a mix of 47 RV slots plus shower facilities and other outdoor spaces could be developed within a \$2.6 million budget identified by the Port. Kuykendall presented commissioners with several renderings and schematics showcasing the site layout and GWA's vision for using landscaping berms and plants to create a retreat-like space.

Although staff and commissioners embraced the concept, the actual project will likely be years in the future, as gathering the necessary funding is expected to be a challenge.

"The most difficult thing about an RV park is that it isn't easily funded by a grant," explained Port Executive Director Paula Miranda, "so typically it has to be funded by a loan or our general fund."

With the more immediate need to rebuild Port Dock 7, the RV park project is expected to progress slowly, but the design work will allow the port to apply for a grant should one become available.

Future development was also the topic of a presentation by Kari Hoy, an Oregon State University intern from the Marine and Coastal Opportunities program. For the past 10 weeks, Hoy applied an economic development focus to the question of how the Port might further utilize the International Terminal and the adjacent property that is zoned for industrial use in the future.

Hoy reviewed potential opportunities in mass timber, food processing and production, and metal fabrication. In her work, the OSU senior looked at sustainability, job creation, salary expectations, and available workforce. Commissioners asked Hoy a variety of questions and thanked her for creating a helpful resource for future port planning.

Not all the Port agenda was looking far into the future. Port commissioners approved a final addition of \$71,000 to finish the repairs to the Rogue seawall that were started in the spring. According to Director of Operations Aaron Bretz, this final round of polymer injections will complete the work to stabilize the seawall. It is expected to be complete this fall.

Port commissioners also discussed the line-handling agreement between the Port of Newport and International Longshore and Warehouse Union (ILWU) Local 53. As part of an annual review, revisions to the longstanding agreement were discussed and Miranda was provided with proposed amendments to take back to union representatives for consideration. Longshore workers are called to handle the lines when non-fishing vessels tie up at the International Terminal.



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In other business, Port Director of Finance Mark Brown found himself in the spotlight, when Miranda recognized him on his five-year anniversary with the Port.

“I really appreciate the work he has done for us to get our finances in place and following the direction of our strategic plan, and also providing better reports for the commission,” she noted.

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