PORT OF NEWPORT COMMISSION MEETING

Tuesday, October 27, 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/2026-10-27-2026-commission-october-27-2026

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, October 26, 2026.

I. Call to Order

II. Changes to the Agenda

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

IV. Consent Calendar

A. Minutes……September 29.....Page 2
B. Financial Reports.....Page 10
C. Accounts Paid.....Page 34

V. New Business

A. Parking Citation Appeal – Jenkins – *Bretz*.....Page 39
B. Approval of Storm Drain Agreement with Rondys - *Bretz*.....Page 45
C. Approval of AC Unit Replacement.....Page 51

VI. Staff Reports

A. Executive Director Report – *Miranda*.....Page 52
1. Director of Finance and Business Services - *Brown*.....Page 55
2. Director of Operations/Deputy Executive Director - *Bretz*.....Page 70

VII. Commissioner Reports

VIII. Calendar/Future Considerations 2026

Oregon Coast Economic Summit – Seaside……Oct. 28-29, 2026
Fishermen's Appreciation Day……Nov. 6, 2026
Veterans Day – Port Offices Closed……Nov. 11, 2026
Next Commission Meeting……Nov. 17, 2026

September 29, 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, Finance Director Mark Brown, Operations Director Aaron Bretz, and Administrative Assistant Gloria Tucker. Members of the audience included Laura Wilkeson, Curtis Bunch, Roy Hale, Nancy Hale, and Rex Capri. Bretz and Wilkeson attended online.

CHANGES TO THE AGENDA

Miranda noted Old Business and New Business needed to be switched on the agenda. The Commission agreed to switch the items.

PUBLIC COMMENT

Roy Hale, vessel owner, stated he salmon and tuna fishes out of Newport. He noted he came to speak about the limited fish seller license that he found about this year that was passed at some point. He indicated he wanted to know how he was supposed to know he needed to have one of these, pay $500, and carry $2 million worth of insurance. He added he found out while he was selling off the dock during tuna season.

Hale stated he went looking for the insurance and found he could not buy the insurance, and it was impossible to get. He noted he was expecting to be told he could start selling off the dock again, but what he was told was he can't and it is the board's policy to have insurance. He indicated other people were selling off the dock who did not have insurance because they could not buy the insurance. He added it probably cost him $30-$40,000, and his income can't take that hit. He explained he missed four weather windows to sell tuna, and now the tuna are a lot further offshore and his boat doesn't go that far.

Hale asked if the Commission could give the Director of Operations [permission] to let him sell, and to somehow notify him ahead of time of changes, maybe through a mailer. He stated if he would have known six months prior to this happening, he would have found out then that he couldn't get insurance and come to the Port at that point, instead of being shut down in the middle of his season.

Miranda noted this topic will be discussed during staff reports.

CONSENT CALENDAR

Osborne requested bringing out Item E. Approval of NOAA SLA 38 for discussion. He noted this is a very complex agreement, and, bottom line, the Port receives a one-time lump sum of $304,000 due to the increased costs of the lease and that NOAA got behind. He asked is this

something already paid, a reimbursement, or is this a sum for the Port to do something with. Brown replied these are expenses the Port has already paid, and it is getting reimbursed. Osborne confirmed with staff it will fill holes already expended. He confirmed with Brown that he keeps track of this. Miranda added there has been a shift at NOAA, and they [lost] a whole real estate department in Seattle. She noted everything is handled in Maryland now, which caused delays. Osborne moved the item back to the Consent Calendar.

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

OLD BUSINESS

Public Hearing and Approval of Ordinance No. 2026-01 Regarding Changes to the Facilities Code. Sylvia introduced the agenda item. Miranda noted the changes requested by the Commission at the last meeting have been incorporated. Bretz reported this is to add a customer code of conduct to the facilities code, similar to what many other public entities use. He stated when staff run into someone out of control, causing problems, disrupting operations in the office, they will have some structure to deal with the person. Osborne stated this is a good first step, and he doesn't want to see these things happening to staff. He noted if Commission moves forward, he would like see it brought back in a year to find out how it is working. Tucker stated she would bring a reminder.

MOTION was made by Osborne, seconded by Retherford, to read by title only and adopt Ordinance 2026-01 Regarding Changes to the Port Facilities Code. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

NEW BUSINESS

Approval Feasibility Study Contract for Rogue. Sylvia introduced the agenda item. Miranda presented her report included in the packet. She stated this allows the Port to look in the long run at what is the best and highest use for that building instead of just jumping to the first thing, and a tenant lasting a year or five years. She noted staff are trying to engage with a consultant to determine the most economically viable, legally permissible, physically possible, market supported use for the former Rogue building, maximizing its value while considering preservation, potential redevelopment opportunity and community impact. She explained the idea is the consultant will inspect the building, see its current condition, look at the location, community, and region, and try to come up with the best use. She indicated once they come up with three, four, or five uses, they will come up with what it would take to bring that building up to par and give some marketing suggestions. She added no matter what the Port does, there will be some cost.

Miranda reported this will allow the Port to go to the EDA with feasibility study [showing plans] are well thought through and ask for a grant. She noted she is working with Business Oregon for funding. She stated without a study it will be much harder to get redevelopment funds because they want to see why the Port is doing something. She noted the RFP got five submissions, ranging from $61,500 to $200,000. She added this is involving engineers, economists, and marketing analysis. She added staff chose the Soderstrom Architects/BST Associates team, and she is very familiar with them.

Miranda reported they have been doing things for ports for many years, and she heard good things about the architects. She noted she is still working with Business Oregon, and she may have to bring the grant back to a special meeting.

Dziak asked what is the difference in price at Rogue versus NIT. Miranda replied it is the scale. She noted at NIT, the biggest focus is analyzing the market and a market effort, even though staff still want someone who understands infrastructure. She stated at Rogue, the Port will have engineers and architects go there, inspect the property, see if things are at code, and have a more structural review. She added when you involve engineers and architects, the price goes up.

Osborne noted the Port still does not have possession of the building. He asked does staff have any idea when they are going to release it. Miranda replied staff talked to the bankruptcy attorney, and there are a few things we want the trustee to address on the Port's behalf more than anything else. She noted the holdback is things the Port are asking them to do, but the Port can start on this and give access. She added she would not feel comfortable signing a lease with a tenant until the Port has possession.

Sylvia asked for the largest bid of $200,000, were they going to do more. Miranda replied the scope was the same, so she doesn't know if they were looking at more detail than others. Sylvia confirmed with staff there was nothing obvious. He added there will be alternatives that will come out of this that Commission will have to consider.

MOTION was made by Dziak, seconded by Ruddiman, to approve the Executive Director or her representative to execute a contract with the winning party [Soderstrom Architects/BST Associates] not to exceed $61,500 plus 10% contingency. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

Approval of Feasibility Study Contract for NIT. Sylvia introduced the agenda item. Miranda reported the Port received a couple of public comments [on this item]. She noted the company was in the fine line on their submission because most people had a hard time coming up with what the Port needs for $30,000. She stated some folks did not feel they were qualified for the maritime side, but they felt, and she felt, like they were. She explained they said at $30,000 they were already really slim and already had stakeholders not willing to participate and being controversial, so they withdrew. She indicated the next [submission] was $44,000 from ECOnorthwest and KPFF. She added that is above the budget.

Miranda reported she talked to Brown, and the Port should be able to move over some funds from South Beach. She stated this group is more than qualified (on the maritime side), and she has worked with ECOnorthwest many times through ports. She noted KPFF has done lots of work at that site. She explained the idea for NIT is similar to Rogue, but they are looking at the whole site. She indicated the Port has struggled getting more users for the site, and the site is supposed to be multi-use. She added there is no intent to stop fishermen using the site, and the Port would like to get more cargo, but it needs to know what is feasible out there.

Miranda reported there is forestry business, but those have diminished. She noted the Port doesn't have rail, but maybe there is a niche out there. She stated staff need some professional help that would include some marketing effort as well. She explained the RFP [instructs them] to develop a target marking strategy to attract more investment, more tenants, and more trade opportunities. She added she wants them looking at what the Port already has, how to enhance that, and what else the Port can do. She suggested switching her original selection to the team of ECOnorthwest and KPFF for $44,000 plus 10 percent contingency.

Retherford stated she knows the Port has Rogue and NIT it's trying to deal with. She noted the withdrawal for first proposal is done. She indicated it is time to get Rogue going, and she doesn't know if putting $44,000 makes sense at this point. She added she thinks as the Port gets paving done, a new dolphin in, and the property set up, it might be able to market some of NIT. She explained the cash balance declined, and she doesn't feel comfortable doing two feasibilities at once.

Miranda noted one is being paid by Business Oregon. Osborne stated he understands and thinks there is validity to those concerns. He noted the Port is in a situation with finances, but he is concerned the Port needs to move, do something. He indicated the feasibility at Rogue is five to six months, and in the meantime, the Port doesn't have income from that building. He added the Terminal has been sitting there for awhile, and Commission knows that it is not living up to its economic potential.

Osborne stated he doesn't see anything on the horizon financially a year from now that the Port will be in a better financial position. He explained grants are drying up. He noted he also has concern, but he is more concerned for the need to move and get started. Dziak stated people have talked about a mixed-use approach at NIT for number of years. He noted a feasibility study doesn't mean you have to do it, but just seeing what is possible. He indicated it seems like money well spent to him, especially with all this time that has passed with these discussions. He added let's get some concrete ideas and talk about it.

Dziak stated if Commission decides nothing should be done, that is ok. He noted without information, Commission can't make those decisions, and the feasibility study gives Commission that information. Ruddiman stated he feels helping to market the facility is key. He noted after the vote in 2017, [the Commission] put a big black mark on the Port's ability to have someone call [to do business].

Retherford asked are they going to market, or they are going to tell staff how to market. Miranda replied they will give staff the best way to market, but they will not be marketing it. She explained they will show staff who to go after and how to go after them. Sylvia noted four years ago, Commission made the decision to get the loaders, based on Miranda's conversations with the timber industry. He stated the Port has the loaders. He asked once the Port got the loaders, did Miranda have those conversations with those companies again. Miranda replied one company moved out of the area. She noted at another company up in Washington, the Port's main contact retired. She stated staff are still trying to get them engaged. She noted this effort may help with that as well. She explained it will tell staff if there is only forestry [in the region], how can staff work with them, who should staff reach out to. Sylvia confirmed with Miranda she did not go out and make a major marketing effort with a bunch of different companies once the Port got the loading equipment.

Sylvia stated he is a big believer in marketing. He noted Commission bought the loading equipment, and he knows it was controversial because it expressed the idea the Port wants to do cargo, primarily raw logs. He indicated the Port has got to figure this out, how to use that International Terminal and do it in a way that shares it with the fishing industry and other types of cargo that make sense. He suggested maybe it's not raw logs, maybe it's finished timber or mass timber. He added the Port may have presented the idea it is not open for business, and a major marketing effort will be critical to say the Port is open for business and ready to look at wide range of possibilities. He explained the Port needs to let the markets know that and aggressively pursue that in a way that is consistent with mixed use.

Retherford asked if the Port does the feasibility study, then will there be a cost for a marketing plan. Miranda replied not necessarily, she will put a marketing plan together. She noted she just needs direction. Retherford noted it would be nice to get a marketing company to make a plan. Miranda replied something like that would have to go to the $100,000 cost route. She indicated she doesn't think $44,000 is that much for what they are providing.

Sylvia asked who will do the action to follow the marketing plan. Miranda replied if she has direction, she can create a plan and follow up with those folks. She explained the Port doesn't have a real estate person; it's too small.

Sylvia asked if Miranda would have the time to follow up on marketing. Miranda replied she would commit to the time, and there may be other things that fall off. She noted she is in a lot of associations and if she needs more time, she will go to less meetings. She stated something needs to be done, and as far as creating jobs and revenues, she sees new [opportunities] as Rogue and NIT.

Retherford stated she is in agreement for a marketing plan and understands the need for revenue. She noted she is worried about timing and the negative general fund balance. Miranda added the cost of not doing anything is very costly. Osborne added the Port needs a target. He noted once Commission knows what the target is, a marketing plan can be developed and Commission controls that budget. Sylvia added if Miranda needs more time, that is a conversation she can have with Commission.

MOTION was made by Osborne, seconded by Dziak, to approve the Executive Director or her representative to execute a contract with ECOnorthwest, the winning party, not to exceed $44,000 plus 10 percent contingency. The motion carried 4-1. Sylvia, Ruddiman, Dziak, and Osborne voted in favor. Retherford voted against.

STAFF REPORTS

Executive Director Report. Miranda reported the permit for fish selling started when some folks asked the Port for permission to sell fish in South Beach. She noted staff talked to the attorney who had some concerns about liability and selling food. She explained the Port created a permit with insurance [requirements] like it normally does. Bretz reported staff discussed it at several Commission meetings and took it to the Commercial Fishing User Group meeting as well. Miranda stated it is the responsibility of members of the Fishing Users Group to share information with their folks because if that is not happening, staff need to figure out a better way to communicate. She noted staff could send emails when code changes take effect. She explained, bottom line, no one can get this type of insurance when crossing from water to land.

Miranda reported staff thought about indemnification, but that is already required. She noted the attorney is concerned SDIS would not allow the Port to do this without insurance and make the Port liable for it, but [insurance] didn't say anything. She stated Bretz brought up to them that they need to understand, every port on the coast allows this practice, and the Port shouldn't have to require something they cannot get. She emphasized staff don't want to hurt the commercial fishermen and understands there are times of the year when that is their income.

Miranda reported in the past there were less lawsuits, and now people sue for every little thing, so the Port needs to protect itself but at the same time needs to allow business. She stated the Port will still require the permit, but remove the section about insurance, and just require they have moorage insurance which is already required. She added the Port also supports Shop at the Dock, which is the whole intent of that program.

Bretz reported staff went through the same process it uses for any license. He stated they contact other ports, contact some people who run those type of operations, contact the insurance company, talk to SDIS, and then the insurance develops a recommendation on the limit. He noted a couple of permits were issued due to staff error, and staff shouldn't have issued those. He explained the attorney's biggest concern is if someone gets poisoned or a group of folks get poisoned, the Port is the biggest thumb sticking out as the public entity whose facility is being used. He noted both SDIS and insurance companies do not currently provide that coverage. He indicated the Port is carrying the risk and carrying that risk right now.

Bretz reported the insurance agent said to make this decision based the Port's risk tolerance. He noted if someone made a claim, SDIS would cover it, but it will affect the Port's insurance and claims history. He emphasized there is no endless pot of insurance, and, ultimately, it can come down to rates. He stated right now the administration fee does not come close to equalizing any rate increase the Port would see if the Port got a bunch of claims on this.

Bretz reported, having said all that, it is important to have context. He explained this goes on everywhere in Washington and California. He noted he does not believe the Port has experienced any claims in regards to this, however, the first claim may be significant. He stated everyone's eyes need to be open. Miranda stated there is nothing here that is risk free, and Commission needs to realize why the Port is doing this. She noted a lot of families work out of the Port, and to stop folks from doing this would not be the best of interest of businesses working here. She added there are some risks the Port has to take at times, and this is one of them.

Retherford stated it saddens her this [issue] has been brought to this point without coming to the Commission. She noted they knew insurance was required for vessels, but had no clue Hale wasn't able to get insurance. She indicated that $500 fee can always be put on some kind of payment plan. She said she doesn't understand why it was not brought sooner. She added the Port and Commission are connected, but Commission is not involved in the everyday, so there's no way for Commission to get involved unless this is brought. She thanked Hale for coming to the meeting.

Retherford stated Newport is a fishing port and should support its fishermen. Sylvia stated he was disappointed he didn't hear about this either. He noted he was in Newport in 1990 when a lot of issues about selling off the boat came up. He indicated he was an academic but worked with the seafood lab. He explained at the time, the state was thinking about coming down hard on boats but backed off. He indicated there were cases in early '90s with albacore creating illness.

Sylvia stated a lot of work was done to find a way to make sure a process was put in place and standards for handling albacore on boats. He noted the key was chilling and tracking temperatures. He noted he worked with FDA and NOAA to develop a hazard certificate. He asked Hale if he has a hazard plan for albacore. Hale replied yes and no because certain buyers do not require it, and it is not required to sell off the dock.

Miranda stated the permit requires the proper permits from the state, ODFW's limited seller permit, and Department of Agriculture's permit as well. She stated she would be more concerned if insurance was not willing to continue covering the Port when it has this practice, but the fact they will cover the Port makes her more comfortable. She noted they understand if they refuse to cover the Port of Newport, they would have to do that to the entire state of Oregon.

Hale stated there has been movement on the state side to give sport people the right to sell tuna off the boat, even though there is no way they carry enough ice to do what is required. Discussion ensued on sport fishing and sales.

Bretz noted the Port does need a permit system. He explained most ports do, but in laissez-faire style, and it has been that way for a long time. He stated staff are trying to make sure the Port addresses risk and makes the decision consciously. Sylvia stated he worries about if prices go high, then a lot of boats go out, and the Port gets an incident, it will ruin it for everyone. Miranda replied providing a permit gives the Port a little more control.

Bretz stated he also laments the amount of time for this to come around. He stated this is an exercise of passing an ordinance, and that it doesn't mean much until it gets enforced. He noted lack of ability to enforce because of lack of resources is a problem. He indicated this underscores the importance of reading the moorage license agreement every year when signing it. He emphasized the importance of knowing the rules. He added the last three Commercial Fishing User Group meetings didn't make a quorum and that affects how information reaches fishermen. He added the Port needs people to come to these meetings.

Sylvia clarified with staff the liability if recreational fishers sell directly to buyers. Miranda noted the Port will have some liability, but it will be limited because of direct sales. Discussion ensued on the Hazard Analysis Critical Control Point system. Miranda noted the Port does require people to follow all state and federal laws, but it is vague. Bretz stated the trick is how to enforce all this stuff. He explained adding the point system requires checking for the log. He asked do they present that at the time of application. He asked how do staff scrutinize it. He added that takes more work and time to figure out.

Sylvia stated the Port needs to know what is the requirement for legal due diligence. Retherford added commercial fishermen generally take care of their fish because they want to continue in the business, but there is not enough manpower to micromanage sport fishing industry.

Hale noted he looked at his Moorage License Agreement, looked at the facility code, and the version he downloaded doesn't say anything about it. He added he couldn't find it on the website. Bretz noted the current version is on there, and he read the section of code. Hale said he is not a retail sales business, so this does not apply to him. Miranda suggested taking the conversation offline and discussing it further in the office.

Miranda presented her report included in the packet. She requested moving the December meeting to December 14. The Commission agreed to move the meeting.

Brown reported finances are holding steady, not gaining ground, not losing ground, in cash. He noted the Port has gained assets, which makes it look better. He stated until the Port gets the International Terminal built up or Rogue running again, the Port will just maintain. He added he provided Commission the debt schedule. Sylvia suggested bringing discussion on the aging report to another meeting.

Dziak asked about Miranda's tsunami advisory group meeting. Miranda replied she did not attend because she hosted a delegation from Iraq.

COMMISSIONER REPORTS

Retherford stated she attended the OPPA meeting online. She noted what Miranda is doing at these conferences is so important. She stated her interaction with legislation on issues is overlooked. She emphasized the value of these meetings. She indicated what the Association is doing for ports will be the only thing that saves fishing ports.

Retherford stated OPPA expects the transportation department to suck up a lot of money going forward that should be coming to ports. She noted they don't see a lot of room for anything, and it will continue to get worse.

Sylvia noted he and staff attended the state infrastructure conference, and it was not an inspiring conference. He stated there were a lot of economic issues, and nothing about ports. He indicated the state is not planning well for infrastructure needs, and the state faces a lot of constraints.

ADJOURNMENT

Having no further business, the meeting adjourned at 8:00 p.m.

BALANCE SHEET

Period: 07/01/26..09/30/26

Port of Newport

ALL FUNDS

Description	Current Year All amounts are in USD.	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	3,364,736	4,655,653	-1,290,917
Funds received, not cleared	388,860	33,854	355,007
Interfund Receivable	249,511	29,132	220,379
Interfund Payable	-249,511	-27,052	-222,459
Total Cash	**3,753,597**	**4,691,587**	**-937,990**
Other Currrent Assets			
Cash on hand - Petty Cash	300	300	
Cash on hand - Cash Drawers	975	975	
Accounts Receivable	611,781	468,278	143,503
Property Tax Receivable	57,660	42,619	15,041
Grants Receivable	-12,455		-12,455
Lease Receivable Current	13,857,586	13,924,442	-66,856
Allowance for Bad Debt	-50,000	-50,000	
Prepaid Expenses	220,540	234,950	-14,410
Total Other Current Assets	**14,686,387**	**14,621,565**	**64,823**
Current Assets, Total	**18,713,068**	**19,340,204**	**-627,135**
Total Non-current Assets	**77,694,279**	**66,202,916**	**11,491,363**
Deferred Outflows of Resources	**-445,304**	**-386,121**	**-59,183**
Assets, Total	**95,962,044**	**85,156,999**	**10,805,045**
Liabilities			
Accounts Payable	368,385	316,161	52,224
Deposits	1,711	273,179	-271,468
Unearned Revenue	164,756	-230,846	395,602
Other current liabilities	3,165,429	3,030,311	135,118
Total Current Liabilities	**3,700,281**	**3,388,805**	**311,476**
Total Non Current Liabilities	**24,116,990**	**25,208,159**	**-1,091,169**
PERS Deferred Inflows	**339,252**	**339,252**	
Total Liabilities	**43,610,387**	**42,266,443**	**1,343,944**
Restricted Fund Balance	-7,725,160	-7,827,558	102,399
Committed Fund Balance	432,000	432,000	
Assigned (Grant Match)	667,000	667,000	
Assigned (Asset Reserves)	49,538	13,147	36,391
Assigned (Reserves)	2,238,576	2,938,576	-700,000
Assigned (Land Improvements)	72,024	43,017	29,007
Total Assigned Fund Balance	**3,027,139**	**3,661,741**	**-634,602**
Unrestricted fund Balance	51,263,401	39,262,085	12,001,316
Contributed Capital	7,130,788	7,130,788	
Total Fund Balance	**54,128,168**	**42,659,055**	**11,469,112**
Net asset change	-1,095,695	-552,289	-543,406
Net Assets	**52,351,657**	**42,890,556**	**9,461,100**

BALANCE SHEET

Period: 07/01/26..09/30/26

Port of Newport

General Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	-316,605	443,096	-759,701
Funds received, not cleared	172,157	33,854	138,303
Interfund Receivable	30,154	-616	30,770
Interfund Payable	-219,356	-29,132	-190,224
Total Cash	**-333,650**	**447,202**	**-780,852**
Other Currrent Assets			
Cash on hand - Petty Cash	300	300	
Cash on hand - Cash Drawers	975	975	
Accounts Receivable	375,408	468,278	-92,870
Property Tax Receivable	7,743	7,365	378
Grants Receivable	-12,455		-12,455
Lease Receivable Current	241,343	308,199	-66,856
Allowance for Bad Debt	-50,000	-50,000	
Prepaid Expenses	159,805	168,671	-8,866
Total Other Current Assets	**723,120**	**903,788**	**-180,668**
Current Assets, Total	**632,400**	**1,380,122**	**-747,723**
Total Non-current Assets	**62,459,271**	**49,569,932**	**12,889,339**
Deferred Outflows of Resources	**-1,150,880**	**-1,150,880**	
Assets, Total	**61,940,791**	**49,799,174**	**12,141,617**
Liabilities			
Accounts Payable	291,775	304,718	-12,943
Deposits	1,711	273,179	-271,468
Unearned Revenue	-51,761	-230,846	179,085
Other current liabilities	1,041,676	963,718	77,958
Total Current Liabilities	**1,283,401**	**1,310,770**	**-27,368**
Total Non Current Liabilities	**6,546,614**	**7,078,746**	**-532,132**
PERS Deferred Inflows	**322,289**	**322,289**	
Total Liabilities	**10,561,418**	**8,997,281**	**1,564,137**
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	43,779,543	32,209,145	11,570,398
Contributed Capital	7,130,788	7,130,788	
Total Fund Balance	**52,077,331**	**40,506,933**	**11,570,398**
Net asset change	-33,823	526,823	-560,645
Net Assets	**51,379,373**	**40,801,893**	**10,577,480**

Port of Newport Summary income Statement

Period: 07/01/26..09/30/26

Port of Newport

General Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	138,199	180,034	-41,835
Moorage	704,086	647,503	56,583
RV Park Space Rentals	560,816	324,999	235,817
Services & Fees	343,365	440,628	-97,263
Dredging Surchage	6,023		6,023
Property Tax Revenue	1,203		1,203
Discounts and Misc income	2,980	7,549	-4,569
Total Operating Revenue	***1,756,673***	***1,600,713***	***155,960***
Expenses			
Salaries and Wages	560,482	525,361	35,121
Payroll Taxes and Benefits	270,809	306,145	-35,336
Total Wages and Salaries	*831,291*	*831,506*	*-215*
Materials and Services			
Liability Insurance	103,501	109,373	-5,872
Professional & Contracted Services	64,808	159,757	-94,949
Office Expenses/IT	90,267	46,843	43,424
Bad Debt Expense	9,776	10,000	-224
Utilities	143,111	175,064	-31,953
Sub Total Material and Services	*411,463*	*501,037*	*-89,574*
Other Material and Services	174,129	225,833	-51,704
Total Material and Services	*585,591*	*726,870*	*-141,279*
Total Operating Expenses	**1,416,882**	**1,558,376**	**-141,494**
OPERATING INCOME (LOSS)	**339,790**	**42,337**	**297,453**
NON-OPERATING ACTIVITIES			
Revenues			
Grants		481,350	-481,350
Interest	1,445	2,751	-1,306
Other		600,000	-600,000
Total Non-Operating Revenues	***1,445***	***1,084,101***	***-1,082,656***
Capital Outlays	1,710	687,000	-685,290
Debt Service	350,958	344,950	6,008
Total Non-Operating Expenses	*380,099*	*1,054,122*	*-674,023*
Total Non-Operating Income (Loss)	*-378,654*	*29,979*	*-408,633*
Income/(Loss) before Loans & Deprec	**-38,864**	**72,316**	**-111,180**
Depreciation	489,954		489,954
TTL OH, Dep & Loans	*489,954*		*489,954*
NET INCOME (LOSS)	**-528,818**	**72,316**	**-601,134**

Period: 07/01/26..09/30/26

Port of Newport

General Fund

000 - Non-Departmental

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Expenses			
Materials and Services			
NON-OPERATING ACTIVITIES			
Revenues			
Interest		2,751	-2,751
Total Non-Operating Revenues		***2,751***	***-2,751***
Debt Service	283,321	291,450	-8,129
Total Non-Operating Expenses	*310,753*	*313,622*	*-2,869*
Total Non-Operating Income (Loss)	*-310,753*	*-310,871*	*118*
Income/(Loss) before Loans & Deprec	**-310,753**	**-310,871**	**118**
NET INCOME (LOSS)	**-310,753**	**-310,871**	**118**

Period: 07/01/26..09/30/26

Port of Newport

General Fund

100 - Administrative

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Services & Fees		20,001	-20,001
Property Tax Revenue	1,203		1,203
Discounts and Misc income	7,769		7,769
Total Operating Revenue	***8,972***	***20,001***	***-11,029***
Expenses			
Salaries and Wages	203,335	207,325	-3,990
Payroll Taxes and Benefits	96,694	99,180	-2,486
Total Wages and Salaries	*300,029*	*306,505*	*-6,476*
Materials and Services			
Liability Insurance	95,596	103,753	-8,157
Professional & Contracted Services	18,087	120,506	-102,419
Office Expenses/IT	84,986	42,746	42,240
Utilities	7,943	11,503	-3,560
Sub Total Material and Services	*206,612*	*278,508*	*-71,896*
Other Material and Services	48,859	30,375	18,484
Total Material and Services	*255,471*	*308,883*	*-53,412*
Total Operating Expenses	**555,500**	**615,388**	**-59,888**
OPERATING INCOME (LOSS)	**-546,528**	**-595,387**	**48,859**
NON-OPERATING ACTIVITIES			
Revenues			
Interest	1,445		1,445
Total Non-Operating Revenues	***1,445***		***1,445***
Debt Service	36,384		36,384
Total Non-Operating Expenses	*36,384*		*36,384*
Total Non-Operating Income (Loss)	*-34,938*		*-34,938*
Income/(Loss) before Loans & Deprec	**-581,466**	**-595,387**	**13,921**
Depreciation	142,796		142,796
TTL OH, Dep & Loans	*142,796*		*142,796*
NET INCOME (LOSS)	**-724,262**	**-595,387**	**-128,875**

Port of Newport Summary income Statement

Period: 07/01/26..09/30/26

Port of Newport

General Fund

300 - Commercial Marina

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	69,400	51,497	17,903
Moorage	352,127	217,500	134,627
Services & Fees	153,569	147,497	6,072
Discounts and Misc income	8,019	15,000	-6,981
Total Operating Revenue	***583,115***	***431,494***	***151,621***
Expenses			
Salaries and Wages	125,084	116,403	8,681
Payroll Taxes and Benefits	52,376	76,370	-23,994
Total Wages and Salaries	*177,459*	*192,773*	*-15,314*
Materials and Services			
Liability Insurance		4,000	-4,000
Professional & Contracted Services	22,648	5,001	17,647
Office Expenses/IT	795		795
Bad Debt Expense	9,000		9,000
Utilities	15,338	42,668	-27,330
Sub Total Material and Services	*47,782*	*51,669*	*-3,887*
Other Material and Services	36,516	70,753	-34,237
Total Material and Services	*84,298*	*122,422*	*-38,124*
Total Operating Expenses	**261,757**	**315,195**	**-53,438**
OPERATING INCOME (LOSS)	**321,358**	**116,299**	**205,059**
NON-OPERATING ACTIVITIES			
Revenues			
Other		300,000	-300,000
Total Non-Operating Revenues		***300,000***	***-300,000***
Capital Outlays	1,710		1,710
Debt Service		7,000	-7,000
Total Non-Operating Expenses	*1,710*	*7,000*	*-5,290*
Total Non-Operating Income (Loss)	*-1,710*	*293,000*	*-294,710*
Income/(Loss) before Loans & Deprec	**319,648**	**409,299**	**-89,651**
Depreciation	27,526		27,526
TTL OH, Dep & Loans	*27,526*		*27,526*
NET INCOME (LOSS)	**292,122**	**409,299**	**-117,177**

Port of Newport Summary income Statement

Period: 07/01/26..09/30/26

Port of Newport

General Fund

International Terminal

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	27,505	44,288	-16,783
Moorage	41,550	55,003	-13,453
Services & Fees	82,296	200,001	-117,705
Discounts and Misc income		1,300	-1,300
Total Operating Revenue	***151,351***	***300,592***	***-149,241***
Expenses			
Salaries and Wages	43,569	54,793	-11,224
Payroll Taxes and Benefits	22,412	28,287	-5,875
Total Wages and Salaries	*65,982*	*83,080*	*-17,098*
Materials and Services			
Liability Insurance		1,620	-1,620
Professional & Contracted Services	5,423		5,423
Office Expenses/IT	420	231	189
Utilities	16,090	14,646	1,444
Sub Total Material and Services	*21,933*	*16,497*	*5,436*
Other Material and Services	42,671	90,703	-48,032
Total Material and Services	*64,604*	*107,200*	*-42,596*
Total Operating Expenses	**130,586**	**190,280**	**-59,694**
OPERATING INCOME (LOSS)	**20,765**	**110,312**	**-89,547**
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	15,363	46,500	-31,137
Total Non-Operating Expenses	*15,363*	*733,500*	*-718,137*
Total Non-Operating Income (Loss)	*-15,363*	*-252,150*	*236,787*
Income/(Loss) before Loans & Deprec	**5,402**	**-141,838**	**147,240**
Depreciation	230,825		230,825
TTL OH, Dep & Loans	*230,825*		*230,825*
NET INCOME (LOSS)	**-225,424**	**-141,838**	**-83,586**

Port of Newport Summary income Statement

Period: 07/01/26..09/30/26

Port of Newport

General Fund

500F - International Terminal Fishing

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	27,505	31,003	-3,498
Moorage	41,550	45,000	-3,450
Services & Fees	68,841	168,750	-99,909
Discounts and Misc income		1,300	-1,300
Total Operating Revenue	***137,896***	***246,053***	***-108,157***
Expenses			
Salaries and Wages	43,569	38,355	5,214
Payroll Taxes and Benefits	22,412	19,805	2,607
Total Wages and Salaries	*65,982*	*58,160*	*7,822*
Materials and Services			
Liability Insurance		1,137	-1,137
Professional & Contracted Services	5,423		5,423
Office Expenses/IT	420	231	189
Utilities	13,169	10,251	2,918
Sub Total Material and Services	*19,012*	*11,619*	*7,393*
Other Material and Services	30,261	43,605	-13,344
Total Material and Services	*49,273*	*55,224*	*-5,951*
Total Operating Expenses	**115,255**	**113,384**	**1,871**
OPERATING INCOME (LOSS)	**22,641**	**132,669**	**-110,028**
NON-OPERATING ACTIVITIES			
Revenues			
Capital Outlays		687,000	-687,000
Debt Service	15,363	43,800	-28,437
Total Non-Operating Expenses	*15,363*	*730,800*	*-715,437*
Total Non-Operating Income (Loss)	*-15,363*	*-730,800*	*715,437*
Income/(Loss) before Loans & Deprec	**7,277**	**-598,131**	**605,408**
Depreciation	210,989		210,989
TTL OH, Dep & Loans	*210,989*		*210,989*
NET INCOME (LOSS)	**-203,711**	**-598,131**	**394,420**

Port of Newport Summary income Statement

Period: 07/01/26..09/30/26

Port of Newport

General Fund

500C - International Terminal Cargo

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue		13,285	-13,285
Moorage		10,003	-10,003
Services & Fees	13,455	31,251	-17,796
Total Operating Revenue	***13,455***	***54,539***	***-41,084***
Expenses			
Salaries and Wages		16,438	-16,438
Payroll Taxes and Benefits		8,482	-8,482
Total Wages and Salaries		*24,920*	*-24,920*
Materials and Services			
Liability Insurance		483	-483
Utilities	2,921	4,395	-1,474
Sub Total Material and Services	*2,921*	*4,878*	*-1,957*
Other Material and Services	12,410	47,098	-34,688
Total Material and Services	*15,331*	*51,976*	*-36,645*
Total Operating Expenses	**15,331**	**76,896**	**-61,565**
OPERATING INCOME (LOSS)	**-1,876**	**-22,357**	**20,481**
NON-OPERATING ACTIVITIES			
Revenues			
Grants		481,350	-481,350
Total Non-Operating Revenues		***481,350***	***-481,350***
Debt Service		2,700	-2,700
Total Non-Operating Expenses		*2,700*	*-2,700*
Total Non-Operating Income (Loss)		*478,650*	*-478,650*
Income/(Loss) before Loans & Deprec	**-1,876**	**456,293**	**-458,169**
Depreciation	19,837		19,837
TTL OH, Dep & Loans	*19,837*		*19,837*
NET INCOME (LOSS)	**-21,712**	**456,293**	**-478,005**

Period: 07/01/26..09/30/26

Port of Newport

General Fund

South Beach

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	41,294	84,249	-42,955
Moorage	304,449	375,000	-70,551
RV Park Space Rentals	560,816	324,999	235,817
Services & Fees	106,788	73,129	33,659
Dredging Surchage	6,023		6,023
Discounts and Misc income	-12,808	-8,751	-4,057
Total Operating Revenue	***1,006,562***	***848,626***	***157,936***
Expenses			
Salaries and Wages	177,324	146,840	30,484
Payroll Taxes and Benefits	96,303	102,308	-6,005
Total Wages and Salaries	*273,627*	*249,148*	*24,479*
Materials and Services			
Liability Insurance	7,905		7,905
Professional & Contracted Services	18,649	34,250	-15,601
Office Expenses/IT	4,065	3,866	199
Bad Debt Expense	776	10,000	-9,224
Utilities	103,741	106,247	-2,506
Sub Total Material and Services	*135,136*	*154,363*	*-19,227*
Other Material and Services	45,969	34,002	11,967
Total Material and Services	*181,105*	*188,365*	*-7,260*
Total Operating Expenses	**454,733**	**437,513**	**17,220**
OPERATING INCOME (LOSS)	**551,829**	**411,113**	**140,716**
NON-OPERATING ACTIVITIES			
Revenues			
Debt Service	9,388		9,388
Total Non-Operating Expenses	*9,388*		*9,388*
Total Non-Operating Income (Loss)	*-9,388*		*-9,388*
Income/(Loss) before Loans & Deprec	**542,442**	**411,113**	**131,329**
Depreciation	88,806		88,806
TTL OH, Dep & Loans	*88,806*		*88,806*
NET INCOME (LOSS)	**453,636**	**411,113**	**42,523**

BALANCE SHEET

Period: 07/01/26..09/30/26

Port of Newport

NOAA Lease Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	1,237,932	1,509,617	-271,685
Funds received, not cleared	216,704		216,704
Interfund Receivable	219,356	29,748	189,609
Interfund Payable	-30,154	2,080	-32,235
Total Cash	**1,643,837**	**1,541,445**	**102,393**
Other Currrent Assets			
Accounts Receivable	232,966		232,966
Lease Receivable Current	13,616,243	13,616,243	
Prepaid Expenses	60,735	66,279	-5,544
Total Other Current Assets	**13,909,944**	**13,682,522**	**227,421**
Current Assets, Total	**15,583,935**	**15,221,886**	**362,049**
Total Non-current Assets	**15,116,250**	**16,507,231**	**-1,390,980**
Deferred Outflows of Resources	**261,111**	**284,088**	**-22,977**
Assets, Total	**30,961,297**	**32,013,205**	**-1,051,908**
Liabilities			
Accounts Payable	44,079	11,458	32,621
Unearned Revenue	216,517		216,517
Other current liabilities	1,643,753	1,596,593	47,160
Total Current Liabilities	**1,904,349**	**1,608,051**	**296,298**
Total Non Current Liabilities	**8,155,000**	**8,190,000**	**-35,000**
PERS Deferred Inflows	**16,963**	**16,963**	
Total Liabilities	**23,121,062**	**22,859,764**	**261,298**
Restricted Fund Balance	1,761,721	1,761,721	
Committed Fund Balance	432,000	432,000	
Unrestricted fund Balance	6,789,193	7,077,464	-288,272
Total Fund Balance	**8,982,914**	**9,271,185**	**-288,272**
Net asset change	-1,125,999	-1,133,397	7,398
Net Assets	**7,840,235**	**9,153,441**	**-1,313,207**

Period: 07/01/26..09/30/26

Port of Newport

NOAA Lease Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	649,762	662,499	-12,737
Total Operating Revenue	***649,762***	***662,499***	***-12,737***
Expenses			
Salaries and Wages	19,045	46,880	-27,835
Payroll Taxes and Benefits	14,519	24,739	-10,220
Total Wages and Salaries	*33,564*	*71,619*	*-38,055*
Materials and Services			
Liability Insurance	55,913	62,499	-6,586
Professional & Contracted Services	31,899	8,873	23,026
Office Expenses/IT		4,050	-4,050
Utilities	4,056	3,750	306
Sub Total Material and Services	*91,869*	*79,172*	*12,697*
Other Material and Services	12,989	586,979	-573,990
Total Material and Services	*104,858*	*666,151*	*-561,293*
Total Operating Expenses	**138,422**	**737,770**	**-599,348**
OPERATING INCOME (LOSS)	**511,340**	**-75,271**	**586,611**
NON-OPERATING ACTIVITIES			
Revenues			
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	**-1,122,199**	**-1,708,810**	**586,611**
Depreciation	249,682		249,682
TTL OH, Dep & Loans	*249,682*		*249,682*
NET INCOME (LOSS)	**-1,371,881**	**-1,708,810**	**336,929**

BALANCE SHEET

Period: 07/01/26..09/30/26

Port of Newport

Reserve Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	1,327,488	1,979,070	-651,582
Total Cash	**1,327,488**	**1,979,070**	**-651,582**
Other Currrent Assets			
Current Assets, Total	**1,327,488**	**1,979,070**	**-651,582**
Assets, Total	**1,327,488**	**1,979,070**	**-651,582**
Liabilities			
Restricted Fund Balance	-643,513		-643,513
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	**1,319,152**	**1,962,665**	**-643,513**
Net asset change	8,335	16,405	-8,070
Net Assets	**1,327,488**	**1,979,070**	**-651,582**

Period: 07/01/26..09/30/26

Port of Newport

Reserve Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Expenses			
Materials and Services			
NON-OPERATING ACTIVITIES			
Revenues			
Interest	8,335		8,335
Total Non-Operating Revenues	***8,335***		***8,335***
Total Non-Operating Income (Loss)	*8,335*		*8,335*
Income/(Loss) before Loans & Deprec	**8,335**		**8,335**
NET INCOME (LOSS)	**8,335**		**8,335**

BALANCE SHEET

Period: 07/01/26..09/30/26

Port of Newport

Bonded Debt Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	463,424	185,479	277,944
Total Cash	**463,424**	**185,479**	**277,944**
Other Currrent Assets			
Property Tax Receivable	49,917	35,254	14,663
Total Other Current Assets	**49,917**	**35,254**	**14,663**
Current Assets, Total	**513,341**	**220,734**	**292,607**
Total Non-current Assets	**118,758**	**125,754**	**-6,996**
Deferred Outflows of Resources	**444,465**	**480,671**	**-36,206**
Assets, Total	**1,076,564**	**827,159**	**249,405**
Liabilities			
Other current liabilities	480,000	470,000	10,000
Total Current Liabilities	**480,000**	**470,000**	**10,000**
Total Non Current Liabilities	**9,415,376**	**9,939,413**	**-524,037**
Total Liabilities	**9,895,376**	**10,409,413**	**-514,037**
Restricted Fund Balance	-8,843,368	-9,589,279	745,911
Total Fund Balance	**-8,843,368**	**-9,589,279**	**745,911**
Net asset change	24,556	7,025	17,531
Net Assets	**-8,818,812**	**-9,582,254**	**763,442**

Period: 07/01/26..09/30/26

Port of Newport

Bonded Debt Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Property Tax Revenue	8,508		8,508
Total Operating Revenue	***8,508***		***8,508***
Expenses			
Materials and Services			
OPERATING INCOME (LOSS)	**8,508**		**8,508**
NON-OPERATING ACTIVITIES			
Revenues			
Interest	1,385		1,385
Total Non-Operating Revenues	***1,385***		***1,385***
Debt Service		173,000	-173,000
Total Non-Operating Expenses		*173,000*	*-173,000*
Total Non-Operating Income (Loss)	*1,385*	*-173,000*	*174,385*
Income/(Loss) before Loans & Deprec	**9,893**	**-173,000**	**182,893**
NET INCOME (LOSS)	**9,893**	**-173,000**	**182,893**

BALANCE SHEET

Period: 07/01/26..09/30/26

Port of Newport

Facility Maintenance Reserve Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	623,374	538,406	84,968
Total Cash	**623,374**	**538,406**	**84,968**
Other Currrent Assets			
Current Assets, Total	**623,374**	**538,406**	**84,968**
Assets, Total	**623,374**	**538,406**	**84,968**
Liabilities			
Assigned (Asset Reserves)	49,538	13,147	36,391
Assigned (Reserves)	475,911	475,911	
Assigned (Land Improvements)	72,024	43,017	29,007
Total Assigned Fund Balance	**597,474**	**532,076**	**65,398**
Unrestricted fund Balance	-5,335	-24,525	19,190
Total Fund Balance	**592,139**	**507,551**	**84,588**
Net asset change	31,235	30,854	380
Net Assets	**623,374**	**538,406**	**84,968**

Period: 07/01/26..09/30/26

Port of Newport

Facility Maintenance Reserve Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Expenses			
Materials and Services			
NON-OPERATING ACTIVITIES			
Revenues			
Interest	3,803		3,803
Other	27,432	22,172	5,260
Total Non-Operating Revenues	***31,235***	***22,172***	***9,063***
Total Non-Operating Expenses		*300,000*	*-300,000*
Total Non-Operating Income (Loss)	*31,235*	*-277,828*	*309,063*
Income/(Loss) before Loans & Deprec	**31,235**	**-277,828**	**309,063**
NET INCOME (LOSS)	**31,235**	**-277,828**	**309,063**

Port of Newport Summary income Statement

Period: 07/01/26..09/30/26

Port of Newport

All amounts are in USD.

Description	Current Year	Previous Year	Variance
OPERATING REVENUE			
Lease Revenue	787,962	856,983	-69,021
Moorage	704,086	822,597	-118,511
Services	217,351	78,715	138,636
RV Park Space Rentals	560,816	679,255	-118,439
Fees	122,167	234,687	-112,520
Dredging Surcharge	6,023	2,511	3,512
Fines and Penalties	3,847	2,397	1,450
Property Tax Revenue	9,711	7,391	2,320
Discounts and Refunds	-13,970	-5,186	-8,784
Total Operating Revenue	**2,414,943**	**2,977,634**	**-562,691**
OPERATING EXPENSES			
Salaries, OT, & Benefits	864,855	716,501	148,354
Materials and Services			
Insurance	159,415	146,917	12,498
Professional Services	22,725	42,527	-19,802
Marketing and Promotion	5,042	7,693	-2,651
Dues and Subscriptions	23,529	11,899	11,630
Training and Travel	2,284	10,475	-8,192
IT Hardware and Software	83,669	15,397	68,272
Fees and Licenses	20,219	33,208	-12,989
Bad Debt Expense	9,776	20,289	-10,513
Licenses and Permits	4,495	1,574	2,922
Total Utilities	147,167	198,797	-51,630
Other Materials and Supplies	131,331	175,127	-43,797
Total Operating Expenses	**1,474,506**	**1,380,405**	**94,102**
Earnings (Loss) Before Deprec	**940,436**	**1,597,229**	**-656,793**
Depreciation	739,637	911,066	-171,430
Operating Income (Loss)	**200,800**	**686,163**	**-485,363**
NON-OPERATING REVENUES			
Grant Revenue		17,755	-17,755
Interest	14,970	33,204	-18,234
Transfers In from Other Funds	27,432	24,381	3,051
Miscellaneous Non-operating Revenue		45,866	-45,866
Total Non-operating Revenues	**42,401**	**121,206**	**-78,804**
NON-OPERATING EXPENSES			

Period: 07/01/26..09/30/26

Port of Newport

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Total Debt Service Principal	1,735,281	1,509,132	226,148
Total Debt Service Interest	249,217	260,377	-11,161
Total Capital Outlay	1,710	185,725	-184,015
Transfers Out to Other Funds	27,432	24,381	3,051
Total Non-Operating Expenses	**2,013,638**	**1,979,615**	**34,024**
Non-Operating Income (Loss)	**-1,971,237**	**-1,858,409**	**-112,828**
Net Income (Loss)	**-1,770,437**	**-1,172,246**	**-598,191**

Operational Department Comparison

Period: 07/01/26..09/30/26

Port of Newport

All amounts are in USD.

Description	Administration	Recreational	Commercial	NIT Cargo	NIT FISH
Operating Revenue					
Lease Revenue		41,294	69,400		27,505
Moorage		304,449	352,127		41,550
Services		1,900	134,671	11,600	68,468
RV Park Space Rentals		560,816			
Fees		104,863	15,077	1,855	372
Dredging Surcharge		6,023			
Fines and Penalties		25	3,822		
Property Tax Revenue	1,203				
Discounts and Refunds	85	-13,016	-1,039		
Overages and Shortages	7,684	21			
Miscellaneous Operating Revenue		187	12,195		
Operating Revenue, Total	**8,972**	**1,006,562**	**583,115**	**13,455**	**137,896**
Operating Expenses					
Personnel Services					
Wages & Salaries	203,335	177,324	125,084		43,569
Other Personnel Costs	96,694	96,303	52,376		22,412
Total Personnel Services	**300,029**	**273,627**	**177,459**		**65,982**
Materials and Services					
Insurance	95,596	7,905			
Professional Services	17,921	1,349	836		
Advertising and Promotion	5,042				
Dues And Subscriptions	23,529				
Training and Education	1,560		150		

Totals
138,199
698,125
216,639
560,816
122,167
6,023
3,847
1,203
-13,970
7,705
12,382
1,750,000
549,312
267,785
817,097
103,501
20,105
5,042
23,529
1,710

Period: 07/01/26..09/30/26

Port of Newport

All amounts are in USD.

Description	Administration	Recreational	Commercial	NIT Cargo	NIT FISH
Travel					574
Office Expense	3,356	2,717	465		60
Shipping and Freight		140	79		500
IT Hardware and Software	81,630	1,348	330		360
Fees	15,139	5,254	260		-547
Bad Debt Expense		776	9,000		
Licenses and Permits	2,875			810	810
Utilities	7,943	103,741	15,338	2,921	13,169
Contract and Support Services	166	17,301	21,812		5,423
Repairs and Maintenance		32,813	22,084		8,765
Equipment		227	60		
Operating Supplies		3,690	1,593		3,968
Personal Protective Equip & Gear		683	1,122		-218
Port Clothing	500	1,293	500		685
Cargo Expense				11,600	
State Land Fees			10,751		5,725
Lease Expense	214				10,000
Miscellaneous Expense			-500		
Materials and Services, Total	***255,471***	***179,235***	***83,881***	***15,331***	***49,273***
Total Grant Revenue					
Interest	-1,445				

Operational Department Comparison

Period: 07/01/26..09/30/26

Port of Newport

All amounts are in USD.

Totals
574
6,598
718
83,669
20,106
9,776
4,495
143,111
44,702
63,662
287
9,250
1,587
2,978
11,600
16,476
10,214
-500
583,190
-1,445

postingDate	Check Numbe	displayName	Fund	Dept Name	Description	Total
9/1/2026	PPI09948	Business Oregon - Ports Programs	General Operating	Administration	Debt Service Interest - Admin.	4,799.36
9/1/2026	PPI09948	Business Oregon - Ports Programs	General Operating	Administration	Debt Service Principal - Admin.	9,980.04
9/1/2026	PPI09949	Business Oregon - Special Public Works	General Operating	Administration	Debt Service Interest - Admin.	4,044.49
9/1/2026	PPI09949	Business Oregon - Special Public Works	General Operating	Administration	Debt Service Principal - Admin.	8,556.90
9/1/2026	PPI10055	TCB Security Services Inc	General Operating	Commercial	Security Services	14,100.00
9/1/2026	PPI10056	VOYA Employee Contributions	General Operating	Administration	Oregon Growth Savings Plan	1,300.00
9/1/2026	PPI10058	Washington State Support Registry	General Operating	International Terminal	Garnishment Withholdings Payable	408.50
9/1/2026	PPI10059	Oregon Child Support Program	General Operating	South Beach	Garnishment Withholdings Payable	50.00
9/1/2026	PPI10060	Oregon Child Support Program	General Operating	South Beach	Garnishment Withholdings Payable	50.50
9/1/2026	PPI10064	Unum Life Insurance Company of America	General Operating	Administration	Health, Dental and Life Insurance	403.15
9/1/2026	PPI10065	Unum Life Insurance Company of America	General Operating	Administration	Accrued Paid Leave Oregon	1,768.84
9/1/2026	PPI10070	Business Oregon - IFA	General Operating	Non-Departmental	Debt Service Principal	2,083.33
9/1/2026	PPI10211	Business Oregon - Special Public Works	General Operating	Administration	Debt Service Principal - International Terminal	4,092.08
9/1/2026	PPI10211	Business Oregon - Special Public Works	General Operating	Non-Departmental	Debt Service Principal - Admin.	8,509.31
9/1/2026	PPI10212	OR Business Development Dept. -OBDD	General Operating	International Terminal	Debt Service Interest - International Terminal	1,248.65
9/1/2026	PPI10212	OR Business Development Dept. -OBDD	General Operating	Non-Departmental	Debt Service Principal - International Terminal	6,551.35
9/2/2026	PPI10224	Elite Dynamics	General Operating	Administration	IT Hardware and Software	954.74
9/3/2026	PPI10089	City of Newport Water**AUTOPOST**	General Operating	Commercial	Water	1,162.82
9/3/2026	PPI10092	City of Newport Water**AUTOPOST**	General Operating	Commercial	Water	63.61
9/3/2026	PPI10094	City of Newport Water**AUTOPOST**	General Operating	Commercial	Water	784.55
9/3/2026	PPI10096	City of Newport Water**AUTOPOST**	General Operating	South Beach	Water	515.28
9/3/2026	PPI10100	City of Newport Water**AUTOPOST**	General Operating	South Beach	Water	1,047.03
9/3/2026	PPI10102	City of Newport Water**AUTOPOST**	General Operating	South Beach	Water	5,368.79
9/3/2026	PPI10104	City of Newport Water**AUTOPOST**	General Operating	South Beach	Water	661.03
9/3/2026	PPI10106	City of Newport Water**AUTOPOST**	General Operating	South Beach	Water	483.14
9/3/2026	PPI10108	City of Newport Water**AUTOPOST**	General Operating	South Beach	Water	765.14
9/3/2026	PPI10110	City of Newport Water**AUTOPOST**	General Operating	South Beach	Water	2,346.00
9/3/2026	PPI10112	City of Newport Water**AUTOPOST**	General Operating	South Beach	Water	429.09
9/3/2026	PPI10113	City of Newport Water**AUTOPOST**	General Operating	South Beach	Water	106.33
9/3/2026	PPI10114	City of Newport Water**AUTOPOST**	General Operating	South Beach	Water	1,204.59
9/3/2026	PPI10115	City of Newport Water**AUTOPOST**	General Operating	South Beach	Water	649.18
9/3/2026	PPI10116	City of Newport Water**AUTOPOST**	General Operating	International Terminal	Water	1,616.84
9/3/2026	PPI10117	City of Newport Water**AUTOPOST**	General Operating	South Beach	Water	183.88
9/4/2026	PPI10061	Assure Payroll Taxes	General Operating		Accrued FICA - Medicare	2,721.62
9/4/2026	PPI10061	Assure Payroll Taxes	General Operating		Accrued FICA - SS	11,637.12
9/4/2026	PPI10061	Assure Payroll Taxes	General Operating		Accrued State Transit Tax	94.33
9/4/2026	PPI10061	Assure Payroll Taxes	General Operating		Accrued State Unempl Insur	1,538.83

postingDate	Check Numbe	displayName	Fund	Dept Name	Description	Total
9/4/2026	PPI10061	Assure Payroll Taxes	General Operating		Accrued State WH	6,197.76
9/4/2026	PPI10061	Assure Payroll Taxes	General Operating		Accrued Workers Benefit Fund	54.02
9/4/2026	PPI10061	Assure Payroll Taxes	General Operating		Accured Federal Witholding	8,958.24
9/4/2026	PPI10223	Elite Dynamics	General Operating	Administration	IT Hardware and Software	326.97
9/5/2026	PPI10213	Assure Payroll Taxes	General Operating		Accrued FICA - Medicare	2,721.62
9/5/2026	PPI10213	Assure Payroll Taxes	General Operating		Accrued FICA - SS	11,637.12
9/5/2026	PPI10213	Assure Payroll Taxes	General Operating		Accrued State Transit Tax	94.33
9/5/2026	PPI10213	Assure Payroll Taxes	General Operating		Accrued State Unempl Insur	1,538.83
9/5/2026	PPI10213	Assure Payroll Taxes	General Operating		Accrued State WH	6,197.76
9/5/2026	PPI10213	Assure Payroll Taxes	General Operating		Accrued Workers Benefit Fund	54.02
9/5/2026	PPI10213	Assure Payroll Taxes	General Operating		Accured Federal Witholding	8,958.24
9/5/2026	PPI10219	Public Employees Retirement System	General Operating	Administration	Retirement Payable	24,023.18
9/14/2026	15457	Alan Brown Tire Center	General Operating	Commercial	Repairs and Maintenance	1,540.10
9/14/2026	15458	Englund Marine Supply Co Inc	General Operating	Commercial	Englund Marine Supply Co Inc	665.92
9/14/2026	15458	Englund Marine Supply Co Inc	General Operating	Commercial	Personal Protective Equip. and Gear	436.89
9/14/2026	15458	Englund Marine Supply Co Inc	General Operating	Commercial	Repairs and Maintenance	687.77
9/14/2026	15458	Englund Marine Supply Co Inc	General Operating	International Terminal	Englund Marine Supply Co Inc	188.12
9/14/2026	15458	Englund Marine Supply Co Inc	General Operating	International Terminal	Operating Supplies	324.61
9/14/2026	15458	Englund Marine Supply Co Inc	General Operating	South Beach	Personal Protective Equip. and Gear	473.05
9/14/2026	15459	Eurofins Environment Testing Northwest LLC	General Operating	International Terminal	Contract and Support Services	444.00
9/14/2026	15460	Gary White	General Operating	South Beach	Discounts and Refunds	541.26
9/14/2026	15461	Greg Tanji	General Operating	Commercial	Discounts and Refunds	50.00
9/14/2026	15462	Ground FX Landscape Management LLC	General Operating	Commercial	Contract and Support Services	396.00
9/14/2026	15463	Idea Print Works	General Operating	Administration	Idea Print Works	2,792.75
9/14/2026	15463	Idea Print Works	General Operating	Administration	Port Clothing	500.00
9/14/2026	15463	Idea Print Works	General Operating	Commercial	Port Clothing	500.00
9/14/2026	15463	Idea Print Works	General Operating	International Terminal	Port Clothing	685.00
9/14/2026	15463	Idea Print Works	General Operating	South Beach	Port Clothing	1,292.75
9/14/2026	15464	John Terry	General Operating	Commercial	Discounts and Refunds	50.00
9/14/2026	15465	Lila Chambers	General Operating	South Beach	Discounts and Refunds	298.80
9/14/2026	15466	Lincoln County Public Works	General Operating	Administration	Fuel - Adm	57.19
9/14/2026	15466	Lincoln County Public Works	General Operating	Commercial	Fuel - CM	117.31
9/14/2026	15466	Lincoln County Public Works	General Operating	South Beach	Fuel - SB	142.09
9/14/2026	15467	Newport Marine & RV Service Inc	General Operating	Commercial	Repairs and Maintenance	25.76
9/14/2026	15467	Newport Marine & RV Service Inc	General Operating	South Beach	Repairs and Maintenance	399.05
9/14/2026	15468	Alsea Bay Power Products Inc	NOAA		Repairs and Maintenance	114.85
9/14/2026	15469	NW Natural	General Operating	South Beach	Natural Gas	324.95
9/14/2026	15470	OR Cascades West Council of Gov'ts	General Operating	Administration	Dues And Subscriptions	5,076.15

postingDate	Check Numbe	displayName	Fund	Dept Name	Description	Total
9/14/2026	15471	Platt Electric Supply Inc	General Operating	Commercial	CH BRN130GF 1P 30A GFCI Breakers for Dock Pedestals	64.01
9/14/2026	15471	Platt Electric Supply Inc	General Operating	Commercial	Mid LC33N1 Load Centers For Dock Pedestals	282.91
9/14/2026	15471	Platt Electric Supply Inc	General Operating	South Beach	CH BRN130GF 1P 30A GFCI Breakers for Dock Pedestals	64.01
9/14/2026	15471	Platt Electric Supply Inc	General Operating	South Beach	Mid LC33N1 Load Centers For Dock Pedestals	282.90
9/14/2026	15472	Quadient Finance USA Inc	General Operating	Administration	Office Expense	449.77
9/14/2026	15473	Road & Driveway Co Inc	General Operating	Commercial	Repairs and Maintenance	292.96
9/14/2026	15473	Road & Driveway Co Inc	General Operating	South Beach	Road & Driveway Co Inc	590.00
9/14/2026	15473	Road & Driveway Co Inc	General Operating	South Beach	Road Base Gravel 1-inch Minus 12-yds	590.00
9/14/2026	15474	Robert Bryant	General Operating	Commercial	Discounts and Refunds	50.00
9/14/2026	15475	Rondys Inc dba Yaquina Industrial Park	General Operating	International Terminal	Lease Expense	4,000.00
9/14/2026	15476	Sherwin-Williams	General Operating	Commercial	Discounts and Refunds	(24.07)
9/14/2026	15476	Sherwin-Williams	General Operating	Commercial	Repairs and Maintenance	174.37
9/14/2026	15477	Sorren, CPA	General Operating	Administration	IT Hardware and Software	150.00
9/14/2026	15477	Sorren, CPA	General Operating	Administration	Professional Services	3,000.00
9/14/2026	15478		General Operating	Administration	Employee Benefits	7,256.00
9/14/2026	15478	Special Districts Insurance Services Health/Dental	General Operating	Commercial	Employee Benefits	5,130.00
9/14/2026	15478	Special Districts Insurance Services Health/Dental	General Operating	International Terminal	Employee Benefits	2,082.00
9/14/2026	15478	Special Districts Insurance Services Health/Dental	General Operating	South Beach	Employee Benefits	12,264.00
9/14/2026	15478	Special Districts Insurance Services Health/Dental	NOAA		Employee Benefits	2,027.00
9/14/2026	15479	Amazon Capital Services Inc	General Operating		Amazon Capital Services Inc	345.99
9/14/2026	15479	Amazon Capital Services Inc	General Operating	Administration	Amazon Capital Services Inc	274.55
9/14/2026	15479	Amazon Capital Services Inc	General Operating	Administration	Office Expense	32.18
9/14/2026	15479	Amazon Capital Services Inc	General Operating	Commercial	Amazon Capital Services Inc	494.54
9/14/2026	15479	Amazon Capital Services Inc	General Operating	Commercial	Cleaning supplies	30.39
9/14/2026	15479	Amazon Capital Services Inc	General Operating	Commercial	Office Expense	29.34
9/14/2026	15479	Amazon Capital Services Inc	General Operating	Commercial	Operating Supplies	494.54
9/14/2026	15479	Amazon Capital Services Inc	General Operating	Commercial	Repairs and Maintenance	627.27
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	5-Pack EFIELD poly pex-A Expansion fitting	36.31
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	5-Pak Mop-Mob Heavy Duty Scouring Pads New	27.98
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	Amazon Capital Services Inc	1,085.64
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	BEMIS 1955CT Commercial Open Front Plastic Toilet Seat HD	23.04
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	Bemis 1955CT Commercial Open Front Plastic Toilet Seats	68.61

postingDate	Check Numbe	displayName	Fund	Dept Name	Description	Total
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	Bosch DSB5012 12-Piece Assorted set Daredevil Spade bit 1/4" Hex Head Shank	21.95
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	Cleaning supplies	592.00
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	Dickies Men's Deluxe Long Sleeve Coveralls-7.5 oz Jump Suit	308.69
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	EFIELD 1-1/2-inch copper male adapter	40.16
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	GEFEDESUL 9Pcs Dusk to Dawn Sensor 120v Photoelectric Switch Water Resistant	48.99
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	Jones Stephens F76014 1-1/2x20' Natural Pex	160.08
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	Keurig K-Classic Single Serve K-cup pod Coffee Maker 48oz	109.99
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	New Star Foodservice 23084 1-100 Double Side Plastic Table Numbers 4"x4"	18.49
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	Office Expense	103.04
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	Operating Supplies	161.88
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	Pack of 10 EFIELD 1-1/2 inch Expansion rings	22.30
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	Personal Protective Equip. and Gear	59.99
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	Repairs and Maintenance	467.28
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	Sabre tools SDS Max Shank T Post Driver	38.99
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	Scrub Doctor 6-Pak 10x4.5x1" Large Green Scrub Pads	22.14
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	Sharkbite 1-1/2 x 1 inch reducing coupling	72.36
9/14/2026	15479	Amazon Capital Services Inc	General Operating	South Beach	Sharkbite MNPT adapter	115.56
9/14/2026	15479	Amazon Capital Services Inc	NOAA		Operating Supplies	345.99
9/14/2026	15480	Staples Advantage	General Operating	Administration	Office Expense	89.42
9/14/2026	15480	Staples Advantage	General Operating	Commercial	Office Expense	12.30
9/14/2026	15481	Suburban Propane	General Operating	South Beach	Propane	366.07
9/14/2026	15482	Thompson's Sanitary Service Inc	General Operating	Commercial	Trash/Garbage	3,720.62
9/14/2026	15482	Thompson's Sanitary Service Inc	General Operating	International Terminal	Trash/Garbage	1,540.49
9/14/2026	15482	Thompson's Sanitary Service Inc	General Operating	South Beach	Trash/Garbage	7,836.25
9/14/2026	15482	Thompson's Sanitary Service Inc	NOAA		Trash/Garbage	583.90
9/14/2026	15483	ToyotaLift Northwest Inc	General Operating	Commercial	Repairs and Maintenance	324.56
9/14/2026	15483	ToyotaLift Northwest Inc	General Operating	Commercial	ToyotaLift Northwest Inc	162.28
9/14/2026	15484	TWGW Inc NAPA Auto Parts	General Operating	Commercial	Repairs and Maintenance	68.99
9/14/2026	15485	Verizon Wireless	General Operating	Administration	Admin Lines	229.71
9/14/2026	15485	Verizon Wireless	General Operating	Commercial	CM Lines	95.97
9/14/2026	15485	Verizon Wireless	General Operating	International Terminal	NIT Line	34.10
9/14/2026	15485	Verizon Wireless	General Operating	South Beach	SB Lines	92.45
9/14/2026	15485	Verizon Wireless	NOAA		NOAA Lines	65.03

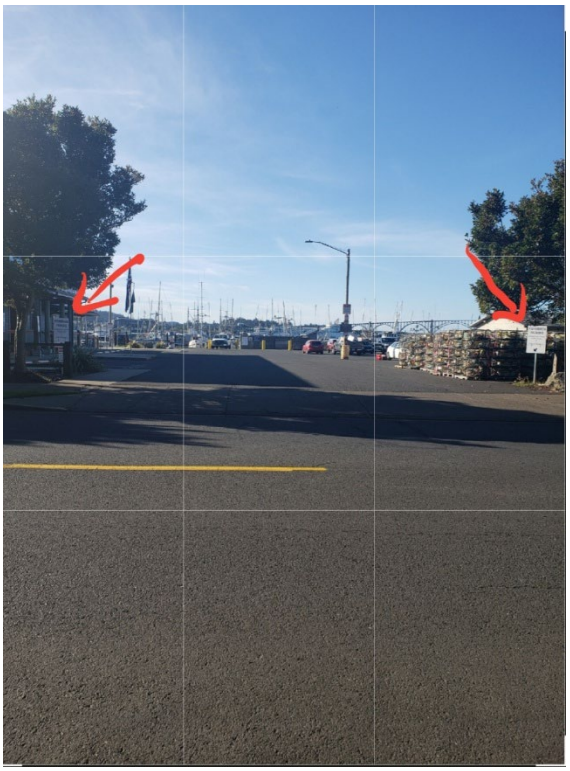
postingDate	Check Numbe	displayName	Fund	Dept Name	Description	Total
9/14/2026	15486	Barrelhead Supply Inc	General Operating	South Beach	16"x8" AL Undereve Vents	75.90
9/14/2026	15486	Barrelhead Supply Inc	General Operating	South Beach	2" PVC S40 REPAIR COUPLING	51.98
9/14/2026	15486	Barrelhead Supply Inc	General Operating	South Beach	2"PVC S80 SXS Unions	37.98
9/14/2026	15486	Barrelhead Supply Inc	General Operating	South Beach	3/4 S40 PVC Water Per Ft 20'/PC	23.64
9/14/2026	15486	Barrelhead Supply Inc	General Operating	South Beach	3/4 S40 Repair Couple SXS	17.98
9/14/2026	15486	Barrelhead Supply Inc	General Operating	South Beach	Building Materials And Products	2.34
9/14/2026	15486	Barrelhead Supply Inc	General Operating	South Beach	PIK STIK 32"	59.98
9/14/2026	15486	Barrelhead Supply Inc	General Operating	South Beach	Plug Angl 30/50A 250V	21.99
9/14/2026	15486	Barrelhead Supply Inc	General Operating	South Beach	Press Treated 2x4x12' ACQ	28.80
9/14/2026	15486	Barrelhead Supply Inc	General Operating	South Beach	Screws SM PHL8PAN3/4"SS10 100box	14.79
9/14/2026	15486	Barrelhead Supply Inc	General Operating	South Beach	SPLYWTRHTR 3/4x3/4x24"LL	45.98
9/14/2026	15486	Barrelhead Supply Inc	General Operating	South Beach	White MS Roll RFG Roofing	83.99
9/14/2026	15487	Power Motors Inc	General Operating	South Beach	Service Diagnosis Only.	186.05
9/14/2026	15488	Bill's Pest Control LLC	NOAA		Contract and Support Services	155.00
9/14/2026	15489	Coastal Marine & Hydraulic LLC	General Operating	Commercial	Repairs and Maintenance	1,564.13
9/14/2026	15490	Coastal Paper & Supply Inc	General Operating	South Beach	Fuel Charge	5.00
9/14/2026	15490	Coastal Paper & Supply Inc	General Operating	South Beach	Small Core Toilet Tissue Compact 2Ply 4x4.5 36/1000 (24ct)	1,116.96
9/14/2026	15491	Copeland Lumber Yards Inc	General Operating	Commercial	Copeland Lumber Yards Inc	234.98
9/14/2026	15491	Copeland Lumber Yards Inc	General Operating	Commercial	Repairs and Maintenance	473.24
9/18/2026	PPI10217	VOYA-Employee Contributions	General Operating	Administration	Oregon Growth Savings Plan	1,300.00
9/21/2026	PPI10214	Washington State Support Registry	General Operating	International Terminal	Garnishment Withholdings Payable	408.50
9/21/2026	PPI10215	Oregon Child Support Program	General Operating	Commercial	Garnishment Withholdings Payable	50.00
9/21/2026	PPI10216	Oregon Child Support Program	General Operating	South Beach	Garnishment Withholdings Payable	50.50

Bill Jenkins Parking Ticket Appeal

Facts:

The vehicle that Bill Jenkins parked on Port Property on 03OCT was issued a citation for having no parking pass on that date. Mr. Jenkins appealed the ticket, and the Executive Director upheld the citation on 06OCT.

The basis for Mr. Jenkins's appeal was that he was unaware of the requirement to have a parking pass. The Port posts signage at the entrances to the property as shown in the image below to inform all users of the parking lots that permits are required. The left image shows the entrance, and the right image is a close up of the signs at the entrance. Moorage holders are afforded the opportunity to get a copy of the Port Facilities Code upon checking in at the office, and they are responsible to understand and follow the Code. The Port uses signage to further communicate rules and directions.





After receiving the letter that the citation was upheld by the Executive Director, Mr. Jenkins came to the office and inquired about appealing the decision further. I informed him of his right to appeal to the Port Commission as was stated on his decision letter. He again stated that he didn't know he needed a pass, suggested that someone should have told him, and

also said that he thought the pass price was too high. He also asked what would happen if he did not pay the ticket.

I informed him that repeated unpaid parking tickets may result in exclusion from Port Property. I also explained to him that parking passes are required so that we can provide the lots for the use of fishermen; without them, the lots would be overrun by users who do not have Port business.

We generally do not recommend appeals being granted on the grounds that the Port user did not know about parking passes unless there are some kind of extenuating or mitigating circumstances. There were none mentioned in Mr. Jenkins's appeal, and I heard none mentioned during his brief visit to the office. My recommendation is to uphold the citation.

1. Name

Bill Jenkins

2. Phone Number

3. Email Address

4. Mailing Address

5. Citation Number (Red Number on top right of ticket)

10675

6. Please explain any circumstances why the ticket should be waived.

The fishing boat I run was in Newport getting an engine repaired by Curry Marine. They were not able to finish the job by the weekend. I went and got a rental car. I went and picked up supplies on Saturday 10/3/26 and brought them back to boat. I was not aware that you needed a permit to park in the parking lot. We unloaded the van and I parked for about 2 hrs in the lot and then came back and it had a violation on it. I parked the rental van in the street the remainder of the weekend.


WASHINGTON
CXM6497
EVERGREEN STATE

Port of Newport

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

Dear Bill Jenkins,

After reviewing your appeal made on October 5, 2026, the Port of Newport will uphold Citation No. 10675. Please see Chapter 7.22 of the Newport Facilities Code for your right to appeal within five days, https://www.portofnewport.com/facilities-code.

Sincerely,

Paula J. Miranda, Executive Director

From:
To: Gloria Tucker
Subject: Re: Citation No. 10675
Date: Tuesday, October 6, 2026 12:51:44 PM

Gloria,
I did come up to the office and try to speak to Paula.
I never did see the sign up on the pole. I guess the next step in the process is to appeal it at the meeting on the 27th. That was what I was told. I wish someone would have just said make sure to get a parking permit if you have a car when I was in the office or spoke with them on the phone. Most places I have been include it with the transit boat fee and tell you where you can park. Paying $80 a day just to tie to the dock should include you to park and unload supplies for the boat.

Sent from the all new AOL app for iOS

On Tuesday, October 6, 2026, 8:46 AM, Gloria Tucker <gtucker@portofnewport.com> wrote:

> Hello,
>
> Please see the attached letter regarding your appeal.
>
> Best,
>
> Gloria Tucker, CMC
> Administrative Assistant
> Port of Newport
> 541.265.7758
> gtucker@portofnewport.com

Port of Newport

NEW BUSINESS AGENDA ITEM

DATE:	**20 Oct 2026**
RE:	**Drainage Agreement for Rondys 2026**
TO:	**Port of Newport Board of Commissioners**
ISSUED BY:	**Aaron Bretz, Director of Operations**

BACKGROUND

The Port installed a drainage outfall that exists adjacent to, but outside the International Terminal's 1200Z-mangaged storm drains. It clears drainage ditches from the east of the Terminal, and crosses Rondys property near the current Community Ice plant. This is property that the Port leases from Rondys for storage, and it includes property we sublease to Community Ice.

Community Ice needs to establish a small parking area, and they need to drain water that is currently flowing across that portion of the lot into the Port's storm drain so that it can properly clear the area. This storm drain was built by the Port on Rondys property, and they are seeking to connect the storm drain for Community Ice to this pipe.

We consulted with the Port's attorney on the best way to handle this scenario, since the drain exists not on Port Property, but on property leased by the Port. Our main concern is that we want to protect the Port from liability for anything that enters this drain and comes from the Community Ice area. The attached agreement was drafted by Rondys and reviewed by our attorney as an acceptable way to address this risk.

BUDGET IMPACTS

None

RECOMMENDED MOTION

I MOVE TO APPROVE THE EXECUTIVE DIRECTOR OR HER REPRESENTATIVE TO EXECUTE THE ATTACHED DRAINAGE MAINTENANCE AGREEMENT WITH RONDYS INC.

SHARED DRAINAGE FACILITY USE AND MAINTENANCE AGREEMENT

This Shared Drainage Facility Use and Maintenance Agreement ("Agreement") is made this ____ day of _____, 2026, by and between:

Port: The Port of Newport, an Oregon port district ("Port"), operator of a stormwater drainage culvert (the "Culvert") located substantially on the Rondys Property, more particularly shown on Exhibit A.

Rondys: Rondys, Inc., an Oregon corporation ("Rondys"), owner of the real property located at 1430 SE Bay Blvd, Newport, Oregon, Lincoln County, Oregon (the "Rondys Property"), Tax Lot 100, Map 11-11-09D.

Port and Rondys are each a "Party" and together the "Parties."

Recitals

WHEREAS, Rondys owns the Rondys Property and the managing entity, Yaquina Industrial Park, LLC, which includes the gear storage area adjacent to Port Dock Road; and

WHEREAS, the Culvert, though installed and historically operated by Port to convey stormwater from a ditch on Port property north of Port Dock Road, runs substantially across and beneath the Rondys Property; and

WHEREAS, Port currently occupies certain adjacent portions of the Rondys Property pursuant to that certain Gear Storage Lease dated June 25, 2019, as amended December 15, 2020 (the "Gear Storage Lease"), which is presently in month-to-month holdover status; and

WHEREAS, Rondys is constructing a container canopy facility on the Rondys Property (the "Rondys Facility") and desires to install gutters and catch basins to divert stormwater runoff into the Culvert; and

WHEREAS, the Parties desire to document (i) Port's continued right to access, inspect, maintain, and repair the Culvert where it crosses the Rondys Property, and (ii) Rondys' right to connect the Rondys Facility's stormwater system to the Culvert, together with each Party's associated rights, responsibilities, and liabilities; and

WHEREAS, because the Culvert is located on Rondys' own property, the Parties intend this Agreement to function as a contractual use and maintenance license rather than a perpetual easement encumbering the Rondys Property, and intend this Agreement to stand independent of the Gear Storage Lease, on its own term, as set forth in Section 8 below.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. License for Port Access to the Culvert

Rondys grants to Port a non-exclusive, non-transferable license to enter upon the Rondys Property solely as reasonably necessary to inspect, maintain, repair, and, if required by permitting authorities, replace the Culvert, at the location(s) identified on Exhibit A. This license is not a conveyance of any estate or interest in the Rondys Property and is not intended to be recorded against title. This license continues for so long as this Agreement remains in effect under Section 8, regardless of the status, term, holdover, or termination of the Gear Storage Lease.

2. Rondys Right to Connect

Port grants to Rondys the right to connect stormwater drainage from the Rondys Facility, including gutters and catch basins, into the Culvert at the tie-in location identified as "Storm Tie-In" on Exhibit A, subject to approval of the

connection point by the City of Newport. Rondys shall not increase the volume, rate, or concentration of stormwater flow into the Culvert in a manner that causes flooding, erosion, or damage to Port's property or to the Culvert itself, without Port's prior written consent.

3. Third-Party Connections

Neither Party shall permit any other person, entity, or property to connect to or discharge stormwater into the Culvert without the prior written consent of both Parties. Each Party retains the right to withhold consent to additional connections that could affect its own property, operations, or liability exposure. A Party's unauthorized third-party connection shall be a material breach of this Agreement.

4. Maintenance and Cost-Sharing

Rondys shall be responsible for maintaining the portion of the drainage system located within the Rondys Facility, up to the Storm Tie-In.

Port shall be responsible for maintaining the Culvert from the Storm Tie-In to its outfall, including the portion crossing the Rondys Property, for so long as this Agreement remains in effect.

Each Party shall allow the other reasonable access for inspection and repair of the segment for which the other Party is responsible.

5. Liability and Indemnification

Each Party shall indemnify, defend, and hold harmless the other Party from and against any claims, damages, or liability arising from stormwater flow originating on the indemnifying Party's property or from that Party's negligent acts or omissions with respect to the Culvert, except to the extent caused by the indemnified Party's own negligence. Neither Party shall be liable for backups, flooding, or damage resulting from the combined system to the extent caused by the other Party's property, connections, or conduct.

6. Relocation

If Rondys develops a permanent facility on the Rondys Property that requires relocation or rerouting of the Culvert, the Parties shall cooperate in good faith to relocate the Culvert on terms to be agreed, including allocation of relocation costs, provided that any relocation shall maintain equivalent drainage function for both Parties.

7. City Approval

This Agreement, and any connection made under it, is subject to review and approval by the City of Newport Public Works Department. No connection shall be made until all required permits are obtained.

8. Term and Termination

This Agreement shall commence on the date first written above and shall continue for an initial term of one (1) year, automatically renewing for successive one (1) year terms unless either Party terminates upon ninety (90) days' prior written notice to the other Party. This Agreement, and its term, is independent of the Gear Storage Lease and is not affected by the term, holdover status, renewal, or termination of the Gear Storage Lease.

9. Relationship to Gear Storage Lease

Port's occupancy of adjacent portions of the Rondys Property is governed separately by the Gear Storage Lease. Nothing in this Agreement modifies, extends, or is affected by the Gear Storage Lease, and nothing in the Gear

Storage Lease is affected by this Agreement. As between the Parties, ownership of the Culvert and any related infrastructure shall continue to be governed by the applicable provisions of the Gear Storage Lease, and not by this Agreement.

10. No Recorded Interest

This Agreement is a contractual license and use agreement only. It does not create, and is not intended to create, an easement, servitude, or other interest running with the land, and neither Party shall record this Agreement, or a memorandum of it, against the title to the Rondys Property without the other Party's prior written consent.

11. Notices

All notices under this Agreement shall be in writing and delivered by registered mail, postage prepaid, to the addresses below, or such other address as a Party designates by written notice:

To Rondys:
Rondys, Inc.
1301 W Oregon St
Bellingham, WA 98225

To Port:
Port of Newport
600 S.E. Bay Blvd.
Newport, OR 97365

12. Binding Effect

This Agreement shall be binding upon the Parties and their respective successors and assigns, subject to the termination provisions of Section 8.

13. Governing Law

This Agreement shall be governed by the laws of the State of Oregon.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date first above written.

_____
PORT: The Port of Newport
Printed Name: _____
Title: _____
Date: _____

_____
RONDYS: Rondys, Inc.
Printed Name: _____
Title: _____
Date: _____

Exhibit A – Culvert Location

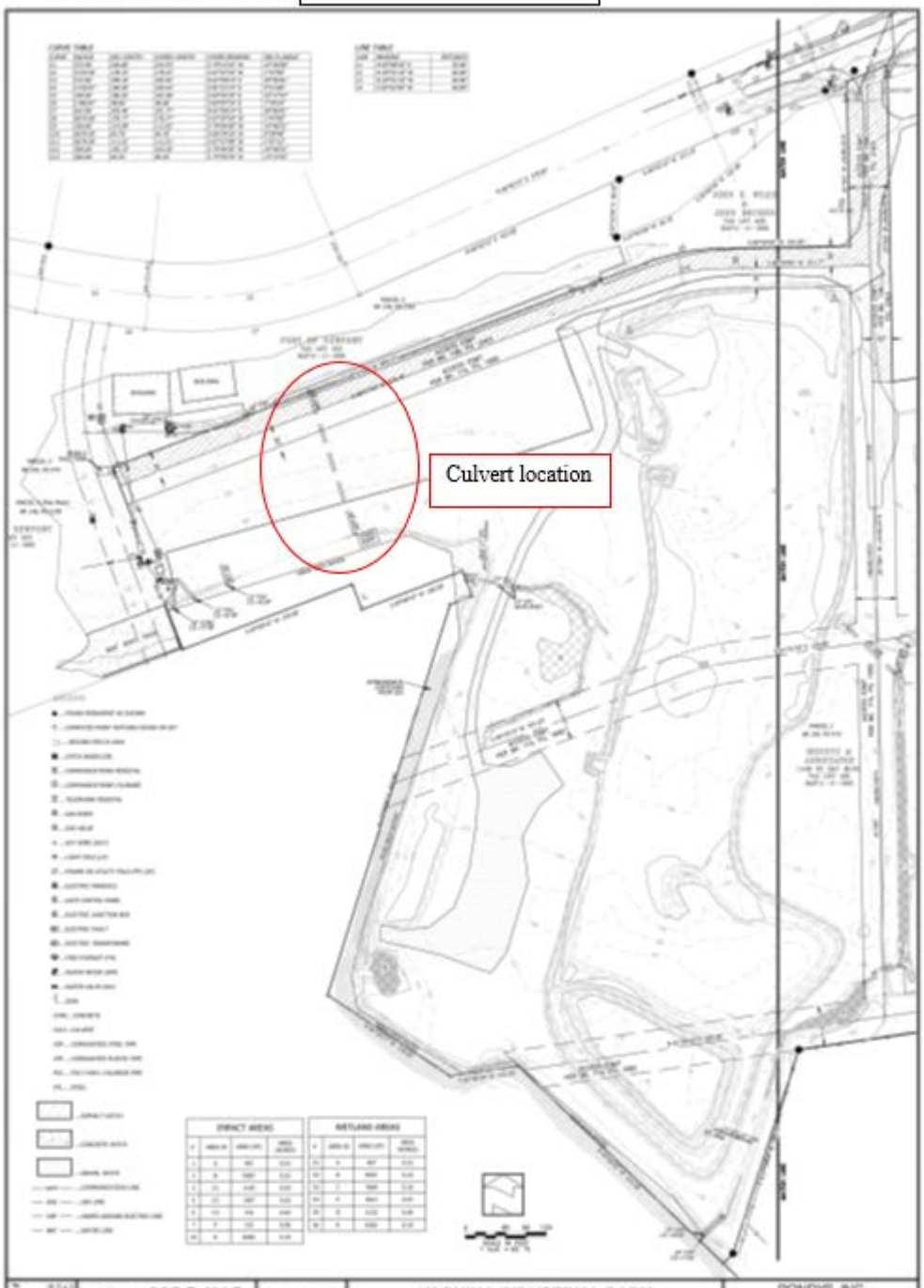
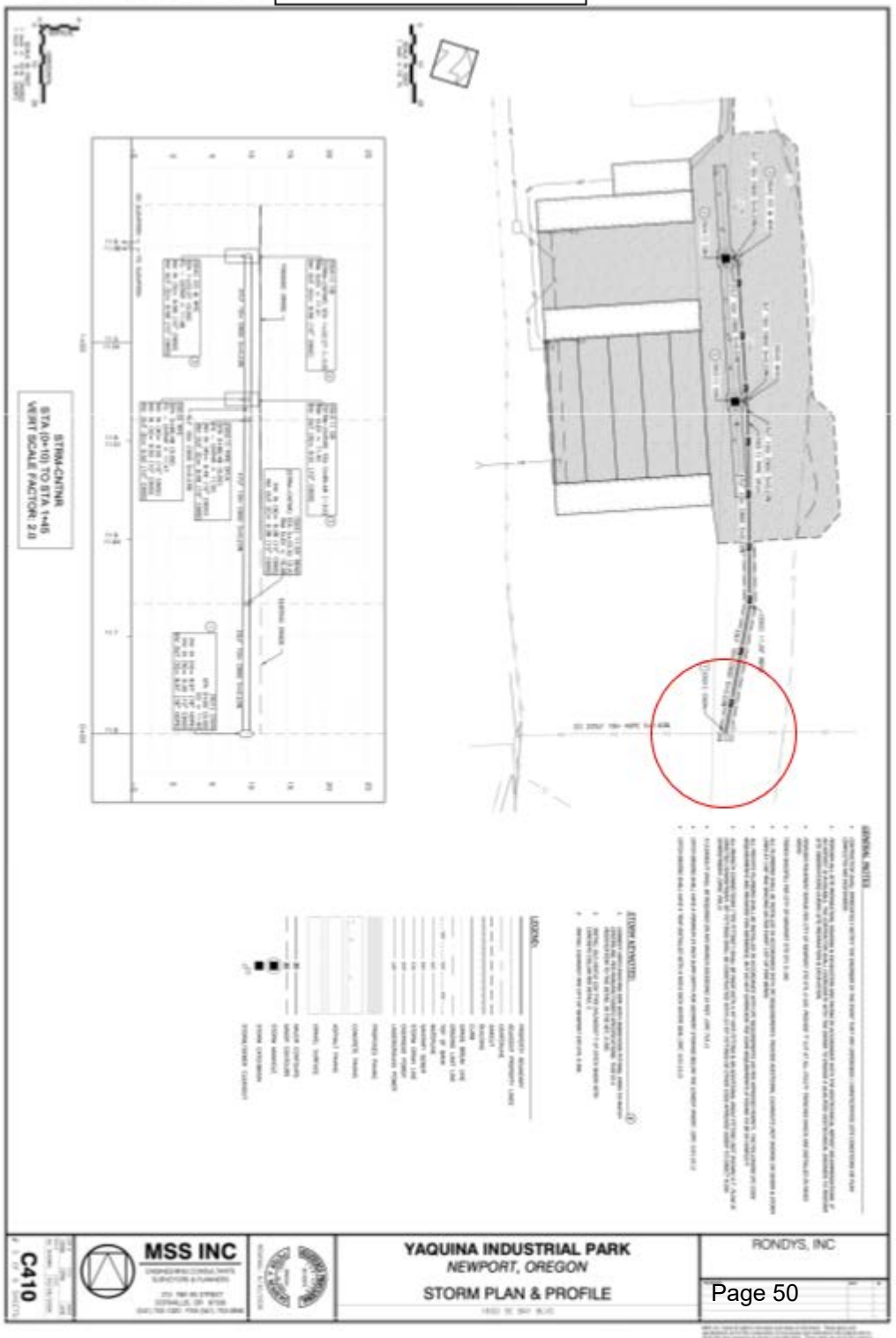


Exhibit A – Tie-in Location



Port of Newport

NEW BUSINESS AGENDA ITEM

DATE:	**23 Oct 2026**
RE:	**Failed Condenser Unit NOAA MOC-P**
TO:	**Port of Newport Board of Commissioners**
ISSUED BY:	**Aaron Bretz, Director of Operations**

BACKGROUND

This week, the superintendent of the NOAA MOC-P Facility was notified that smoke was coming from the main condensing unit for the office building. Upon investigation, it was found the smoke was actually oil and gas vapors coming from the coils inside the unit which had failed due to corrosion. We considered replacement of only the coils, but the corrosion on the unit mean that we will likely experience other failures as well, and that replacement of the entire unit is the most economical choice. This is also the choice that will return the AC to operating condition the quickest.

This unit sits outdoors and due to the salt air environment, experiences an accelerated rate of corrosion. We rinse the coils periodically to keep corrosion at a minimum, but the time has come to replace this unit. The office building is without AC until we replace the unit, and we are seeking quotes as quickly as possible to get that done to minimize the outage and the impact to NOAA.

We have one quote so far and we hope to have at least one more prior to the Port Commission meeting. We are requesting to declare an emergency due to the service outage and move forward with the best value to replace the AC unit with the Commission's authorization.

BUDGET IMPACTS

Due to savings in other areas of the NOAA budget, we have ample budget to cover this repair and if the project runs over, there is still enough contingency to fund the work.

RECOMMENDED MOTION

I MOVE TO DECLARE AN EMERGENCY, AND APPROVE THE EXECUTIVE DIRECTOR OR HER REPRESENTATIVE TO EXECUTE A CONTRACT WITH COASTAL REFRIGERATION OR ANOTHER CERTIFIED HEATING AND AIR CONDITIONING CONTRACTOR IN AN AMOUNT NOT TO EXCEED $76,000 TO REPLACE THE CONDENSING UNIT ON THE AC FOR THE NOAA MOC-P OFFICE BUILDING.

EXECUTIVE DIRECTOR
MONTHLY REPORT

DATE: **10/27/2026**

PERIOD: **09/29/2026 – 10/20/2026**

TO: **Board of Commissioners**

ISSUED BY: **Paula J. Miranda, Executive Director**

OVERVIEW

We continue to be short on accounting staff due to some health issues. We hired a temp to help with some duties while some of the staff are only working half days. So, we request some degree of patience while we get through this phase.

Here are some of the highlights for the month:

South Beach

RV Park: Things are slowing down at the RV Park, which is giving staff some time to catch up and train the new RV Park Hosts, which are starting this month. After not having a host for about a year, we are happy to announce that Traci and Roman Prentner will be our new hosts. This is a volunteer position in exchange for an RV spot.

Derelict Vessels: We are continuing to work with the Port of Toledo on removing the vessels but had to extend our contract due to permitting issues with DEQ. USDA has also shown some interest in assisting.

Rogue: We are still waiting on the bankruptcy. Meanwhile, we are working with Business Oregon to finalize our grant for the feasibility study. Business Oregon will be granting 75% of the study, so the Port will still need to come up with about $15K, which is feasible according to our Finance Director. I am having an initial meeting with the consultant on Friday, October 23rd. Although a contract will not be signed until after we sign the grant with Business Oregon. ODFW may be interested in one of the spaces at the distillery. I am also showing the Rogue buildings to another prospector.

Dredging: Although Connect Oregon has yet to announce the winners, it is pretty obvious that we will not get the funds. It looks like only 12 projects will be funded. The dredging project is listed as 32 on their priority list. However, we are continued to discuss dredging needs at the State level.

North Commercial

Port Dock 7 Grant: We don't know when the PIDP will be announced. Probably not until the end of the year.

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. However, we anticipate getting a draft federal cost share agreement soon, which we will bring to commission.

Port Dock 5: We are working on some fingers damage created by the sealions.

Newport International Terminal

RORO Dock Piling Assessment: We continue to work with USDA but ran into some issues concerning the fact that we don't own the submerged and submersible lands under the dock. We had no issues with other agencies such as EDA when we built the pier. Initially they were going to use their process, then they require DSL to sign their document, which they will not. I ran this by Rep. Val Hoyle's office, and I am also running it by the USDA Oregon Administrator. Hopefully, we will be able to resolve the issue.

Remainder PIDP Grant: We are finalizing the RFP and should move forward before the end of the year.

New Dolphin: Just like the dredging, we most likely will not get the funds from Connect Oregon, placing at 26 on their priority list. We will continue to try different funding mechanisms.

NIT Feasibility Study: We signed the contract with ECONorthwest and should be moving forward with the study soon.

NOAA

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

NOAA Lease: I will be meeting remotely with NOAA's Real Estate Dept. on the 30th to discuss some of the requests we've made for the lease amendment.

NOAA Dredging: We are preparing to dredge NOAA's berth this winter. Work should start in mid-November.

Financials:

We continue to monitor our financial situation until we have completed the bankruptcy process for Rogue, and we start receiving revenues for the building.

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

Miscellaneous:

World's Greatest: If you haven't had a chance to watch the World's Greatest featuring the Port of Newport, now you can find it on our website under Community Outreach.

Meetings/Trainings/Summits:

09/29 – Quarterly Department Heads Meeting
09/29 – Commission Meeting
10/01 – Sea Grant Interview Assistance for Strategic Communications Lead
10/05 – Recurring Operations Meeting

10/05 – Recurring Finance Meeting
10/06 – Recurring RV Park Supervisor Meeting
10/06 – Meeting with Business Oregon Lobbyist from DC
10/07 – Kick off meeting with ECO Northwest/NIT
10/07 – Meeting with PNWA CEO
10/09 – Communications Meeting
10/19 – Recurring Operations Meeting
10/19 – Recurring Finance Meeting
10/20 – Recurring RV Park Supervisor Meeting
10/27 – City of Newport – Destination Stewardship Collaboration
10/27 – Commission Meeting

Upcoming Schedule:

10/28-29 – Oregon Coast Economic Summit (Caucus) – Seaside
10/30 – Communications Meeting
11/02 – Recurring Operations Meeting
11/02 – Recurring finance Meeting
11/03 – Cascade West Economic Development District (CWEDD) Summit – Albany
11/06 – Oregon Sea Grant Council Meeting (Unfortunately this meeting conflicts with Fishermen's Appreciation Day)
11/11 – Veterans' Day (Office is closed)
11/13 – Recurring Operations Meeting
11/13 – Recurring Finance Meeting
11/16 – Recurring RV Park Supervisor Meeting
11/16 – Monthly Director's Meeting
11/17 – Next Commission Meeting (One week early because of Thanksgiving)

Port of Newport

FINANCE DEPARTMENT MONTHLY REPORT

DATE: 27 October 2026
PERIOD: July 1, 2026 to September 30, 2026
TO: Paula Miranda, Executive Director
ISSUED BY: Mark A. Brown, Director of Finance and Business Services

Financial Statements and Revenue Review
Attached for Commission review are the preliminary Balance Sheet and Income Statements through September 30, 2026. Also included are year-to-date (YTD) revenue comparisons to the prior fiscal year, Fund Balance Sheets for all funds, and a comparative income statement showing year-over-year revenue and expense activity.

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

Auditor
Audit fieldwork is nearing completion. Mark Harris and I continue to reconcile General Ledger accounts. Once this process is complete, we will submit the final trial balance, concluding the fieldwork portion of the audit.

The audit has affected our ability to complete month-end activities on their normal schedule. Sorren, our new auditor, has implemented a significantly improved process for requesting documentation, allowing us to assign and track requests efficiently. However, the reports being requested differ substantially from prior years and have increased the workload for both accounting staff.

Combined with current staffing limitations, this additional workload has delayed completion of some month-end activities (and the Audit) unless significant overtime is worked.

System Transition Details
Elite Dynamics originally customized portions of its software for the Port through tenant-specific extensions that did not impact other customers. Following a review of the requested enhancements, Elite determined that many of these features would benefit other users and subsequently incorporated them into the standard product offering.

Elite Dynamics is currently installing the standard product in a testing environment ("Sandbox") for the Port of Newport. Port staff will conduct testing and validation of the standard product. If testing is successful, the Port will transition from the customized version to the standard release.

Online Presence

The Port recently relaunched its online presence and added a mobile application for RV Park customers. Some customers have indicated a reluctance to install another application on their mobile devices.

Elite Dynamics is currently updating its online customer portal to improve usability and enhance the overall customer experience

Bankruptcy

The Port recently received notice that the bankruptcy trustee has completed the removal of hazardous materials from the Rogue site. Port staff are hopeful that full access to the building will be restored in the near future.

Front office

A temporary part-time employee has been hired to assist with front office operations. Due to the unique nature of Port operations and customer requests, training requires substantial staff involvement. As a result, the Staff Accountant, Mark Harris, frequently provides front desk coverage during lunch periods and employee absences.

This coverage requirement has delayed completion of accounting work and has occasionally resulted in the front office being closed during lunch hours.

Multifunction Devices

An RFQ has been developed and released for the replacement of the copier, printer, and scanner devices located in the Main Office and South Beach Marina Office. The current lease agreement expires in February 2027. Responses to the RFQ are due on October 30, 2026.

Port staff anticipate completing their evaluation of the proposals in time for presentation to the Commission at the December 2026 meeting, with contract award in January of 2027 and implementation expected in February 2027.

Financial Institution

Last year, First Interstate Bank transitioned to a new online banking platform after its previous system reached end-of-life and was no longer supported. As a result, Port staff currently utilize two separate online platforms to conduct banking activities and access account information.

Recent updates to the bank's security systems have also created challenges with the remote deposit platform, requiring additional staff time to troubleshoot and maintain functionality.

In late October, Mark Harris and I will meet with a regional representative from First Interstate Bank to discuss these ongoing concerns and explore opportunities to improve efficiency and system reliability and to let them know to expect an RFP for Bank services within the next year, as it has been five years since the last RFP.

Year-to-Year Revenue Comparison – General Operating Fund major revenue

Area	CY Revenue	PY Revenue	Variance	
Leases	787,962	856,983	-69,021	Unfavorable
Moorage	431,442	562,983	-118,511	Unfavorable
RV Space Rental	560,816	679,255	-118,439	Unfavorable

Fiscal year Department Revenue Comparison – General Operating Fund

Area	Lease	Moorage	Services	RV Space	Fees	Misc	Totals*
South Beach	41,294	304,449	1,900	560,816	104,863	-6,760	1,006,562
COM Marina	69,400	352,127	134,671	0	15,077	26,917	583,115
NIT Cargo	0	0	11,600	0	1,855	0	13455
NIT Fishing	27,505	41,550	68,468	0	372	0	137,896

I am reviewing NIT Cargo moorage revenue to determine whether any revenue was incorrectly posted to NIT Fishing. Any necessary correcting entries will be processed upon completion of this review.

RV Park and Marina Occupancy

After comparing the Ports performance with external benchmarks, we found that lower occupancy is consistent across the United States. To increase use by short-term customers, special offers were approved by the Executive Director.

Main RV Park
Occupancy Percent

Month	2022-23	2023-24	2024-25	2025-26	2026-27
July	96.28%	102.73%	98.56%	94.11%	95.65%
August	98.74%	101.16%	99.80%	97.16%	79.35%
September	95.94%	102.28%	98.30%	87.21%	47.78%
October	62.89%	52.07%	37.06%	81.78%	
November	31.87%	26.37%	23.66%	16.92%	
December	21.88%	24.50%	15.85%	8.92%	
January	25.14%	18.10%	16.16%	9.82%	
February	28.65%	26.16%	29.08%	15.22%**	
March	36.23%	31.63%	32.29%	6.59%	
April	44.10%	34.57%	27.03%	5.49%	
May	68.76%	59.19%	51.82%	28.57%	
June	97.90%	89.71%	83.73%	54.95%	

RV Park Annex
Occupancy Percent

Month	2022-23	2023-24	2024-25	2025-26	2026-27
July	85.71%	92.99%	89.21%	79.84%	98.08%
August	85.11%	94.17%	91.90%	88.71%	69.23%
September	78.65%	76.09%	69.10%	65.58%	38.46%
October	36.54%	19.29%	19.04%	8.90%	
November	18.80%	17.01%	4.62%	0%	
December	15.94%	16.60%	0.00%	0%	
January	21.16%	15.30%	0.00%	0%	
February	20.67%	19.10%	12.23%	0%	
March	12.49%	12.90%	10.24%	1.92%	
April	16.20%	20.64%	13.99%	3.85%	
May	44.17%	42.06%	31.58%	23.08%	
June	67.44%	71.22%	62.31%	46.15%	

Dry Camp Main
Occupancy Percent

Month	2022-23	2023-24	2024-25	2025-26	2026-27
July	53.04%	55.90%	45.30%	36.36%	92%
August	43.50%	57.37%	44.40%	36.18%	52.00%
September	39.29%	5.44%	36.00%	18.43%	4.00%
October	15.39%	3.00%	8.66%	56.54%	
November	9.33%	1.48%	8.33%	57.1%	
December	4.70%	1.01%	6.54%	19.56%	
January	2.58%	0.13%	1.61%	56.31%	
February	3.59%	6.50%	4.23%	0%	

March	2.58%	8.89%	4.56%	4.84%	
April	3.38%	5.33%	4.67%	4.0%	
May	11.34%	1.86%	8.57%	12.00%	
June	20.24%	18.86%	16.52%	12.00	

Dry Camp Overflow
Occupancy Percent

Month	2022-23	2023-24	2024-25	2025-26	2026-27
July					82.5%
August					7.50%
September					5.00%
October					
November					
December					
January					
February					
March					
April					
May					
June				2.7%	

South Beach Marina Occupancy Percent -
* This might be slightly inflated by abandoned and derelict vessels;
Starting February 2026, does not include annual Moorage

Month	2022-23	2023-24	2024-25	2025-26	2926-27
July	95.84%	91.33%	89.87%	92.54%	80.18%
August	94.46%	90.60%	88.20%	93.32%	78.88%
September	93.30%	81.91%	88.98%	92.11%	82.91%
October	81.40%	81.16%	77.22%	87.78%	75.32%
November	52.83%	47.96%	46.08%	50.19%	
December	50.39%	46.34%	44.62%	46.85%	
January	50.40%	17.24%	45.97%	46.63%	
February	49.83%	44.42%	45.48%	38.86%**	
March	49.84%	44.84%	44.31%	37.79%	
April	58.32%	55.66%	56.11%	44.14%	
May	88.82%	85.21%	86.56	70.63%	
June	90.26%	88.32%	90.73%	72.43	

** Switch to Elite Dynamics, The Vacancy calculates occupancy differently, excluding Long-term stays this reduces Occupancy

General Operating Fund
Budget Vs Actual

The Port's overall cash position as of September 30, 2026, **declined by $1,290,917** to $3,364,736 as compared to its cash position on September 30, 2025. The balance on Funds received, not cleared, will decline starting September 1, bank deposits will be cleared weekly, at a minimum.

The preliminary September 30, 2026 financial statements are provided for reference, only minor changes should be made to these financial statements, the Income portion should remain the same, and the expenses will have minor changes.

Balance Sheet

General Operating Fund Cash Position

When the Port purchased the two front end loaders, Port staff transferred $700,000 from Reserve Funds to the General Operating Fund. **The Ports General Operating Cash Balance declined by $780,852** as compared to its cash position on September 30, 2025. The Port is struggling to maintain its cash position with the loss of the Rogue Brewing Company Lease. An annual loan payment of $218,212 has been paid and will reflect in next months cash balance. Other outstanding loans/Bonds paid from General Funds are:

Loan # Dept	Year Ends	Approx Annual payments
Q10001, NIT	2032	94,000
L12005, NIT	2035	218,212
Full Faith, NIT/SB	2030	240,000-284,000
Full Faith, NIT/SB	2031-2034	65,000
65541 (GAP)	2036	25,000 (0% interest loan)
Admin Building	2044	50,400
Admin Building	2044	59,117
Crane/NIT	2044	41,200
Seawall	2055	60,848
Total		~790,554+ annually, decreasing in 2031.

The current General Operating Fund balance is **$-333.650** and remaining Reserve Funds of $1,319,152. By December 31, 2026 Port staff hope to transfer a portion of this balance back to the Reserve fund, though that looks doubtful at this point in time.

The Port hopes to see funds from the Rogue bankruptcy which will improve the Ports liquidity, within the current fiscal year.

General Operating Funds (GOF) FY 2026-27, Budget Vs Actual:

All Departments

Narrative		Amount
Operating Revenue is	Favorable	155,960
Operating Expenses are	Favorable	141,453
Operating Income is	Favorable	297,453
Non-operating Revenue is	Unfavorable	1,0821,656
Non-Operating Expenses are	Favorable	674,023
Non-Operating Income is	Unfavorable	40,633
Income before Loans and Depreciation is	Unfavorable	111,180
Loans		0
Overhead Allocation is		
Depreciation expense is		489,954

Variance Explanation

Overall, the Port's financial performance compared favorably to budgeted income. No Grant Revenue and expenses have not occurred in the fiscal year, causing some unfavorable variances. Loans expense is evenly distributed, not based on actual, this will normalize throughout the year. Because of the Audit, Depreciation has not been calculated.

Non-Departmental (Dept 000)

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

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

Non-Departmental, Department 000		
Narrative		Amount
Non-operating revenue is	Unfavorable	2,751
Non-Operating Expenses are	Favorable	8,129

Variance Explanation

Non-Operating Revenues for Interest have not been posted, due to the Financial Audit.

Administrative Department

Administration, Department 100		
Narrative		Amount
Operating revenue is	Unfavorable	11,029

Operating expenses are	Favorable	59,888
Operating income is	Favorable	48,859
Non-operating revenue is	Favorable	1,445
Non-operating expenses are	Unfavorable	36,384
Non-operating income is	Unfavorable	34,938
Depreciation expense is		142,796

Variance Explanation

Budgeted Interest expense is in a different period from actual, when budgeted interest expense is accounted for this budget will display as favorable.

Commercial Marina, Department 300		
Narrative		Amount
Operating Revenue is	Favorable	151,621
Operating Expenses are favorable by	Favorable	53,438
Operating Income is favorable by		205,059
Non-operating Revenues are	Unfavorable	300,000
Non-Operating Expenses are	Favorable	5,290
Non-Operating Income is	Unfavorable	294,710
Net income (before Deprec & loans) is	Unfavorable	89,651
Depreciation expense is		27,526
Overhead allocation is		

Variance Explanation

No Loan or Grant expenditures have occurred in this Operating Budget

International Terminal, Department 500..501		
Narrative		Amount
Operating revenue is	Unfavorable	149,241
Operating expenses are	Favorable	56,694
Operating income is	Unfavorable	89,547
Non-operating revenue is unfavorable by	Unfavorable	481,350
Non-operating expenses are favorable by	Favorable	718,137
Non-operating income is favorable by	Favorable	236,787
Income before Deprec and Loans is favorable	Favorable	147,240
Depreciation expense is		230,825
Overhead allocation is		

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

Variance Explanation
We have budgeted for Cargo and fishing activities on a straight-line basis, this is low season for Fishing, future activities may make up Operating Revenue Shortage. No Grant income has been earned and no grant expenditures have occurred.

South Beach, Department 700-701		
Narrative		Amount
Operating revenue is	Favorable	157,936
Operating expenses are	Unfavorable	17,220
Net operating income is	Favorable	140,716
Non-operating revenue is	Neutral	
Non-operating expenses is	Unfavorable	9,388
Non-operating income is	Unfavorable	9,388
Income before Deprec and Loans is	Favorable	131,329
Depreciation expense is		88,806
Overhead Allocation is		

Variance Explanation:

NOAA Lease Revenue Fund
Cash Position
The Revenue Bond covenants require the Port to set aside the maximum future bond payment of $1,761,721.

The current cash balance in the NOAA Fund is $1,643,837. An additional $300,000 of revenue is expected for Insurance Reimbursements. After meeting the required bond set-aside, $-118,884 is available in the NOAA Fund. With the additional $300,000 the Port will be in a positive position until the dredging occurs.

NOAA Lease Revenue Fund		
Narrative		Amount
Operating revenue is	Unfavorable	12,737
Operating expenses are	Favorable	737,770
Operating income is favorable by	Favorable	586,611
Non-operating revenue is	Neutral	

Non-operating expenses are	Neutral	
Income before Deprec and Loans is	Favorable	586,611
Depreciation expense is		249,682
Overhead Allocation is		

Variance Explanation (NOAA)

Some budgeted activities have not yet occurred at NOAA, such as the Dock Repairs. The HVAC system is unexpectedly in need of repair or replacement; we are waiting on a written quotation prior to taking action.

Other Fund Balances

Reserve Fund (Fund 600)
Cash available. after transfer of $700,000 $1,327,488

Bonded Debt Fund (Fund 400)
Cash available: The Port has $463,424 set aside for Bond Payments.

Facility Maintenance Fund (Fund 200)
The Port has $623,374 set aside for future projects.

Past Due Balances.

The aging report is a separate report with notes. A reminder:

The aging report is a point in time report, many customers have paid since August 31, 2026, Port staff make a concerted effort to collect monies when this report is generated. Some invoices were misdated on the implementation of Service Tickets, making them past due immediately.

##.

No.	Name		Not Due	0-30 days	31-60 days	61-90 days	Over 90	
C00023	Refuge Fisheries, INC ; Eclipse	8,453	-	(15)	5,296	183	2,989	On a payment plan and just made a recent payment
C00064	Doyle Wormington/ Bogdan Baciu	2,150	-	-	-	-	2,150	Email sent with past due invoice.
C00065	Joe Zelfer	643	-	-	-	331	312	Statement printed and brought to the vessel.
C00132	Tiburon Fisheries; Cap Elza	7,749	717	-	1,056	1,623	4,353	See below, C00133
C00133	Tiburon Fisheries LLC; Springside/Defiant/ Cap Elza	11,672	1,284	788	-	-	9,599	Seized Vessel Springside, has OR Dept of Revenue Lien, Sale Date: November 09, 2026, instructed staff to seize Cap Elza on arrival
C00138	Steve Lovin - Lucky One	593	-	-	-	-	593	Owner has not responded to requests, moving to Seizure
C00167	Safe Coast Seafoods	1,871	400	-	200	353	918	Seized Sale Shack
C00174	John S Sibis	616	-	-	-	-	616	On payment plan and actively paying on time every month. Actual balance is $1000 less
C00175	Russ Diede LLC; Casino	455	222	-	-	-	233	Just made a recent payment
C00240	Free Spirit Seafood LLC	871	-	-	-	-	871	Emailed about past due.
C00310	David Elton	2,614	-	-	-	-	2,614	Phone number is invalid. Email sent with past due invoice.
C00363	Johnny Russell	7,895	-	-	873	873	6,149	Has not communicated. Suggest starting the seizure process.
C00382	Sea Storm Fisheries Inc -	2,575	2,404	(3,476)	-	4,244	(597)	Has agreed to a payment plan
C00394	Daniel Kistler	1,711	-	-	-	-	1,711	Email sent with past due balance previously. Past due from April 2025. Suggest writing off.
C00412	Gary Lewis	226	-	-	-	-	226	
C00444	Jason Albee	1,717	-	-	-	-	1,717	Spoke with customer. He believes this was paid and is trying to find a receipt.
C00462	Chris Garrett	3,309	-	-	-	-	3,309	On payment plan and paying on time.
C00471	Gregory Temple	2,301	-	-	-	-	2,301	Made 2 months payment. on payment plan

No.	Name		Not Due	0-30 days	31-60 days	61-90 days	Over 90	
C00539	Smith and Hika Fisheries LLC-IDA B	28,922	989	-	2,183	1,253	24,497	On payment plan, Is trying for $5000 a month
C00542	Treg Montagne	2,616	-	-	-	-	2,616	Payment on 7/27/26 applied to current moorage on mistake instead of paying past due. Will contact the customer to straighten out.
C00549	Angela & Don Carter	250	-	-	-	-	250	Invoice from June 2025, Suggest writing off
C00573	Samantha Auteri	2,711	-	-	-	-	2,711	Sold the vessel in July, she is contesting the bill and says she has already paid the moorage in full.
C00633	Dan Lay	232	-	-	-	-	232	
C00636	MidCoast Fisheries LLC; Equalizer	1,787	906	-	50	-	831	Made recent payment
C00672	Host Agency	24,863	-	-	-	-	24,863	made 25k payment 9/15. got the rest sorted out in AP review
C00747	Clint Henry Young	436	-	-	-	-	436	Email sent with past due balance
C00750	Valerie Karnes	3,626	-	1,182	1,222	-	1,222	Email sent with past due balance
C00763	John Foster	401	-	-	-	-	401	
C00774	Justin Kruse	6,583	-	1,013	1,047	-	4,522	Recommend starting the seizure process
C00777	Travis Collier	6,057	-	-	-	710	5,347	Going through Seizure Process
C00787	Lady Jaye LLC.	8,623	1,095	905	898	2,251	3,473	$750 per month, increased from last month
C00792	Brookings Fishing Charters; Umatilla	3,681	-	-	-	-	3,681	On payment plan. made recent payment
C00840	Billeter Marine; Regulator & Pacific Eagle	1,024	-	-	-	-	1,024	Current
C00961	Raymond Carel -Saltybros LLC Lease	979	-	-	-	-	979	On payment plan and actively paying on time every month
C00981	Alfonso Barrera	231	-	-	-	-	231	Email sent with past due invoice.
C00989	Teresa Hennessey- Mad Hatter	2,758	-	-	-	-	2,758	Just claimed she does not own the boat 9/18/26. Will be communicating with her next week

No.	Name		Not Due	0-30 days	31-60 days	61-90 days	Over 90	
C01002	Theresa Ross	3,796	-	-	-	-	3,796	Emailed about past due balance
C01005	Greg Dewar	1,564	361	(500)	333	317	1,053	On payment plan. Does not alwasy pay on time
C01060	Fresh Wild Tuna, LLC; Royal Mariner	8,540	-	4,846	-	171	3,523	Current
C01064	Mark Richardson	16,857	668	-	6,128	527	9,535	Number of issues, has offered a Skiff in exchange for balance
C01079	Seawater Seafoods Co	1,962	436	-	244	456	826	Payment should be in the mail
C01093	Lloyd Dale Doyle Jr	1,032	-	-	-	-	1,032	reached out 10/19/26
C01140	Michael Lockabey	125	146	-	69	130	(219)	was on payment plan. hasn't made a payment in a while
C01159	Rogue Fisheries; Dawn Treader	10,216	562	-	322	1,008	8,325	Selling boat, have a lien on vessel, will get paid from proceeds, should receive payment in early October
C01169	Brett Pankey	6,507	183	-	38	182	6,104	Agreed to pay $1000 and $500 month thereafter
C01178	Ripka Fisheries LLC; Jeanoah	16,372	3,861	-	1,795	4,032	6,684	Made recent payment
C01188	F/V Pacific Inc.; Pacific	6,041	1,056	-	499	-	4,487	Working on some allocations. Pays balances in full each month
C01201	Pat Dean	7,738	60	-	-	2,272	5,406	Email sent with past due balance
C01219	Sundad Fisheries LLC	5,170	794	-	3,681	604	90	mentioned sending a check this next week
C01224	BP Fishing; Dawn Venture	7,114	76	3,843	38	67	3,089	Told me payment would be sent soon
C01246	Rigel Greenway	437	-	-	-	-	437	
C01247	Surgener Fisheries-Triggerfish	6,332	296	3,115	-	-	2,921	Paid
C01254	Aquarius Inc.; Monde Uni	5,353	90	-	282	833	4,149	Paid in full
C01274	Mark Whittier	739	-	-	-	-	739	Paid off entire balance, back on autopay
C01322	North American Fishing LLC	740	-	-	-	-	740	In legal dispute. Working on who to bill for past due

No.	Name		Not Due	0-30 days	31-60 days	61-90 days	Over 90	
C01324	John Zuanich	4,181	76	-	-	-	4,105	no past due
C01385	Frank Button	1,081	206	-	69	61	745	contacted 10/19/26
C01465	David Lane	4,484	-	-	-	-	4,484	Has been in contant, has not made a payment in a long time
C01512	Bruce Garrett	2,616	-	-	-	-	2,616	Left voicemail for the customer
C01633	Kelvin Vaughan	1,602	109	-	-	333	1,160	
C01637	Bill McCurdy- B05	4,880	-	-	-	-	4,880	Left voicemail for the customer
C01679	Kindred Fisheries, Inc; Saint Joseph	1,476	-	-	-	1,011	465	Sold Saint Joseph and leaving with Paige Marie. Hopefully will see a payment
C01680	Kindred Fisheries, Inc; Paige Marie	1,017	1,053	-	-	-	(35)	
C01695	Bob Rudel	3,254	-	-	-	-	3,254	Emailed invoice.
C01720	Rodney Snyder	4,323	-	-	-	-	4,323	Left voicemail for the customer
C01722	Miss Raven Charters LLC- Mike Sorensen	550	-	-	-	-	550	Sent email with past due invoice
C01741	Rasela Strasburg	13,437	-	175	156	-	13,106	Working with CSC to try and handle part of this balance.
C01823	Oregon Brewing Company	220,000	-	-	-	-	220,000	Bankruptcy, this is the amount we believe we will receive
C01830	Newport Fab Shop	7,639	1,969	1,969	(31)	-	3,732	Just Paid $10,000 will be back on track shortly
C01862	Southern California Seafoods	67,408	-	-	-	-	67,408	Nov 1st 10% then monthly
C01868	Living Pacific Seafood LLC	37,599	6,903	96	5,394	4,530	20,675	Last Payment $10000. Has not made payment in October
C01880	Todd Korth; New Day	2,209	839	592	-	173	605	Says he will call tomorrow 10/19/26
C01886	Gladius Fisheries LLC; Northern Light	158	-	-	-	-	158	payment in the mail
C01887	Oregon Oyster Farms	910	-	-	-	-	910	just printed and mailed the past due invoice
C01896	Seeadler LLC	97	-	-	-	-	97	printed and sent past due
C01909	Todd Korth- Dream Catcher	1,968	538	202	101	796	332	said he would call tomorrow 10/19/26

No.	Name		Not Due	0-30 days	31-60 days	61-90 days	Over 90	
C01918	B Fishin	306	-	176	-	50	79	paid almost everything then told me he would call soon with remainder. I emails last week
C01935	Pacific Fishing LLC; Calamari	1,571	-	82	-	246	1,243	payment plan
C01939	Peggy Jo LLC	318	-	-	-	-	318	sent past due invoice
C01945	Frank Brown	305	-	-	-	-	305	printed and sent past due
Total		**643,224.79**	**28,299.45**	**14,995.76**	**31,940.81**	**29,619.66**	**538,369.11**	

Port of Newport

DIRECTOR OF OPERATIONS REPORT

DATE: 10/20/2026

PERIOD: September 2026-October 2026

TO: Paula J. Miranda, Executive Director

ISSUED BY: Aaron Bretz

OVERVIEW DIROPS

Summary:
We're winding down operations in South Beach as the Terminal gets busier and Commercial Fishing gear maintenance steps up in the Commercial Marina. Parking has been a regular issue, and we're using this time to run through the lots and address any signage improvements we can.

Detail:

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

  Anticipate having a draft federal cost share agreement for the next phase in the coming weeks.

- **NOAA MOC-P Pier Fire**

  The new camel was delivered to the pier. KPFF approved use of a coupler to reconnect the rebar in the pier to the repair area after completing testing on the device and the actual steel on site. Work will resume next week.

- **RORO Dock Piling Assessment**

  Oregon USDA reported that the DC office is trying to require Oregon Dept. of State Lands to sign a Notice of Federal Interest and have the State of Oregon sign on as an applicant to the grant before they would approve funds. Unfortunately, those are both non-starters; DSL has indicated that they would not do that, and the State of Oregon is not an eligible recipient for these grant funds. Paula is working on the log-jam with US representative.

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

  Project has been extended; Port of Toledo has not yet moved any boats, but we are winding down the time on our current extension.

- **Dredging**

  Held site meeting with the NOAA MOC-P dredging contractors. I anticipate mobilization will commence in mid-November.

- **Port Dock 5 Electrical Pedestals**
  Held through to next FY.

- **PIDP Grant**
  Working stormwater specs through DEQ.

- **Rogue Bankruptcy Properties**
  No changes, but I showed the front room in the Distillery to ODFW, who is interested in leasing the space as a shop with storage capacity and a workplace for up to 5 employees in their offshore research program.

- **New Dolphin at Terminal**
  Permit process is ongoing.

Newport International Terminal- Don Moon, Supervisor

Billable Services Performed this Period (August)

☒ Forklift –54.25 hrs **☒ Moorage – 121 Days**

☒ Hydraulic Crane 8.5 hrs **Axles- 5**
☒ Hoist Dock Tie Up –53.25 hrs
☒ Net Work – 27 days
☒ Labor – 5 hrs **☒ 120V power – 0 hrs**

☒Other Overtime Billed 2.5 hrs **☒ 208V power – 77 Days**

Cargo Related Operations:
Dockage: $1,528.92
Forklift Rental by Stevedore: $1,275
Terminal Handling Charges: $8,089.28
Longshore Labor: $11,600.10

Harbormaster- Kody Robinson

South Beach Marina:

☒ Boat launches, September 1st- October 1st $ 16,721 @ 1393 launches

Recreational Marina:

Crew has made repairs to all end ties including completely rebuilding the end tie on E-dock. Staff made repairs to the State police dock as to keep up with safety and overall dock condition. Multiple dock repairs such as piling hoops and triangles have been addressed on multiple docks as well. While the equipment was still available, staff did some major cleanup in the Annex by removing debris as to not have to maintain and keep up with the ivy and black berries. Staff also addressed several danger trees. Crew also cleaned up in the trailer storage yard to allow for more space and storing bulk landscape rock and road rock. Staff continue to monitor derelict vessels especially as winter is upon us.

The geese are back in south beach and making their usual mess in the RV park. We have had a few complaints about the droppings. Currently working on more signage for the old rogue brewery to hopefully prevent confusion about paid parking.

Commercial Marina:

Materials have come in to start addressing the 5-C triangles and through rods that are failed. The outside of 7 is near completion and will be completed well before crab season begins which will hopefully allow us to continue accommodating transient vessels out there. Now with crab gear work here, we will be dealing with balancing staff and forklifts and still trying to accomplish much needed repairs on the docks. The Bollards in front of PD7 have been doing their job and no issues have arisen. Crew have been charging for waste oil for a while now and are still getting push back from users and people who are leaving their oil in the trash compounds or putting them in the trash dumpster which is making for more work. Lot storage has been more organized but now that gear work has started the maze begins. Discussion should have been had with ODFW/Commercial user group regarding line replacement due to the fact that we will become overwhelmed with used line this year and over the next couple of years. A lot of our transient vessels have started departing, which it was a busy year with what seemed to be more than usual. Again I'm sure we will have the next wave for crab season.

Staffing:

All operations staff are on board. Staff continue to monitor our growing fleet of derelict vessels. Staff continue to perform janitorial work and have had multiple compliments on the work they have been doing. We continue to have our safety/training days twice a month and the crews have appreciated the new and refreshers that come up.

Equipment:

We have received replacement parts for the tractor sweeper attachment and will be getting it operational and ready for lot cleanups during crab season. Commercial marina is still down one forklift due to cost of repair. We will be acquiring another golf cart, gas model to accommodate the new park host in their day to day operations. The plate steel has arrived to start making temporary repairs to both south beach and commercial marina trash compactors. These repairs will require timing not to build up trash on either side.

NOAA MOC-P – Jim Durkee Supervisor (August)

Vessels using the pier since my last report – NOAA Vessels Bell M Shimada & Rainier, ACOE Dredge Yaquina. Shimada & Rainier are in for their winter work so they will be at the pier for a couple of months.

Semiannual testing/maintenance of the fire suppression system in the hazmat container.

Pier fire repairs continue.

Repairs and maintenance to the emergency generator by Cummins NW.

Shore power to berth 3 repaired and back in service.

State of Oregon elevator inspection was completed.

Semiannual Window, Gutter, and Fascia cleaning by Associated Cleaning.

Annual fire extinguisher inspection with Valley Fire Control.

Annual inspection and service of the data room battery back-up systems and the pier lighting inverter with MC Dean corp.

NOAA took part in the ‘Great Shake Out’ drills.

The large condensing unit on the NOAA Office air handling unit has failed due to a leak. I am pursuing numbers on repairs/replacement.