

PORT OF NEWPORT COMMISSION MEETING

Tuesday, September 29, 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/2026-09-29-2026-commission-september-29-2026>

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, September 28, 2026.

I. Call to Order

II. Changes to the Agenda

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

IV. Consent Calendar

2026

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V. New Business

A. Approval Feasibility Study Contract for Rogue – <i>Miranda</i>	Page 45
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VI. Old Business

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VII. Staff Reports

A. Executive Director Report – <i>Miranda</i>	Page 51
1. Director of Finance and Business Services - <i>Brown</i>	Page 55
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VIII. Commissioner Reports

IX. Calendar/Future Considerations 2026

PNWA Convention – Vancouver, WA.....	Oct. 13-15, 2026
Next Commission Meeting.....	Oct. 27, 2026
Oregon Coast Economic Summit – Seaside.....	Oct. 28-29, 2026

X. Public Comment

XI. Adjournment

August 25, 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 and Administrative Assistant Gloria Tucker. Members of the audience included Laura Wilkeson, Walter Chuck, and Summit PR Representative Angela Nebel. Chuck and Wilkeson attended online.

CONSENT CALENDAR

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

PRESENTATIONS

Oregon Cascades West Council of Governments Annual Report – Ryan Vogt. Sylvia introduced the agenda item. Vogt presented his report included in the packet. Dziak asked if the [division] with Lane County is due to their size. Vogt replied years ago, Lane County had applied to be their own economic district but [were denied], so Cascades West has always been in partnership with them. He noted because of their size, Lane County has different revenue streams and resources available to them, so the things that don't get prioritized within the economic development district still [proceed]. He added Cascades West does have a great partnership with them.

Osborne noted in Benton County, Cascades West staffs the Veteran Service Office (VSO). He asked if that is unusual. Vogt replied the counties get contracts from the Department of Veterans Affairs, and most counties take that on themselves in-house or contract it. He explained in Benton County, they contracted it with Cascades West. He noted a few years ago, there was conversation with Lincoln County, but they ended up choosing hiring directly. Osborne stated Cascades West sees needs increasing while funding is becoming a bigger challenge. Vogt stated the Office of Management and Budget put out some draft rulings to adjust how all federal grants and contracts are managed going forward. He explained there was a substantial amount of feedback across the nation about those rulings because they were pretty substantial in terms of changes. He noted the biggest change, if they were to be implemented, would be that any grant that is considered discretionary, like Headstart, at any point in time if the Feds determine it is no longer in alignment with the administration's priorities, can be immediately stopped and the money pulled back. He indicated that would be extremely disruptive for everyone. He added there is a current proposal in the budget resolution passed by one chamber that would delay implementation to incorporate additional options.

Sylvia noted in the list of members, the Port is a unique animal but gets treated fairly. Vogt replied each member agency has one board member, and it is one voice, one vote, so Sylvia's vote bears as much weight as another.

OLD BUSINESS

Review of Lines Agreement. Sylvia introduced the agenda item. Miranda presented her report included in the packet. Sylvia noted this is not a cargo agreement, but a lines agreement. Dziak asked what the confusion between lines and cargo was. Sylvia replied some Commissioners were confusing the cargo terms with lines terms, and the Port had to make clear this is a lines agreement. He explained the Port doesn't have a cargo with agreement with the longshoremen, and the Port employs them when it needs their help. He added the Port uses them for lines on large vessels. Miranda explained the Port is not party to the Pacific Maritime Administration (PMA). She noted they have automatic control over cargo for a lot of West Coast ports, and the Port of Newport is not a party to that. She indicated the Port doesn't have the staff for cargo, so the Port works with longshoremen and follows PMA's program or requirements.

Dziak noted fishing vessels are exempt from the arrangement, Miranda replied that was specified in the last update because the previous language was a little vague. She added the Port works with a stevedoring company for lines or cargo. Sylvia clarified with staff the numbers stipulated in the agreement are not unique to Newport but used throughout the West Coast. Ruddiman noted the Columbia River has a lines bureau. He explained cargo vessels are chartered by specific companies that deal with specific stevedores. He stated, in some cases, the Port wouldn't have anything to do with it because the company arranges it. He indicated the reason for the lines agreement was for vessels that fall outside of that.

Sylvia asked since the Port's concern is safety, why wouldn't the agreement [state] all vessels and then list exceptions. Miranda replied the Port doesn't want to leave it open to all vessels because, all of a sudden, the cost of hiring a longshore becomes way too expensive for some smaller vessels. She noted if there are smaller vessels that want longshore to tie lines, and they are able to pay for it, they still can. Sylvia asked should a 175-foot civilian vessel have to use longshore. Miranda replied the Port has to think about its Terminal. She stated she doesn't want vessels to hit Port docks. She explained for the sake of many things including safety of people and infrastructure, it makes sense to have [the agreement]. She indicated every port has requirements. She added even if [vessels] feel they have the people, this is the Port's requirement. Sylvia added he will bring this up again in a year or two. Ruddiman added the navy vessels, for example, during the rose festival have longshoremen tying the lines all down the coast.

Approval of NOAA Adjustment. Sylvia introduced the agenda item. Miranda presented her report included in the packet.

MOTION was made by Ruddiman, seconded by Osborne, to authorize the Executive Director or Designee to sign Amendment Number 37 to the lease agreement with NOAA as presented. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

Approval of Settlement with Western Hunter. Sylvia introduced the agenda item. Miranda presented the report included in the packet.

MOTION was made by Dziak, seconded by Ruddiman, to retroactively approve the attached settlement release as presented. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

Approval of Amendment to Services Agreement with Port of Toledo for ADV Removal. Sylvia introduced the agenda item. Miranda presented the report included in the packet. Discussion ensued on DEQ. Sylvia added he hopes the new date works.

MOTION was made by Retherford, seconded by Osborne, to authorize the Executive Director or her representative to amend the Port of Toledo ADV contract as presented in the draft amendment. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

NEW BUSINESS

Public Hearing of Ordinance No. 2026-01 Regarding Changes to the Facilities Code. Sylvia introduced the agenda item. Miranda presented the report included in the packet. Osborne stated he fully agrees staff, or anyone, shouldn't have to put up with this kind of interference. He noted he managed an RV resort in Lake Havasu and had to come up with something similar. He indicated some of it concerns him. He added even though an attorney has said it is all legal, that doesn't mean if the Port goes to court on any of this, that the Port will win. Osborne noted the resort had to ban people permanently. Miranda stated the Port does have some language on banning if they threaten the staff, but that doesn't take care of people being rude. Osborne asked who is the law enforcement over the Port. Miranda replied as a port, the Port could have its own police department or fire department. She noted, obviously, the Port is not big enough for that. She explained the Port hires a security company, and right now is contracted with TCB. She indicated if it reaches a point where someone needs to be kicked out, then they call the police. She added the police only kick someone out if it is within the ordinance.

Osborne noted the ordinance mentions use or sale of illegal drugs, which is obviously against the law. Miranda replied staff would call the police at that point. Osborne stated some of this [language] leaves it open to interpretation. He noted leaving personal items or dumping on Port property, to him, that should be separated. He explained leaving a personal item isn't always dumping. He asked for leaving children unattended, what age is the Port looking at. He added there is not a definition. He suggested looking at what state parks do. He also suggested a longer trespass or permanent exclusion. Miranda replied permanent exclusion is difficult by law, and the most the Port can do is three months or a year for higher violations. She indicated the Port can't kick someone out permanently.

Dziak stated he agreed with Osborne that the language should be firmer for the punishment, and children's age should be defined. Sylvia asked how often the Port has incidents like this, where staff ask people to leave. Miranda replied it is not often, three or four times a year. Sylvia confirmed with staff there is not a log of incidents with difficult customers. Miranda noted staff could write it down now with this change. She added staff will need to be trained. Sylvia asked if staff need to get the agreement of a supervisor to have someone trespassed. Miranda replied if the supervisor is there, they will handle it. She stated if the supervisor is not there, staff would be able to. She added training would be needed.

Retherford stated in the next step, if people have been asked to leave the premises, some people may be staying in a spot. She suggested a timeframe like an hour to evacuate. She noted if they are already checked in, they should be given a certain amount of time to leave. Miranda stated

she agreed and she would also clarify the premises. She noted staff may ask them to leave the office, not necessarily the RV Park. Ruddiman confirmed with staff these offices have cameras. Osborne asked what was the result of the recent situation in the RV Park. Miranda explained the situation, and said, at the end of the day, the customer got their spot, got their way, after being extremely rude to everyone.

Approval of Contract with Advanced American Construction for NOAA Dredging Project. Sylvia introduced the agenda item. Miranda presented the report included in the packet.

MOTION was made by Ruddiman, seconded by Osborne, to approve the Executive Director or her representative to execute a contract with Advanced American Construction for NOAA MOC-P dredging in an amount to exceed \$619,000. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

Approval of Declaration of Surplus Property. Sylvia introduced the agenda item. Miranda presented her report included in the packet. Ruddiman stated it is his understanding because of tree farms, the county only appraises the land, and the timber is separate. He asked is there any reason why the Port shouldn't get an idea of what the timber on the land is worth. Miranda replied the Port will do its homework to find out the max it can get out of that property, including the value of the timber. She added she will try to get the best price possible. Osborne noted he had the same concern. Retherford stated it is nice to let neighbors know the price includes land and timber and fairly offer it. Dziak asked if the timber company made an offer. Miranda replied they did not, only said they were interested. Sylvia asked if the property is zoned as timberland. Miranda replied she doesn't have the zoning off the top of her head, but that would be included with the listing. She added the biggest challenge she can see with that property is access. Discussion ensued on deeds and easements.

MOTION was made by Dziak, seconded by Ruddiman, to authorize the Executive Director or designee to approve Resolution 2026-06 as attached. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

Miranda added any offer will come to Commission for approval as well.

Approval of Grant Application with Business Oregon for Feasibility Study. Sylvia introduced the agenda item. Miranda presented her report included in the packet. Osborne asked if any interested consultants were local, regional, or maritime. Miranda replied there are a lot of architecture, engineering, and economic marketing companies. She added no one was local. Retherford asked if there has been anyone interested in the property [outright]. Miranda replied a company did express interest, and she will show them the property. She noted this would be for possible distribution. She explained in the meantime, staff are entertaining those who are interested. She added the Port still does not have possession of the property from the bankruptcy. Discussion ensued on work needed on the property. Miranda emphasized the importance of having professionals determining what makes sense for the property and involving the community.

Retherford stated she knows the Port has budgeted \$100,000, but does the Port have it. She asked what happens if the Port doesn't get a grant. Miranda replied the Port will at least get \$50,000, and it may get \$100,000. She explained Mark Brown worked the budget to make sure these studies get done this year. She noted the NIT feasibility study is budgeted at \$30,000. She added she is working with Business Oregon on the strategic plan and may push that project to the next fiscal year.

MOTION was made by Osborne, seconded by Dziak, to authorize the Executive Director or designee to complete all documentation necessary for the application of a grant request to complete the Feasibility Study for the former Rogue building. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

Retherford asked when the Port will know if the grant comes in. Miranda replied the paperwork may need to be at a special meeting in September.

STAFF REPORTS

Executive Director Report. Miranda presented her report included in the packet. She reported in the feasibility study RFP, she originally scheduled submissions for Sept. 10, which would have given staff enough time to prepare for the September meeting. She noted, however, since she is going on vacation, she changed the deadlines to Sept. 18. She explained that leaves staff little time to make the selection and bring it to Commission. She requested a special meeting the week after the Commission meeting. Tucker noted staff also discussed moving the Commission meeting date to Sept. 29 to allow more time. The Commission agreed to move the September Commission meeting to Sept. 29.

Retherford asked what is the status of the other [Sunset Bar] building. Miranda replied she was working with several people on it, but then their interest fell out. She stated she will start the process again. Osborne noted the Corps of Engineers is going to start dredging the Yaquina River. He asked does that connect with any of the things the Port is doing. Miranda replied it does not; they only dredge for interstate commerce. She explained Port Dock 7 is a special project, so it includes berths. Discussion ensued on ways to provide ports funding for dredging.

Sylvia noted the Army Corps is ready to move [on Port Dock 7]. He asked how long until it has taken too long. Miranda replied they haven't given the Port a date. She stated she imagines in the next two to three years some studies would have to be redone. Retherford noted the coastal economic summit is scheduled for October 29 [in Seaside]. Sylvia added next year the Port could influence some of their reports.

COMMISSIONER REPORTS

Sylvia praised the Port's new IT company. Dziak noted the sailboat in the bay. He asked if it is the Port's responsibility. Miranda replied it is in DSL land, and not the responsibility of the Port. Retherford asked who is going to the ribbon cutting at the wave energy site. Osborne and Dziak noted they would attend. Miranda cautioned the Commissioners about having discussions during the ribbon cutting. She stated PNWA is in Vancouver in October. Dziak asked for the deadline to register. Miranda replied she would send him a note.

PUBLIC COMMENT

Chuck stated he will be rooting for the Port's project tomorrow at ODOT. He noted one bad thing, the best project for the Port landed with a score of 78. He explained all the projects that scored 90 or higher totaled \$25 million statewide. He indicated that might be a stretch, but he will still put in a good word. He indicated there is \$30 million statewide and 31 projects. He added the awards are finalized on Sept. 9 or 10. Miranda noted the project is for the dolphin at NIT. Chuck added the state does not divide [awards] up by region anymore, which is unfortunate.

ADJOURNMENT

Having no further business, the meeting adjourned at 8:27 p.m.

BALANCE SHEET

9/18/2026

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	3,123,964	4,697,183	-1,573,219
Funds received, not cleared	252,620	17,077	235,543
Interfund Receivable	29,105	43,629	-14,524
Interfund Payable	-29,105	-41,549	12,444
Total Cash	3,376,583	4,716,340	-1,339,757
Other Current Assets			
Cash on hand - Petty Cash	300	300	
Cash on hand - Cash Drawers	975	975	
Accounts Receivable	656,093	551,965	104,129
Property Tax Receivable	42,619	42,619	
Grants Receivable	586		586
Lease Receivable Current	13,867,937	13,924,442	-56,505
Allowance for Bad Debt	-50,076	-50,000	-76
Prepaid Expenses	282,956	296,997	-14,042
Total Other Current Assets	14,801,390	14,767,298	34,092
Current Assets, Total	18,372,535	19,525,187	-1,152,652
Total Non-current Assets	77,694,279	66,320,966	11,373,313
Deferred Outflows of Resources	-445,304	-386,121	-59,183
Assets, Total	95,621,510	85,460,032	10,161,479
Liabilities			
Accounts Payable	-105,437	387,251	-492,689
Deposits	1,604	371,124	-369,520
Unearned Revenue	228,965	-178,007	406,972
Other current liabilities	3,387,244	2,995,523	391,720
Total Current Liabilities	3,512,375	3,575,892	-63,517
Total Non Current Liabilities	24,134,620	26,717,291	-2,582,671
PERS Deferred Inflows	339,252	339,252	
Total Liabilities	43,440,111	43,962,662	-522,551
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)	45,333		45,333
Assigned (Reserves)	2,238,576	2,938,576	-700,000
Assigned (Land Improvements)	66,646	38,511	28,135
Total Assigned Fund Balance	3,017,556	3,644,087	-626,532
Unrestricted fund Balance	51,272,984	39,279,738	11,993,246
Contributed Capital	7,130,788	7,130,788	
Total Fund Balance	54,128,168	42,659,055	11,469,112
Net asset change	-1,206,716	-554,393	-652,323
Net Assets	52,181,399	41,497,370	10,684,030

BALANCE SHEET

9/18/2026

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

General Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	-538,316	563,407	-1,101,724
Funds received, not cleared	252,620	17,077	235,543
Interfund Receivable	29,105	21,203	7,902
Interfund Payable		-29,132	29,132
Total Cash	-256,592	572,555	-829,147
Other Current Assets			
Cash on hand - Petty Cash	300	300	
Cash on hand - Cash Drawers	975	975	
Accounts Receivable	419,645	551,965	-132,320
Property Tax Receivable	7,365	7,365	
Grants Receivable	586		586
Lease Receivable Current	251,694	308,199	-56,505
Allowance for Bad Debt	-50,000	-50,000	
Prepaid Expenses	203,271	209,964	-6,693
Total Other Current Assets	833,836	1,028,768	-194,932
Current Assets, Total	742,701	1,630,455	-887,754
Total Non-current Assets	62,459,271	49,563,140	12,896,131
Deferred Outflows of Resources	-1,150,880	-1,150,880	
Assets, Total	62,051,091	50,042,715	12,008,377
Liabilities			
Accounts Payable	-139,760	355,570	-495,330
Deposits	1,604	371,124	-369,520
Unearned Revenue	12,449	-178,007	190,455
Other current liabilities	1,300,263	912,396	387,868
Total Current Liabilities	1,174,555	1,461,082	-286,527
Total Non Current Liabilities	6,519,244	7,132,878	-613,634
PERS Deferred Inflows	322,289	322,289	
Total Liabilities	10,425,202	9,201,726	1,223,476
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	38,928	691,665	-652,737
Net Assets	51,625,889	40,840,989	10,784,901

Port of Newport Summary income Statement

9/18/2026

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

General Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	101,384	120,018	-18,634
Moorage	431,442	-68,330	499,772
RV Park Space Rentals	282,747	216,666	66,081
Services & Fees	226,415	293,752	-67,337
Dredging Surcharge	3,560		3,560
Property Tax Revenue	761		761
Discounts and Misc income	-1,647	4,466	-6,113
Total Operating Revenue	1,044,662	566,572	478,090
Expenses			
Salaries and Wages	446,512	350,239	96,273
Payroll Taxes and Benefits	203,587	204,091	-504
Total Wages and Salaries	650,100	554,330	95,770
Materials and Services			
Liability Insurance	69,001	70,248	-1,247
Professional & Contracted Services	34,955	103,174	-68,219
Office Expenses/IT	18,831	30,230	-11,399
Bad Debt Expense	9,000	10,000	-1,000
Utilities	82,260	116,706	-34,446
Sub Total Material and Services	214,047	330,358	-116,311
Other Material and Services	94,750	161,791	-67,041
Total Material and Services	308,797	492,149	-183,352
Total Operating Expenses	958,897	1,046,479	-87,582
OPERATING INCOME (LOSS)	85,765	-479,907	565,672
NON-OPERATING ACTIVITIES			
Revenues			
Grants		481,350	-481,350
Interest	1,132	1,834	-702
Other		300,000	-300,000
Total Non-Operating Revenues	1,132	783,184	-782,052
Capital Outlays		687,000	-687,000
Debt Service	30,070	259,533	-229,463
Total Non-Operating Expenses	47,919	961,313	-913,394
Total Non-Operating Income (Loss)	-46,787	-178,129	131,342
Income/(Loss) before Loans & Deprec	38,978	-658,036	697,014
Depreciation	489,954		489,954
TTL OH, Dep & Loans	489,954		489,954
NET INCOME (LOSS)	-450,976	-658,036	207,060

Port of Newport Summary income Statement

9/18/2026

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

General Fund

000 - Non-Departmental

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
<i>Revenue</i>			
<i>Expenses</i>			
<i>Materials and Services</i>			
NON-OPERATING ACTIVITIES			
<i>Revenues</i>			
Interest		1,834	-1,834
Total Non-Operating Revenues		1,834	-1,834
Debt Service	10,702	213,033	-202,331
<i>Total Non-Operating Expenses</i>	28,550	227,813	-199,263
<i>Total Non-Operating Income (Loss)</i>	-28,550	-225,979	197,429
Income/(Loss) before Loans & Deprec	-28,550	-225,979	197,429
NET INCOME (LOSS)	-28,550	-225,979	197,429

Port of Newport Summary income Statement

9/18/2026

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

General Fund

100 - Administrative

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Services & Fees		13,334	-13,334
Property Tax Revenue	761		761
Discounts and Misc income	7,357		7,357
Total Operating Revenue	8,118	13,334	-5,216
Expenses			
Salaries and Wages	170,954	138,218	32,736
Payroll Taxes and Benefits	76,750	66,120	10,630
Total Wages and Salaries	247,704	204,338	43,366
Materials and Services			
Liability Insurance	63,731	69,170	-5,439
Professional & Contracted Services	7,150	80,340	-73,190
Office Expenses/IT	15,481	28,500	-13,019
Utilities	5,540	7,670	-2,130
Sub Total Material and Services	91,902	185,680	-93,778
Other Material and Services	25,297	22,248	3,049
Total Material and Services	117,199	207,928	-90,729
Total Operating Expenses	364,904	412,266	-47,362
OPERATING INCOME (LOSS)	-356,785	-398,932	42,147
NON-OPERATING ACTIVITIES			
Revenues			
Interest	1,132		1,132
Total Non-Operating Revenues	1,132		1,132
Total Non-Operating Income (Loss)	1,132		1,132
Income/(Loss) before Loans & Deprec	-355,653	-398,932	43,279
Depreciation	142,796		142,796
TTL OH, Dep & Loans	142,796		142,796
NET INCOME (LOSS)	-498,449	-398,932	-99,517

Port of Newport Summary income Statement

9/18/2026

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

General Fund

300 - Commercial Marina

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	54,790	34,330	20,460
Moorage	234,760	145,000	89,760
Services & Fees	117,877	98,330	19,547
Discounts and Misc income	2,739	10,000	-7,261
Total Operating Revenue	410,166	287,660	122,506
Expenses			
Salaries and Wages	96,637	77,601	19,036
Payroll Taxes and Benefits	37,999	50,913	-12,914
Total Wages and Salaries	134,637	128,514	6,123
Materials and Services			
Professional & Contracted Services	14,130	3,334	10,796
Office Expenses/IT	695		695
Bad Debt Expense	9,000		9,000
Utilities	17,343	28,441	-11,098
Sub Total Material and Services	41,168	31,775	9,393
Other Material and Services	21,707	59,670	-37,963
Total Material and Services	62,876	91,445	-28,569
Total Operating Expenses	197,512	219,959	-22,447
OPERATING INCOME (LOSS)	212,654	67,701	144,953
NON-OPERATING ACTIVITIES			
Revenues			
Other		300,000	-300,000
Total Non-Operating Revenues		300,000	-300,000
Total Non-Operating Income (Loss)		300,000	-300,000
Income/(Loss) before Loans & Deprec	212,654	367,701	-155,047
Depreciation	27,526		27,526
TTL OH, Dep & Loans	27,526		27,526
NET INCOME (LOSS)	185,127	367,701	-182,574

Port of Newport Summary income Statement

9/18/2026

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

General Fund

International Terminal

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	19,064	29,522	-10,458
Moorage	21,441	36,670	-15,229
Services & Fees	31,675	133,334	-101,659
Discounts and Misc income		300	-300
Total Operating Revenue	72,181	199,826	-127,645
Expenses			
Salaries and Wages	35,887	36,526	-639
Payroll Taxes and Benefits	17,399	18,858	-1,459
Total Wages and Salaries	53,287	55,384	-2,098
Materials and Services			
Liability Insurance		1,078	-1,078
Professional & Contracted Services	3,086		3,086
Office Expenses/IT	420	154	266
Utilities	6,694	9,765	-3,071
Sub Total Material and Services	10,200	10,997	-797
Other Material and Services	22,332	59,537	-37,205
Total Material and Services	32,532	70,534	-38,002
Total Operating Expenses	85,819	125,918	-40,099
OPERATING INCOME (LOSS)	-13,638	73,908	-87,546
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	12,866	46,500	-33,634
Total Non-Operating Expenses	12,866	733,500	-720,634
Total Non-Operating Income (Loss)	-12,866	-252,150	239,284
Income/(Loss) before Loans & Deprec	-26,504	-178,242	151,738
Depreciation	230,825		230,825
TTL OH, Dep & Loans	230,825		230,825
NET INCOME (LOSS)	-257,329	-178,242	-79,087

Port of Newport Summary income Statement

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

General Fund

500F - International Terminal Fishing

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	19,064	20,667	-1,603
Moorage	21,441	30,000	-8,559
Services & Fees	31,675	112,500	-80,825
Discounts and Misc income		300	-300
Total Operating Revenue	72,181	163,467	-91,286
Expenses			
Salaries and Wages	35,887	25,568	10,319
Payroll Taxes and Benefits	17,399	13,203	4,196
Total Wages and Salaries	53,287	38,771	14,516
Materials and Services			
Liability Insurance		758	-758
Professional & Contracted Services	3,086		3,086
Office Expenses/IT	420	154	266
Utilities	5,955	6,834	-879
Sub Total Material and Services	9,461	7,746	1,715
Other Material and Services	21,522	28,404	-6,882
Total Material and Services	30,983	36,150	-5,167
Total Operating Expenses	84,269	74,921	9,348
OPERATING INCOME (LOSS)	-12,088	88,546	-100,634
NON-OPERATING ACTIVITIES			
Revenues			
Capital Outlays		687,000	-687,000
Debt Service	12,866	43,800	-30,934
Total Non-Operating Expenses	12,866	730,800	-717,934
Total Non-Operating Income (Loss)	-12,866	-730,800	717,934
Income/(Loss) before Loans & Deprec	-24,954	-642,254	617,300
Depreciation	210,989		210,989
TTL OH, Dep & Loans	210,989		210,989
NET INCOME (LOSS)	-235,943	-642,254	406,311

Port of Newport Summary income Statement

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

General Fund

500C - International Terminal Cargo

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue		8,855	-8,855
Moorage		6,670	-6,670
Services & Fees		20,834	-20,834
Total Operating Revenue		36,359	-36,359
Expenses			
Salaries and Wages		10,958	-10,958
Payroll Taxes and Benefits		5,655	-5,655
<i>Total Wages and Salaries</i>		<i>16,613</i>	<i>-16,613</i>
Materials and Services			
Liability Insurance		320	-320
Utilities	739	2,931	-2,192
<i>Sub Total Material and Services</i>	<i>739</i>	<i>3,251</i>	<i>-2,512</i>
Other Material and Services	810	31,133	-30,323
<i>Total Material and Services</i>	<i>1,549</i>	<i>34,384</i>	<i>-32,835</i>
Total Operating Expenses	1,549	50,997	-49,448
OPERATING INCOME (LOSS)	-1,549	-14,638	13,089
NON-OPERATING ACTIVITIES			
Revenues			
Grants		481,350	-481,350
Total Non-Operating Revenues		481,350	-481,350
Debt Service		2,700	-2,700
<i>Total Non-Operating Expenses</i>		<i>2,700</i>	<i>-2,700</i>
<i>Total Non-Operating Income (Loss)</i>		<i>478,650</i>	<i>-478,650</i>
Income/(Loss) before Loans & Deprec	-1,549	464,012	-465,561
Depreciation	19,837		19,837
<i>TTL OH, Dep & Loans</i>	<i>19,837</i>		<i>19,837</i>
NET INCOME (LOSS)	-21,386	464,012	-485,398

Port of Newport Summary income Statement

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

General Fund

700..701 South Beach

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	27,530	56,166	-28,636
Moorage	174,043	250,000	-75,957
RV Park Space Rentals	282,747	216,666	66,081
Services & Fees	76,150	48,754	27,396
Dredging Surcharge	3,560		3,560
Discounts and Misc income	-11,743	-5,834	-5,909
Total Operating Revenue	552,286	565,752	-13,466
Expenses			
Salaries and Wages	143,034	97,894	45,140
Payroll Taxes and Benefits	71,438	68,200	3,238
Total Wages and Salaries	214,472	166,094	48,378
Materials and Services			
Liability Insurance	5,270		5,270
Professional & Contracted Services	10,589	19,500	-8,911
Office Expenses/IT	2,234	1,576	658
Bad Debt Expense		10,000	-10,000
Utilities	52,683	70,830	-18,147
Sub Total Material and Services	70,777	101,906	-31,129
Other Material and Services	25,300	20,336	4,964
Total Material and Services	96,077	122,242	-26,165
Total Operating Expenses	310,549	288,336	22,213
OPERATING INCOME (LOSS)	241,737	277,416	-35,679
NON-OPERATING ACTIVITIES			
Revenues			
Income/(Loss) before Loans & Deprec	241,737	277,416	-35,679
Depreciation	88,806		88,806
TTL OH, Dep & Loans	88,806		88,806
NET INCOME (LOSS)	152,930	277,416	-124,486

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

NOAA Lease Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	1,240,108	1,458,909	-218,801
Interfund Receivable		22,426	-22,426
Interfund Payable	-29,105	-12,417	-16,688
Total Cash	1,211,003	1,468,918	-257,915
Other Current Assets			
Accounts Receivable	233,042		233,042
Lease Receivable Current	13,616,243	13,616,243	
Allowance for Bad Debt	-76		-76
Prepaid Expenses	79,684	87,033	-7,349
Total Other Current Assets	13,928,893	13,703,276	225,617
Current Assets, Total	15,169,001	15,184,611	-15,610
Total Non-current Assets	15,116,250	16,632,072	-1,515,822
Deferred Outflows of Resources	261,111	284,088	-22,977
Assets, Total	30,546,362	32,100,771	-1,554,408
Liabilities			
Accounts Payable	7,325	28,370	-21,046
Unearned Revenue	216,517		216,517
Other current liabilities	1,616,980	1,613,128	3,853
Total Current Liabilities	1,840,822	1,641,498	199,324
Total Non Current Liabilities	8,190,000	9,645,000	-1,455,000
PERS Deferred Inflows	16,963	16,963	
Total Liabilities	23,092,535	24,348,211	-1,255,676
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	-1,279,404	-1,268,943	-10,461
Net Assets	7,453,828	7,752,560	-298,732

Port of Newport Summary income Statement

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

NOAA Lease Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	433,034	441,666	-8,633
Total Operating Revenue	433,034	441,666	-8,633
Expenses			
Salaries and Wages	18,886	31,255	-12,369
Payroll Taxes and Benefits	11,365	16,488	-5,123
Total Wages and Salaries	30,251	47,743	-17,492
Materials and Services			
Liability Insurance	37,276	41,666	-4,390
Professional & Contracted Services	7,844	5,914	1,930
Office Expenses/IT		2,700	-2,700
Utilities	3,067	2,500	567
Sub Total Material and Services	48,186	52,780	-4,594
Other Material and Services	461	337,985	-337,524
Total Material and Services	48,647	390,765	-342,118
Total Operating Expenses	78,898	438,508	-359,610
OPERATING INCOME (LOSS)	354,135	3,158	350,977
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	-1,279,404	-1,630,381	350,977
Depreciation	249,682		249,682
TTL OH, Dep & Loans	249,682		249,682
NET INCOME (LOSS)	-1,529,086	-1,630,381	101,295

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

Reserve Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	1,325,711	1,973,830	-648,119
Total Cash	1,325,711	1,973,830	-648,119
Other Currrent Assets			
Current Assets, Total	1,325,711	1,973,830	-648,119
Assets, Total	1,325,711	1,973,830	-648,119
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	6,558	11,165	-4,607
Net Assets	1,325,711	1,973,830	-648,119

Port of Newport Summary income Statement

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Period: 07/01/26..08/31/26

Port of Newport

Reserve Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
<i>Revenue</i>			
<i>Expenses</i>			
<i>Materials and Services</i>			
NON-OPERATING ACTIVITIES			
<i>Revenues</i>			
Interest	6,558		6,558
Total Non-Operating Revenues	6,558		6,558
<i>Total Non-Operating Income (Loss)</i>	6,558		6,558
Income/(Loss) before Loans & Deprec	6,558		6,558
NET INCOME (LOSS)	6,558		6,558

BALANCE SHEET

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

Bonded Debt Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	459,873	182,321	277,552
Total Cash	459,873	182,321	277,552
Other Current Assets			
Property Tax Receivable	35,254	35,254	
Total Other Current Assets	35,254	35,254	
Current Assets, Total	495,127	217,575	277,552
Total Non-current Assets	118,758	125,754	-6,996
Deferred Outflows of Resources	444,465	480,671	-36,206
Assets, Total	1,058,350	824,000	234,350
Liabilities			
Other current liabilities	470,000	470,000	
Total Current Liabilities	470,000	470,000	
Total Non Current Liabilities	9,425,376	9,939,413	-514,037
Total Liabilities	9,895,376	10,409,413	-514,037
Restricted Fund Balance	-8,843,368	-9,589,279	745,911
Total Fund Balance	-8,843,368	-9,589,279	745,911
Net asset change	6,342	3,867	2,476
Net Assets	-8,837,026	-9,585,413	748,387

Port of Newport Summary income Statement

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Period: 07/01/26..08/31/26

Port of Newport

Bonded Debt Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Property Tax Revenue	5,452		5,452
Total Operating Revenue	5,452		5,452
Expenses			
Materials and Services			
OPERATING INCOME (LOSS)	5,452		5,452
NON-OPERATING ACTIVITIES			
Revenues			
Interest	890		890
Total Non-Operating Revenues	890		890
Debt Service		173,000	-173,000
Total Non-Operating Expenses		173,000	-173,000
Total Non-Operating Income (Loss)	890	-173,000	173,890
Income/(Loss) before Loans & Deprec	6,342	-173,000	179,342
NET INCOME (LOSS)	6,342	-173,000	179,342

BALANCE SHEET

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

Facility Maintenance Reserve Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	612,998	518,731	94,267
Total Cash	612,998	518,731	94,267
Other Current Assets			
Current Assets, Total	612,998	518,731	94,267
Assets, Total	612,998	518,731	94,267
Liabilities			
Accounts Payable		3,327	-3,327
Total Current Liabilities		3,327	-3,327
Total Liabilities		3,327	-3,327
Assigned (Asset Reserves)	45,333		45,333
Assigned (Reserves)	475,911	475,911	
Assigned (Land Improvements)	66,646	38,511	28,135
Total Assigned Fund Balance	587,891	514,423	73,468
Unrestricted fund Balance	4,248	-6,871	11,119
Total Fund Balance	592,139	507,551	84,588
Net asset change	20,859	7,853	13,006
Net Assets	612,998	515,404	97,594

Port of Newport Summary income Statement

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

Facility Maintenance Reserve Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
<i>Revenue</i>			
<i>Expenses</i>			
<i>Materials and Services</i>			
NON-OPERATING ACTIVITIES			
<i>Revenues</i>			
Interest	3,010		3,010
Other	17,849	14,780	3,069
Total Non-Operating Revenues	20,859	14,780	6,079
<i>Total Non-Operating Expenses</i>		300,000	-300,000
<i>Total Non-Operating Income (Loss)</i>	20,859	-285,220	306,079
Income/(Loss) before Loans & Deprec	20,859	-285,220	306,079
NET INCOME (LOSS)	20,859	-285,220	306,079

Port of Newport Summary income Statement

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

General Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
OPERATING REVENUE			
Lease Revenue	101,384	139,557	-38,174
Moorage	431,442	562,983	-131,541
Services	138,068	66,713	71,355
RV Park Space Rentals	282,747	479,352	-196,605
Fees	86,406	166,361	-79,955
Dredging Surcharge	3,560	1,507	2,052
Fines and Penalties	1,941	1,418	523
Property Tax Revenue	761	536	225
Discounts and Refunds	-12,586	-3,873	-8,712
Total Operating Revenue	1,044,662	1,685,955	-641,294
OPERATING EXPENSES			
Salaries, OT, & Benefits	650,100	398,519	251,581
Materials and Services			
Insurance	69,001	59,182	9,819
Professional Services	7,684	18,374	-10,690
Marketing and Promotion		7,539	-7,539
Dues and Subscriptions	11,500	11,899	-399
Training and Travel	1,228	8,003	-6,775
IT Hardware and Software	14,617	5,927	8,690
Fees and Licenses	17,712	21,293	-3,581
Bad Debt Expense	9,000	35,289	-26,289
Licenses and Permits	1,620	1,574	47
Total Utilities	82,260	117,419	-35,159
Other Materials and Supplies	62,665	106,729	-44,064
Total Operating Expenses	927,388	791,748	135,640
Earnings (Loss) Before Deprec	117,274	894,208	-776,934
Depreciation	489,954	357,610	132,345
Operating Income (Loss)	-372,681	536,598	-909,279
NON-OPERATING REVENUES			
Grant Revenue		17,755	-17,755
Interest	1,132	6,691	-5,559
Miscellaneous Non-operating Revenue		45,866	-45,866
Total Non-operating Revenues	1,132	70,312	-69,180
NON-OPERATING EXPENSES			
Total Debt Service Principal	22,631	22,072	559

Port of Newport Summary income Statement

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Period: 07/01/26..08/31/26

Port of Newport

General Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Total Debt Service Interest	7,439	42,684	-35,245
Total Capital Outlay		119,821	-119,821
Transfers Out to Other Funds	17,849	6,727	11,121
Total Non-Operating Expenses	47,919	191,305	-143,386
Non-Operating Income (Loss)	-46,787	-120,993	74,206
Net Income (Loss)	-419,468	415,605	-835,073

Operational Department Comparison

9/18/2026

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

General Fund

All amounts are in USD.

Description	Administration	Recreational	Commercial	NIT Cargo	NIT FISH
Operating Revenue					
Lease Revenue		27,530	54,790		19,064
Moorage		174,043	234,760		21,441
Services		279	105,676		31,401
RV Park Space Rentals		282,747			
Fees		75,847	10,285		274
Dredging Surcharge		3,560			
Fines and Penalties		25	1,916		
Property Tax Revenue	761				
Discounts and Refunds		-11,916	-670		
Overages and Shortages	7,357	3			
Miscellaneous Operating Revenue		170	4,376		
Operating Revenue, Total	8,118	552,286	410,166		72,181
Operating Expenses					
Personnel Services					
Wages & Salaries	170,954	143,034	96,637		35,887
Other Personnel Costs	76,750	71,438	37,999		17,399
Total Personnel Services	247,704	214,472	134,637		53,287
Materials and Services					
Insurance	63,731	5,270			
Professional Services	6,983		701		
Dues And Subscriptions	11,500				
Training and Education	580		150		
Travel					498

Operational Department Comparison

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

General Fund

All amounts are in USD.

Totals

101,384
430,244
137,356
282,747
86,406
3,560
1,941
761
-12,586
7,360
4,546
1,042,751

446,512
203,587
650,100

69,001
7,684
11,500
730
498

Operational Department Comparison

9/18/2026

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

General Fund

All amounts are in USD.

Description	Administration	Recreational	Commercial	NIT Cargo	NIT FISH
Office Expense	2,688	1,100	365		60
Shipping and Freight		11	14		500
IT Hardware and Software	12,793	1,134	330		360
Fees	12,503	4,871	190		35
Bad Debt Expense			9,000		
Licenses and Permits				810	810
Utilities	5,540	52,683	17,343	739	5,955
Contract and Support Services	166	10,589	13,429		3,086
Repairs and Maintenance		14,971	11,743		5,639
Equipment			60		
Operating Supplies		2,159	844		3,538
Personal Protective Equip & Gear		833	1,122		
Port Clothing	500	1,293	500		685
State Land Fees			7,168		3,816
Lease Expense	214				6,000
Miscellaneous Expense			-500		
Materials and Services, Total	117,199	94,914	62,458	1,549	30,983
Total Grant Revenue					
Interest	-1,132				

Operational Department Comparison

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MBROWN

Period: 07/01/26..08/31/26

Port of Newport

General Fund

All amounts are in USD.

Totals

4,213

525

14,617

17,599

9,000

1,620

82,260

27,270

32,352

60

6,541

1,955

2,978

10,984

6,214

-500

307,103

-1,132

Accounts Paid

August 2026

Check Number	postingDate	Vendor	Fund	Dept Name	Description	Amount
PPI09940	August 1, 2026	Columbia River IT	General Operating	Administration	IT Hardware and Software	\$ 4,350.00
PPI10069	August 1, 2026	Business Oregon - IFA	General Operating	Non-Departmental	Debt Service Principal	\$ 2,083.33
PPI09910	August 1, 2026	DE LAGE LANDEN **AUTOPOST**	General Operating	Administration	50369481_1-Admin	\$ 337.40
PPI09910	August 1, 2026	DE LAGE LANDEN **AUTOPOST**	General Operating	South Beach	50369481_2-South Beach	\$ 337.41
PPI09919	August 1, 2026	Unum Life Insurance Company of America	General Operating	Administration	Accrued Paid Leave Oregon	\$ 1,768.94
PPI09918	August 1, 2026	Unum Life Insurance Company of America	General Operating	Administration	Health, Dental and Life Insurance	\$ 403.15
PPI10207	August 4, 2026	Pacific Source Administrators Inc	General Operating	Administration	Fees	\$ 31.50
PPI10205	August 5, 2026	Columbia River IT	General Operating	Administration	IT Hardware and Software	\$ 1,594.38
PPI09936	August 5, 2026	Asure - ***AUTOPOST***	General Operating	Administration	Payroll taxes - PPE	\$ 33,470.88
PPI09934	August 5, 2026	VOYA-Autopay	General Operating	Administration	Staff Contribution	\$ 50.00
PPI09935	August 5, 2026	VOYA-Autopay	General Operating	Administration	Staff Contribution	\$ 125.00
PPI09934	August 5, 2026	VOYA-Autopay	General Operating	Administration	Staff Contribution	\$ 500.00
PPI09934	August 5, 2026	VOYA-Autopay	General Operating	International Terminal	Staff Contribution	\$ 100.00
PPI09935	August 5, 2026	VOYA-Autopay	General Operating	International Terminal	Staff Contribution	\$ 200.00
PPI09935	August 5, 2026	VOYA-Autopay	General Operating	Administration	Staff Contribution	\$ 25.00
PPI09934	August 5, 2026	VOYA-Autopay	General Operating	Administration	Staff Contribution	\$ 75.00
PPI09935	August 5, 2026	VOYA-Autopay	General Operating	Administration	Staff Contribution	\$ 50.00
PPI09934	August 5, 2026	VOYA-Autopay	General Operating	South Beach	Staff Contribution	\$ 25.00
PPI09934	August 5, 2026	VOYA-Autopay	General Operating	Administration	Staff Contribution	\$ 100.00
PPI09934	August 5, 2026	VOYA-Autopay	NOAA		Staff Contribution	\$ 25.00
PPI10203	August 10, 2026	Direct TV**AUTOPOST**	General Operating	South Beach	TV Services for RV Park	\$ 817.80
PPI10204	August 10, 2026	OR Business Development Dept. -OBDD	General Operating	International Terminal	Debt Service Interest - International Terminal	\$ 1,264.98
PPI10204	August 10, 2026	OR Business Development Dept. -OBDD	General Operating	Non-Departmental	Debt Service Principal - International Terminal	\$ 6,535.02
PPI09933	August 12, 2026	Oregon Child Support Program	General Operating	South Beach	Garnishment Withholdings Payable	\$ 100.00
PPI09931	August 12, 2026	Washington State Support Registry **AUTOPOST**	General Operating	International Terminal	Garnishment Withholdings Payable	\$ 408.50
PPI09932	August 14, 2026	Oregon Child Support Program	General Operating	Commercial	Garnishment Withholdings Payable	\$ 101.00
PPI09946	August 15, 2026	VOYA-Autopay	General Operating		Benefits Payable	\$ 275.00
PPI09946	August 15, 2026	VOYA-Autopay	General Operating	Administration	Benefits Payable	\$ 125.00
PPI10202	August 17, 2026	City of Newport Water**AUTOPOST**	General Operating	South Beach	103681.02 07.26	\$ 649.18
PPI10202	August 17, 2026	City of Newport Water**AUTOPOST**	General Operating	South Beach	106321.00 07.26	\$ 2,346.60
PPI10202	August 17, 2026	City of Newport Water**AUTOPOST**	General Operating	International Terminal	170971 07.26	\$ 1,616.84
PPI10202	August 17, 2026	City of Newport Water**AUTOPOST**	General Operating	Commercial	171451 07.26	\$ 1,162.82
PPI10202	August 17, 2026	City of Newport Water**AUTOPOST**	General Operating	South Beach	34261.01 07.26	\$ 429.09
PPI10202	August 17, 2026	City of Newport Water**AUTOPOST**	General Operating	Commercial	7561	\$ 63.61
PPI10202	August 17, 2026	City of Newport Water**AUTOPOST**	General Operating	Commercial	7571 07.26	\$ 784.55
PPI10202	August 17, 2026	City of Newport Water**AUTOPOST**	General Operating	South Beach	94811.00 07.26	\$ 106.33
PPI10202	August 17, 2026	City of Newport Water**AUTOPOST**	General Operating	South Beach	94821.00 07.26	\$ 1,204.59
PPI10202	August 17, 2026	City of Newport Water**AUTOPOST**	General Operating	South Beach	94841.00 07.26	\$ 5,368.79

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PPI10202	August 17, 2026	City of Newport Water**AUTOPOST**	General Operating	South Beach	94851.00 07.26	\$ 1,047.03
PPI10202	August 17, 2026	City of Newport Water**AUTOPOST**	General Operating	South Beach	94861.00 07.26	\$ 661.03
PPI10202	August 17, 2026	City of Newport Water**AUTOPOST**	General Operating	South Beach	94871.00 07.26	\$ 483.14
PPI10202	August 17, 2026	City of Newport Water**AUTOPOST**	General Operating	South Beach	94881.02 07.26	\$ 515.28
PPI10202	August 17, 2026	City of Newport Water**AUTOPOST**	General Operating	South Beach	9489100 07.26	\$ 765.14
PPI10208	August 18, 2026	Carson Oil Co Inc **AUTOPOST**	General Operating	South Beach	Fuel	\$ 224.53
PPI09943	August 18, 2026	Oregon Child Support Program	General Operating	Commercial	Garnishment Withholdings Payable	\$ 50.00
PPI09944	August 18, 2026	Oregon Child Support Program	General Operating	South Beach	Garnishment Withholdings Payable	\$ 50.50
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	Administration	08.26 INV 2000	\$ 621.81
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2006	\$ 211.93
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2007	\$ 782.14
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2008	\$ 798.92
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2009	\$ 348.32
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2010	\$ 850.78
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2011	\$ 560.07
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2012	\$ 839.83
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2014	\$ 759.26
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2015	\$ 754.36
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2016	\$ 176.04
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	Commercial	08.26 INV 2019	\$ 1,811.92
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	Commercial	08.26 INV 2021	\$ 367.72
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2022	\$ 408.28
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	Commercial	08.26 INV 2023	\$ 1,160.61
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2025	\$ 139.89
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2026	\$ 86.79
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2027	\$ 133.29
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2028	\$ 145.96
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	Commercial	08.26 INV 2029	\$ 70.70
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2029	\$ 147.36
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2030	\$ 178.01
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2031	\$ 149.03
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	Commercial	08.26 INV 2040	\$ 325.61
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	Commercial	08.26 INV 2042	\$ 416.64
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	Commercial	08.26 INV 2045	\$ 32.48
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2051	\$ 528.61
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2053	\$ 153.97
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2056	\$ 1,218.01
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2057	\$ 597.75
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2058	\$ 1,097.38
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2059	\$ 41.45
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2060	\$ 100.31
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	International Terminal	08.26 INV 2062	\$ 418.90

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PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2063	\$ 220.22
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	International Terminal	08.26 INV 2067	\$ 542.96
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	International Terminal	08.26 INV 2068	\$ 536.03
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	South Beach	08.26 INV 2071	\$ 77.62
PPI10201	August 19, 2026	Central Lincoln PUD**AUTOPOST**	General Operating	Administration	08.26 INV 2072	\$ 130.19
PPI09947	August 20, 2026	Asure - ***AUTOPOST***	General Operating	Administration	Payroll taxes - PPE	\$ 29,290.38
PPI10062	August 20, 2026	PERS-Autopay	General Operating	Administration	Retirement Payable	\$ 10,375.48
PPI10063	August 20, 2026	PERS-Autopay	General Operating	Administration	Retirement Payable	\$ 43,589.56
PPI09945	August 20, 2026	VOYA-Autopay	General Operating		Benefits Payable	\$ 850.00
PPI09945	August 20, 2026	VOYA-Autopay	NOAA		Benefits Payable	\$ 25.00
15425	August 21, 2026	Leonida Marquez	General Operating	Commercial	Discounts and Refunds	\$ 513.82
15413	August 21, 2026	Bruce McIntosh	General Operating	South Beach	Discounts and Refunds	\$ 9.00
15401	August 21, 2026	Alan Brown Tire Center	General Operating	Commercial	Repairs and Maintenance	\$ 29.95
15411	August 21, 2026	Amazon Capital Services Inc	General Operating	Administration	Amazon Capital Services Inc	\$ 103.14
15411	August 21, 2026	Amazon Capital Services Inc	General Operating	International Terminal	Amazon Capital Services Inc	\$ 154.95
15421	August 21, 2026	Amazon Capital Services Inc	General Operating	International Terminal	Amazon Capital Services Inc	\$ 185.03
15421	August 21, 2026	Amazon Capital Services Inc	General Operating	South Beach	Amazon Capital Services Inc	\$ 482.70
15421	August 21, 2026	Amazon Capital Services Inc	General Operating	South Beach	APC UPS Battrey Replacement Cartridge APCRBC110 with APC Back-UPS Model BE550G	\$ 318.84
15421	August 21, 2026	Amazon Capital Services Inc	General Operating	International Terminal	Equipment	\$ 185.03
15411	August 21, 2026	Amazon Capital Services Inc	General Operating	Commercial	IT Hardware and Software	\$ 329.99
15421	August 21, 2026	Amazon Capital Services Inc	General Operating	International Terminal	IT Hardware and Software	\$ 360.19
15421	August 21, 2026	Amazon Capital Services Inc	General Operating	South Beach	IT Hardware and Software	\$ 360.19
15421	August 21, 2026	Amazon Capital Services Inc	General Operating	South Beach	Milwaukee M18 REDLITHIUM Output XC 6.0AH Battery Pack (2-pk)	\$ 163.86
15411	August 21, 2026	Amazon Capital Services Inc	General Operating	Administration	Office Expense	\$ 8.54
15411	August 21, 2026	Amazon Capital Services Inc	General Operating	South Beach	Office Expense	\$ 94.60
15411	August 21, 2026	Amazon Capital Services Inc	General Operating	International Terminal	Operating Supplies	\$ 154.95
15415	August 21, 2026	ArchiveSocial Inc	General Operating	Administration	Dues And Subscriptions	\$ 3,788.41
15412	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	10X3 SD DECK SCREWS LB	\$ 18.78
15432	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	10X3 SD DECK SCREWS LB	\$ 46.95
15432	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	1-1/2 poly male adaptor	\$ 1.99
15412	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	2" PVC S40 REPAIR COUPLING	\$ 25.99
15412	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	2"PVC S40 COUPLING	\$ 8.37
15432	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	20-D Common Nail HDG 4" Spikes for Crab Peir	\$ 32.73
15412	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	2X1- 1/2 S40 BUSHING SXS	\$ 13.77
15432	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	3" BLK/GLD #2 ADHV 1PC	\$ 16.74
15432	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	3/4x4x8 CDX Plywood For Dock Ramp	\$ 38.20
15412	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	8X1-3/4 SD DECK SCREWS	\$ 16.38
15432	August 21, 2026	Barrelhead Supply Inc	General Operating	Commercial	Barrelhead Supply Inc	\$ 84.03
15432	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	Barrelhead Supply Inc	\$ 192.61

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15432	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	Bit Drill 1/4" 12- Aircraft	\$ 16.99
15412	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	BLADE HACK 12" 18T HSS V-A	\$ 7.99
15412	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	CLAMP 9/16 TO 1-1/4 SS BOX	\$ 29.90
15432	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	Metal Thin Cut Wheels 4.5x7/8	\$ 31.92
15432	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	Pick Sticks 32"	\$ 59.98
15432	August 21, 2026	Barrelhead Supply Inc	General Operating	Commercial	Repairs and Maintenance	\$ 84.03
15432	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	Respirator SND?FBRGLS 10/box	\$ 31.99
15432	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	Rural Mailbox Galv Lge	\$ 49.99
15412	August 21, 2026	Barrelhead Supply Inc	General Operating	South Beach	STEELWOOL COARSE 12PK	\$ 6.99
15414	August 21, 2026	Carver Inc	General Operating	South Beach	Fuel	\$ 150.71
15443	August 21, 2026	Carver Inc	General Operating	South Beach	Fuel	\$ 201.85
15449	August 21, 2026	City of Newport Room Tax	General Operating	South Beach	Accrued City Lodging Taxes	\$ 16,148.70
15450	August 21, 2026	Clean Way Environmental Partners Inc	General Operating	International Terminal	Operating Supplies	\$ 2,976.00
15450	August 21, 2026	Clean Way Environmental Partners Inc	General Operating	International Terminal	Shipping and Freight	\$ 500.00
15416	August 21, 2026	Coastal Refrigeration Heating & AC LLC	General Operating	South Beach	Repairs and Maintenance	\$ 919.50
15417	August 21, 2026	Copeland Lumber Yards Inc	General Operating	Commercial	Cleaning supplies	\$ 10.77
15451	August 21, 2026	Copeland Lumber Yards Inc	General Operating	International Terminal	Copeland Lumber Yards Inc	\$ 1,184.57
15451	August 21, 2026	Copeland Lumber Yards Inc	General Operating	International Terminal	Operating Supplies	\$ 46.07
15451	August 21, 2026	Copeland Lumber Yards Inc	General Operating	Commercial	Repairs and Maintenance	\$ 483.20
15451	August 21, 2026	Copeland Lumber Yards Inc	General Operating	International Terminal	Repairs and Maintenance	\$ 1,138.50
15452	August 21, 2026	Doug's Electric Inc	General Operating	South Beach	Repairs and Maintenance	\$ 7,311.00
15453	August 21, 2026	Economic Development Alliance of LC	General Operating	Administration	Dues And Subscriptions	\$ 2,500.00
15448	August 21, 2026	Englund Marine Supply Co Inc	General Operating	Commercial	Englund Marine Supply Co Inc	\$ 338.44
15448	August 21, 2026	Englund Marine Supply Co Inc	General Operating	Commercial	Personal Protective Equip. and Gear	\$ 338.44
15454	August 21, 2026	Garage Door Sales	General Operating	International Terminal	Repairs and Maintenance	\$ 2,997.50
15422	August 21, 2026	Industrial Welding Supply, Inc.	General Operating	Commercial	Discounts and Refunds	\$ (15.59)
15422	August 21, 2026	Industrial Welding Supply, Inc.	General Operating	Commercial	Equipment	\$ 60.00
15422	August 21, 2026	Industrial Welding Supply, Inc.	General Operating	Commercial	Industrial Welding Supply, Inc.	\$ 455.45
15422	August 21, 2026	Industrial Welding Supply, Inc.	General Operating	International Terminal	Industrial Welding Supply, Inc.	\$ 101.50
15422	August 21, 2026	Industrial Welding Supply, Inc.	General Operating	International Terminal	Operating Supplies	\$ 101.50
15422	August 21, 2026	Industrial Welding Supply, Inc.	General Operating	Commercial	Repairs and Maintenance	\$ 471.04
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	/34"x 1/2"x1/2"x3/4" PLAS Tee 12.5	\$ 35.50
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	/34"x 1/2"x1/2"x3/4" PLAS Tee 12.5	\$ 35.50
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1 Inch Plastic F-196 1 PLAS 90 F1690 25	\$ 26.37
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	1"x Forged Brass 1" Fip x 1" CE 2	\$ 15.38
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1"x Forged Brass 1" Fip x 1" CE 2	\$ 15.39
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	1"x Forged Brass 1"xMip x1" CE 2	\$ 22.36
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1"x Forged Brass 1"xMip x1" CE 2	\$ 22.35
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	1"x1"x1/2"x1/2"xPLAS Tee 12.5	\$ 32.94
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1"x1"x1/2"x1/2"xPLAS Tee 12.5	\$ 32.94
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	1"x1"x3/4"x1"x3/4" PLAS Tee 12.5	\$ 36.15
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1"x1"x3/4"x1"x3/4" PLAS Tee 12.5	\$ 36.15

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15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	1"x3/4" Plastic 1"x3/4" PLAS CPLG 12.5	\$ 19.29
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1"x3/4" Plastic 1"x3/4" PLAS CPLG 12.5	\$ 19.29
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	1"x3/4"x1"x3/4" 1 PLAS Tee 12.5	\$ 35.41
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1"x3/4"x1"x3/4" 1 PLAS Tee 12.5	\$ 35.42
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	1"x3/4"x3/4"x1"x3/4" PLAS Tee 12.5	\$ 29.81
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1"x3/4"x3/4"x1"x3/4" PLAS Tee 12.5	\$ 29.82
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	1/2 Inch Plastic F-196 1/2 PLAS Tee F1960 50	\$ 23.60
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1/2 Inch Plastic F-196 1/2 PLAS Tee F1960 50	\$ 23.60
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	1/2 inch Plastic F-196 1/2"	\$ 20.10
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1/2 inch Plastic F-196 1/2"	\$ 20.10
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	1/2" ce rings bag of 25	\$ 11.40
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1/2" ce rings bag of 25	\$ 11.40
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	1/2" Forged Brass 1/2"Mipx1/2"CE	\$ 5.90
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1/2" Forged Brass 1/2"Mipx1/2"CE	\$ 5.90
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	1/2" Plastic F-196 25	\$ 14.80
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1/2" Plastic F-196 25	\$ 14.80
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	1/2"x3/4"x Plastic 3/4"x1/2" PLAS CPLG 12.5	\$ 12.72
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1/2"x3/4"x Plastic 3/4"x1/2" PLAS CPLG 12.5	\$ 12.71
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	1-1/2 x 1"x 1/2" Brass mpt lf Adapter	\$ 91.41
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1-1/2 x 1"x 1/2" Brass mpt lf Adapter	\$ 91.42
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1-1/2 x1/2 x1" fpt lf Brass Adapter	\$ 39.49
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	1-1/2" x 20' pex pipe	\$ 144.32
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1-1/2" x 20' pex pipe	\$ 144.32
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	1-inch ce rings bag of 25	\$ 19.10
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	1-inch ce rings bag of 25	\$ 19.10
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	3/4 Inch Plastic F-1960 12.5	\$ 11.59
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	3/4 Inch Plastic F-1960 12.5	\$ 11.59
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	3/4 Inch Plastic F-196 3/4 PLAS Tee F1960 25	\$ 53.46
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	3/4 Inch Plastic F-196 3/4 PLAS Tee F1960 25	\$ 53.45
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	3/4" ce ring Bag of 25	\$ 18.65
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	3/4" ce ring Bag of 25	\$ 18.65
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	3/4" Forged Brass 3/4" Fip 3/4" CE 2	\$ 10.00
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	3/4" Forged Brass 3/4" Fip 3/4" CE 2	\$ 10.00
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	3/4" Plastic CE PEX 3/4 PLAS 90 25	\$ 16.69
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	3/4" Plastic CE PEX 3/4 PLAS 90 25	\$ 16.69
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	3/4"x Forged Brass 3/4Mip x3/4"CE 2	\$ 8.64
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	3/4"x Forged Brass 3/4Mip x3/4"CE 2	\$ 8.65

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15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	BWC RG250T6X-394 50-Gallon BTU Propane Top T&P	\$ 821.05
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	Contract and Support Services	\$ 65.85
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	Leg 461-915 1inch Plastic F-1960 12.5	\$ 16.90
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	Leg 461-915 1inch Plastic F-1960 12.5	\$ 16.90
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	Leg 461-929 1/2"x 1/2" 3/4" 1/2" x3/4" Tee 25	\$ 32.77
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	Leg 461-929 1/2"x 1/2" 3/4" 1/2" x3/4" Tee 25	\$ 32.78
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	Leg 461-932 3/4 Inch x 3/4 Inch x 1/2 Inch x 1/2 Inch PLAS Tee 25	\$ 38.57
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	Leg 461-932 3/4 Inch x 3/4 Inch x 1/2 Inch x 1/2 Inch PLAS Tee 25	\$ 38.58
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	White 1" x 20' uv Shield Raupex	\$ 54.72
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	White 1" x 20' uv Shield Raupex	\$ 54.72
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	White 1/2 x 20' uv Shield Raupex	\$ 18.44
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	White 1/2 x 20uv Shield Raupex	\$ 18.44
15423	August 21, 2026	Keller Supply Company	General Operating	Commercial	White 3/4 x 20' uv Shield Raupex	\$ 31.68
15423	August 21, 2026	Keller Supply Company	General Operating	South Beach	White 3/4 x 20' uv Shield Raupex	\$ 31.68
15424	August 21, 2026	Kings III of America LLC	NOAA		Professional Services	\$ 220.50
15418	August 21, 2026	MacPherson, Gintner & Diaz	General Operating	Administration	Professional Services	\$ 1,687.50
15426	August 21, 2026	Newport Gutter Cleaning	General Operating	South Beach	Contract and Support Services	\$ 1,033.00
15427	August 21, 2026	NW Natural	General Operating	South Beach	2120 SE Marine Science Dr # RV	\$ 171.39
15427	August 21, 2026	NW Natural	General Operating	South Beach	2301 SE Marin Science Drive-SHOP	\$ 32.14
15447	August 21, 2026	OR Dept of Environmental Quality	General Operating	International Terminal	Licenses and Permits	\$ 1,620.32
15428	August 21, 2026	Orkin	General Operating	Commercial	600 SE Bay Blvd	\$ 104.98
15428	August 21, 2026	Orkin	General Operating	Administration	Contract and Support Services	\$ 104.98
15428	August 21, 2026	Orkin	General Operating	South Beach	Contract and Support Services	\$ 103.49
15402	August 21, 2026	Pacific Coast Lock & Safe LLC	General Operating	Commercial	Labor	\$ 95.00
15402	August 21, 2026	Pacific Coast Lock & Safe LLC	General Operating	Commercial	Professional Services	\$ 290.00
15429	August 21, 2026	Pacific Coast Lock & Safe LLC	General Operating	Commercial	Professional Services	\$ 145.00
15402	August 21, 2026	Pacific Coast Lock & Safe LLC	General Operating	Commercial	Repairs and Maintenance	\$ 140.00
15403	August 21, 2026	Pacific Habitat Services Inc	General Operating	Commercial	Contract and Support Services	\$ 4,333.75
15403	August 21, 2026	Pacific Habitat Services Inc	General Operating	Commercial	Pacific Habitat Services Inc	\$ 4,333.75
15403	August 21, 2026	Pacific Habitat Services Inc	NOAA		Contract and Support Services	\$ 3,435.50
15430	August 21, 2026	Pape Machinery	General Operating	South Beach	Repairs and Maintenance	\$ 2,634.87
15431	August 21, 2026	Pioneer Connect	General Operating	South Beach	113823	\$ 184.49
15431	August 21, 2026	Pioneer Connect	General Operating	South Beach	115083	\$ 42.51
15431	August 21, 2026	Pioneer Connect	NOAA		159375	\$ 286.37
15433	August 21, 2026	Pioneer Printing Inc	General Operating	Commercial	Office Expense	\$ 67.90
15433	August 21, 2026	Pioneer Printing Inc	General Operating	South Beach	Office Expense	\$ 25.10
15434	August 21, 2026	Platt Electric Supply Inc	General Operating	South Beach	C-H BR250 2P-120/240V-50A CB	\$ 209.82
15434	August 21, 2026	Platt Electric Supply Inc	General Operating	Commercial	MIDLT100S250 Lower Terminal Blocks	\$ 227.52

Accounts Paid

August 2026

15434	August 21, 2026	Platt Electric Supply Inc	General Operating	South Beach	MIDL100S250 Lower Terminal Blocks	\$ 227.52
15434	August 21, 2026	Platt Electric Supply Inc	General Operating	Commercial	Operating Supplies	\$ 121.75
15434	August 21, 2026	Platt Electric Supply Inc	General Operating	International Terminal	Platt Electric Supply Inc	\$ 1,091.20
15434	August 21, 2026	Platt Electric Supply Inc	General Operating	South Beach	Platt Electric Supply Inc	\$ 689.86
15434	August 21, 2026	Platt Electric Supply Inc	General Operating	International Terminal	Repairs and Maintenance	\$ 1,091.20
15434	August 21, 2026	Platt Electric Supply Inc	General Operating	South Beach	Shipping Fee	\$ 25.00
15435	August 21, 2026	Port's Contracting, LLC	General Operating	Commercial	Repairs and Maintenance	\$ 2,500.00
15436	August 21, 2026	Quadient Finance USA Inc	General Operating	Administration	Lease Expense	\$ 214.32
15404	August 21, 2026	Rondys Inc dba Yaquina Industrial Park	General Operating	International Terminal	Lease Expense	\$ 4,000.00
15437	August 21, 2026	Rydin	General Operating	Administration	Office Expense	\$ 435.98
15438	August 21, 2026	SAIF Corporation	General Operating	Administration	Health, Dental and Life Insurance	\$ 45,422.74
15405	August 21, 2026	Security Monster	General Operating	Administration	IT Hardware and Software	\$ 2,520.00
15439	August 21, 2026	Sherwin-Williams	General Operating	Commercial	Discounts and Refunds	\$ (4.25)
15439	August 21, 2026	Sherwin-Williams	General Operating	Commercial	Repairs and Maintenance	\$ 371.12
15439	August 21, 2026	Sherwin-Williams	General Operating	South Beach	Repairs and Maintenance	\$ 732.95
15439	August 21, 2026	Sherwin-Williams	General Operating	Commercial	Sherwin-Williams	\$ 366.87
15406	August 21, 2026	Sound Environmental Products	General Operating	Commercial	Repairs and Maintenance	\$ 314.82
15440	August 21, 2026	Staples Advantage	General Operating	Administration	Office Expense	\$ 86.97
15440	August 21, 2026	Staples Advantage	General Operating	Commercial	Office Expense	\$ 47.07
15440	August 21, 2026	Staples Advantage	General Operating	International Terminal	Office Expense	\$ 59.98
15441	August 21, 2026	Suburban Propane	General Operating	Commercial	Fees	\$ 26.57
15441	August 21, 2026	Suburban Propane	General Operating	Commercial	Propane	\$ 679.00
15407	August 21, 2026	Summit Public Relations Strat LLC	General Operating	Administration	Professional Services	\$ 2,295.97
15442	August 21, 2026	T & L Chemical Toilet Service LLC	General Operating	Commercial	Contract and Support Services	\$ 780.00
15442	August 21, 2026	T & L Chemical Toilet Service LLC	General Operating	International Terminal	Contract and Support Services	\$ 95.00
15442	August 21, 2026	T & L Chemical Toilet Service LLC	General Operating	South Beach	Contract and Support Services	\$ 95.00
15444	August 21, 2026	Thompson's Sanitary Service Inc	General Operating	Commercial	Trash/Garbage	\$ 4,469.66
15444	August 21, 2026	Thompson's Sanitary Service Inc	General Operating	International Terminal	Trash/Garbage	\$ 1,587.58
15444	August 21, 2026	Thompson's Sanitary Service Inc	General Operating	South Beach	Trash/Garbage	\$ 8,693.11
15444	August 21, 2026	Thompson's Sanitary Service Inc	NOAA		Trash/Garbage	\$ 583.90
15445	August 21, 2026	ULINE	General Operating	Commercial	Cleaning supplies	\$ 376.50
15445	August 21, 2026	ULINE	General Operating	South Beach	Cleaning supplies	\$ 571.00
15408	August 21, 2026	VenTek International Inc	General Operating	South Beach	Fees	\$ 2,070.00
15446	August 21, 2026	Verizon Wireless	General Operating	Administration	Admin Lines	\$ 229.71
15446	August 21, 2026	Verizon Wireless	General Operating	Commercial	CM Lines	\$ 95.97
15446	August 21, 2026	Verizon Wireless	General Operating	International Terminal	NIT Line	\$ 34.10
15446	August 21, 2026	Verizon Wireless	General Operating	South Beach	SB Lines	\$ 92.45
15446	August 21, 2026	Verizon Wireless	NOAA		NOAA Lines	\$ 141.63
15409	August 21, 2026	Wiggins Hauling Works	General Operating	International Terminal	Repairs and Maintenance	\$ 2,800.00
15410	August 21, 2026	Yaquina Boat Equipment Inc	General Operating	Commercial	Repairs and Maintenance	\$ 409.57
PPI09942	August 24, 2026	Washington State Support Registry **AUTOPOST***	General Operating	International Terminal	Garnishment Withholdings Payable	\$ 408.50

Accounts Paid

August 2026

PPI10209	August 25, 2026	Astound CoastCom By Wave	General Operating	Administration	IT Hardware and Software	\$ 2,107.73
PPI10206	August 28, 2026	Central Lincoln PUD**AUTOPOST**	NOAA		Electricity	\$ 383.04
PPI10153	August 30, 2026	Direct TV**AUTOPOST**	General Operating	South Beach	RV Park Annex	\$ 600.85
PPI10158	August 31, 2026	Elite Dynamics	General Operating	Administration	IT Hardware and Software	\$ 965.34
PPI10159	August 31, 2026	Elite Dynamics	General Operating	Administration	IT Hardware and Software	\$ 121.94
PPI10160	August 31, 2026	Elite Dynamics	General Operating	Administration	IT Hardware and Software	\$ 1,630.62
PPI10154	August 31, 2026	Carson Oil Co Inc **AUTOPOST**	General Operating	International Terminal	Fuel	\$ 180.37



CONSENT CALENDAR AGENDA ITEM

DATE: 21 September 2026
RE: Surplus Property Declaration
TO: Port of Newport Board of Commissioners
ISSUED BY: Aaron Bretz, Director of Operations

BACKGROUND

The Port has a golf cart that has been used for RV Park personnel to get around the park. It is now in need of new batteries and work on the motor that exceed the value of a decent, used replacement.

DETAIL SUPPORTING

The golf cart is a 2015 Club Car Precedent i2 Electric model.

RECOMMENDED MOTION

I MOVE TO DECLARE THE REFERENCED GOLF CART AS EXCESS PROPERTY

STAFF REPORT

DATE: 07 July 2026
RE: Supplemental Contract Amendment
TO: Paula Miranda, Executive Director
ISSUED BY: Mark A. Brown, Director of Finance and Business Services

BACKGROUND

The NOAA lease term runs from May 1, 2011, through April 30, 2031. During the lease term, certain adjustments are made to the lease payments, and some adjustments require an additional payment. These adjustments include changes in insurance costs, DSL lease costs, and cost-of-living adjustments (COLAs).

Discussion

Due to reductions in NOAA staffing, NOAA has fallen behind in processing lease adjustments related to insurance costs. Calculating these adjustments is complex because the various adjustment periods do not align. The insurance coverage period differs from the DSL lease renewal period, and both differ from the lease term itself. Additionally, insurance costs are frequently allocated based on staffing levels or other personnel-related cost allocations, requiring further analysis to determine the appropriate charges applicable to the lease. As a result, reconciling and calculating these adjustments can be time-consuming, and all parties must understand how the various components interact. Because of limited staffing resources, NOAA was unable to complete this process in a timely manner.

The attached adjustment covers lease years 2024, 2025, and 2026 and brings NOAA current through the present lease year. Mark Harris and I have been working closely with NOAA over the past three to four months to reconcile these costs, verify the underlying calculations, and ensure that the adjustments accurately reflect the applicable insurance, DSL lease, and other lease-related cost changes.

Recommended Motion:

This item is included on the Consent Calendar; therefore, a separate motion for approval is not required. If this item is removed from the Consent Calendar for separate consideration, the following motion is recommended:

Motion:

I move to authorize the Executive Director, or their designee, to execute the US Department of Commerce NOAA Lease Amendment No. 38 for Lease No. 09WSA0200C.

U.S. DEPARTMENT OF COMMERCE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION LEASE AMENDMENT	LEASE AMENDMENT NO. 38	
	LEASE NO. 09WSA0200C	

ADDRESS OF PREMISES: 2002 SE Marine Science Drive, Newport, Oregon 97365, in Lincoln County (NOAA Marine Operations Center - Pacific).

This Lease Amendment is made and entered into between: PORT OF NEWPORT
whose address is: 600 SE Bay Boulevard, Newport, Oregon 97365

hereinafter called the "Lessor", and the UNITED STATES OF AMERICA, hereinafter called the "Government":

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

Now Therefore, the parties, for the consideration hereinafter mentioned, covenant and agree that the said Lease is amended as follows:

Pursuant to Solicitation for Offers No. 09WSA0200C (Paragraph 3.6, Building and Site Information Submittals, B.3, Page 23), Amendment No. 3 (Sections 4 and 5), the Lease (Standard Form 2, Section 7), and Lease Amendment No. 7 (establishing base years of \$126,365.96 for insurance premiums and \$7,630.14 for the DSL lease), the insurance premium and DSL lease amounts for the lease years May 1, 2023 through April 30, 2026 are reconciled as follows:

A. LEASE YEAR MAY 1, 2023 - APRIL 30, 2024

INSURANCE PREMIUM Base Year =		\$126,365.96
Port Liability Package (SDIS): 5/1/2023 - 12/31/2023	[\$49,536.14 x 8/12]	\$33,024.09
Port Liability Package (SDIS): 1/1/2024 - 4/30/2024	[\$58,651.78 x 4/12]	\$19,550.59
DIC Earthquake & Flood: 5/1/2023 - 12/31/2023	[\$153,460.00 x 8/12]	\$102,306.67
DIC Earthquake & Flood: 1/1/2024 - 4/30/2024	[\$164,713.00 x 4/12]	\$54,904.33
NFIP Flood - Warehouse (10/6/2023 - 10/6/2024)		\$1,298.00
NFIP Flood - Admin Building (10/6/2023 - 10/6/2024)		\$966.00
Pollution (per Paragraph D below)		\$0.00
Insurance Total =		\$212,049.68
Insurance Difference =	[\$212,049.68 - \$126,365.96]	\$85,683.72
DSL LEASE (ML-45552) Base Year =		\$7,630.14
5/1/2023 - 10/31/2023	[\$11,253.69 / 2]	\$5,626.85
11/1/2023 - 4/30/2024	[\$11,591.30 / 2]	\$5,795.65
DSL Total =		\$11,422.50
DSL Difference =	[\$11,422.50 - \$7,630.14]	\$3,792.36
LEASE YEAR 2023-2024 TOTAL =	[\$85,683.72 + \$3,792.36]	\$89,476.08

B. LEASE YEAR MAY 1, 2024 - APRIL 30, 2025

INSURANCE PREMIUM Base Year =		\$126,365.96
Port Liability Package (SDIS): 5/1/2024 - 12/31/2024	[\$58,651.78 x 8/12]	\$39,101.19
Port Liability Package (SDIS): 1/1/2025 - 4/30/2025	[\$71,248.92 x 4/12]	\$23,749.64
DIC Earthquake & Flood: 5/1/2024 - 12/31/2024	[\$164,713.00 x 8/12]	\$109,808.67
DIC Earthquake & Flood: 1/1/2025 - 4/30/2025	[\$159,598.00 x 4/12]	\$53,199.33
NFIP Flood - Warehouse (10/6/2024 - 10/6/2025)		\$1,478.00
NFIP Flood - Admin Building (10/6/2024 - 10/6/2025)		\$1,086.00
Pollution (per Paragraph D below)		\$0.00
Insurance Total =		\$228,422.83
Insurance Difference =	[\$228,422.83 - \$126,365.96]	\$102,056.87
DSL LEASE (ML-45552) Base Year =		\$7,630.14
5/1/2024 - 10/31/2024	[\$11,591.30 / 2]	\$5,795.65
11/1/2024 - 4/30/2025	[\$11,939.04 / 2]	\$5,969.52
DSL Total =		\$11,765.17
DSL Difference =	[\$11,765.17 - \$7,630.14]	\$4,135.03
LEASE YEAR 2024-2025 TOTAL =	[\$102,056.87 + \$4,135.03]	\$106,191.90

C. LEASE YEAR MAY 1, 2025 - APRIL 30, 2026

INSURANCE PREMIUM Base Year =		\$126,365.96
Port Liability Package (SDIS): 5/1/2025 - 12/31/2025	[\$71,248.92 x 8/12]	\$47,499.28
Port Liability Package (SDIS): 1/1/2026 - 4/30/2026	[\$71,954.81 x 4/12]	\$23,984.94
DIC Earthquake & Flood: 5/1/2025 - 12/31/2025	[\$159,598.00 x 8/12]	\$106,398.67
DIC Earthquake & Flood: 1/1/2026 - 4/30/2026	[\$149,971.57 x 4/12]	\$49,990.52
NFIP Flood - Warehouse (10/6/2025 - 10/6/2026)		\$1,691.00
NFIP Flood - Admin Building (10/6/2025 - 10/6/2026)		\$1,228.00
Pollution (per Paragraph D below)		\$0.00
Insurance Total =		\$230,792.41
Insurance Difference =	[\$230,792.41 - \$126,365.96]	\$104,426.45
DSL LEASE (ML-45552) Base Year =		\$7,630.14
5/1/2025 - 10/31/2025	[\$11,939.04 / 2]	\$5,969.52
11/1/2025 - 4/30/2026	[\$12,297.21 / 2]	\$6,148.61
DSL Total =		\$12,118.13
DSL Difference =	[\$12,118.13 - \$7,630.14]	\$4,487.99
LEASE YEAR 2025-2026 TOTAL =	[\$104,426.45 + \$4,487.99]	\$108,914.44

D. The amounts above reflect the following corrections and positions agreed between the parties during the documentation review completed September 2026: (i) the SDIS calendar year 2024 NOAA allocation is \$58,651.78 per the Lessor's SDIS GF-NOAA allocation worksheet; (ii) the DIC Earthquake & Flood premium for the January 6, 2023 - January 6, 2024 policy term is \$153,460.00 per the CRC Insurance binder for Policy LHQ429843; (iii) the NFIP flood premiums for the October 6, 2023 - October 6, 2024 policy term are \$1,298.00 (Warehouse, Policy 6900127528) and \$966.00 (Admin Building, Policy 6900127527) per the Assurant declarations; (iv) DSL lease amounts are limited to Oregon Department of State Lands account APP0045552 (Lease ML-45552), the account tied to the NOAA sublease per the Consent to Sublease executed in 2011, and no other DSL account of the Lessor applies, with lease-year amounts per DSL invoices #25843, #27126, #28383, and #29721; and (v) per the Lessor's written election of September 3, 2026, no pollution insurance allocation is or will be applied to the reconciliations, and the pollution line for each lease year above is \$0.00.

E. Upon execution of this Lease Amendment, the Government shall pay the Lessor a one-time lump sum of **\$304,582.42**, equal to the sum of the three lease-year totals above [\$89,476.08 + \$106,191.90 + \$108,914.44], in full satisfaction of the insurance premium and DSL lease adjustments for the period May 1, 2023 through April 30, 2026. Payment shall be made to the Lessor via electronic funds transfer and based on the information provided in the System for Award Management (SAM) database (available at: <https://www.sam.gov>), or successor Government database.

All other terms and conditions of the Lease shall remain in force and effect. In Witness Whereof, the parties to this Lease Amendment evidence their agreement to all terms and conditions set forth herein by their signatures below.

LESSOR: PORT OF NEWPORT

Name (Print), Title, & Date

Signature

In the Presence of:

Name (Print), Title, & Date

Signature

UNITED STATES OF AMERICA:

Signature _____
Department of Commerce
Real Property Contracting Officer

Name (Print) & Date



NEW BUSINESS AGENDA ITEM

DATE: September 29, 2026
RE: Former Rogue Building Feasibility Study
TO: Port of Newport Board of Commissioners
ISSUED BY: Paula Miranda, Executive Director

BACKGROUND

The Port put out a Request for Proposal to do a Feasibility Study for highest and best use for the former Rogue Building in order to consider long term viability.

BUDGET IMPACTS

The Port budgeted \$100K for the project. The Port is also seeking grant funds from Business Oregon but has yet finalized the grant process.

SELECTION PROCESS

We received 5 applications, all of which were very highly qualified. Our selection team chose Soderstrom Architects/BST Associates team based on the qualifications and lowest cost.

RECOMMENDED MOTION

I MOVE TO APPROVE THE EXECUTIVE DIRECTOR OR HER REPRESENTATIVE TO EXECUTE A CONTRACT WITH THE WINNING PARTY NOT TO EXCEED \$61,500 PLUS 10% CONTINGENCY.



NEW BUSINESS AGENDA ITEM

DATE: September 29, 2026
RE: NIT Feasibility Study and Market Analysis
TO: Port of Newport Board of Commissioners
ISSUED BY: Paula Miranda, Executive Director

BACKGROUND

The Port put out a Request for Proposal to do a Feasibility Study for highest and best use for the NIT, including a market analysis in order to consider long term viability.

BUDGET IMPACTS

The Port budgeted \$30K for the project for this Fiscal Year.

SELECTION PROCESS

We received 3 applications, all of which were very highly qualified. Our selection team chose the team of Huitt Zollars and Leland Consulting Group based on the qualifications and lowest cost.

RECOMMENDED MOTION

I MOVE TO APPROVE THE EXECUTIVE DIRECTOR OR HER REPRESENTATIVE TO EXECUTE A CONTRACT WITH THE WINNING PARTY NOT TO EXCEED \$29,960 PLUS 10% CONTINGENCY.



OLD BUSINESS AGENDA ITEM

DATE: 21 Sep 2026
RE: Customer Code of Conduct
TO: Port of Newport Board of Commissioners
ISSUED BY: Aaron Bretz, Director of Operations

BACKGROUND

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

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

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

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

During the last Port Commission Meeting following discussion, it was recommended to clarify the age of "unattended" children, and also to clarify what it means to "ask someone to leave."

In the attachment, I made changes and colored them in blue. It is my recommendation that children under the age of 10 be considered "unattended" without an adult. Also, to clarify how we would escalate to exclusion from Port Property, I added that a person could be asked to leave "the site" initially. The "site" would be considered a specific Port building, shop, dock, or office. Particularly difficult people or those who egregiously violate the Customer Code of Conduct could be excluded from Port Property all together initially, but the intent of the policy is to allow an escalatory step prior to going to the entirety of Port Property.

Nothing precludes anyone from calling the Police directly when necessary, and requiring that a person who is extremely disruptive and/or unsafe to be removed from Port Property.

BUDGET IMPACTS

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

RECOMMENDED MOTION

I MOVE TO READ BY TITLE ONLY AND ADOPT ORDINANCE 2026-01 REGARDING CHANGES TO THE PORT FACILITIES CODE.

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

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

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

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

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

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

Create Section 1.18:

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

- Threatening, intimidating, or harassing other Port users or staff
- Entering restricted areas without authorization
- Offensive or indecent language or exposure of any kind
- Abuse or improper usage of property belonging to other Port users or the Port of Newport
- Leaving personal items unattended or dumping on Port property
- Violating the Port Facilities Code or License agreements
- Violence or physical intimidation
- Leaving children [under the age of 10](#) unattended
- Use, sale, or exchange of illegal drugs
- Vending, peddling, panhandling, or the posting or distribution of materials without permission
- Disturbing others with excessively strong odors, unsanitary personal conditions, or disruptive noises
- Inappropriate, unsafe, or prohibited use of wheeled or motorized devices

- Refusal to follow staff direction or Port signage

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

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS this 29th day of September, 2026.

Gil Sylvia, President

Pat Ruddiman, Secretary/Treasurer

EXECUTIVE DIRECTOR MONTHLY REPORT

DATE: 09/29/2026
PERIOD: 08/19/26 – 08/21/2026
TO: Board of Commissioners
ISSUED BY: Paula J. Miranda, Executive Director

OVERVIEW

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

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

Here are some of the highlights for the month:

South Beach

RV Park: We are currently in the middle of interviews for the Park Host, which is way past due. It's been difficult to find the right match, but we are hoping to have someone by Springtime.

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 hoping to select a consultant to help with the feasibility study (FS). Still waiting for Business Oregon on the funding assistance. Also waiting to hear back from our bankruptcy attorney on the status of the bankruptcy.

Dredging: Still waiting to hear from Connect Oregon.

North Commercial

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

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

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

Newport International Terminal

RORO Dock Piling Assessment: A selection of contractors has been made by staff but needs final approval from USDA before bringing before commission. I did complain to the USDA Oregon Director when I met him about a month or so ago about the long delay in getting this approved. The current issue is providing a grant for property we don't owe (We have a long-term lease with DSL). This was not an issue with the EDA when we rebuilt the Port Dock 5 Pier, as they had a process for it. However, USDA doesn't have one, but they seem willing to follow EDA's process. We are crossing our fingers that they will give us the go ahead before it is too late for this In-water work, which means we would have to wait another year. They are aware of it.

Remainder PIDP Grant: The RFP for the grading work is out. We are still hoping to get the work done before the rain season.

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

Vessels Calling: We had a bit of a fender bender at the Terminal with our last vessel call. We have removed some of the fenders as they were too large and it got in the way of the fishing vessels. We are working on a better alternative to address the issue, which may have some cost related to it.

NOAA

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

NOAA Lease: RFI is out. I also submitted new suggested language to NOAA for a couple of sections we hope to improve. I had a good remote meeting with the Director of NOAA.

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.

Elite Dynamic: The system continues to work better every day, as staff get better used to it. However, there are still some glitches, which may cause problems such as double bookings. Staff are working with consultant on fixing the issue. Although we are still fighting a few bugs, we have relaunched the RV park online for mobile phone.

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

Miscellaneous:

World's Greatest: Our segment to the World's Greatest will air on 09/26 and 10/03 at 11AM on **BLOOMBERG TV: These are the only ways in which to watch the episode on TV: On DirecTV: Channel 353. On DISH Network: Channel 203. On Major Cable Carriers: Depends on your local area**

and carrier. If you don't have Bloomberg TV, I will be able to share the information 2 weeks after the second airing. Once available I will share the information on Social Media.

Meetings/Trainings/Summits:

08/26 - Meeting with RV Park Supervisor
08/27 - PNWA/Port of Bandon Meeting
08/31 - 09/01 - PNWA Tour of Coastal Ports
09/02 - Recurring Finance Meeting
09/03 - Meeting with NOAA Director (Remotely)
09/03 - EDALC Board Meeting
09/04 - Communications Meeting
09/04 - USDA meeting with Farm Service Agency Director
09/04 - Recurring Operations Meeting
09/07 - Labor Day - Office Closed
09/08-15 - PTO
09/16 - Oregon Infrastructure Summit
09/17 - PNWA Membership Meeting
09/18 - Communications Meeting
09/18 - Deadline for Feasibility Studies
09/21 - Recurring Operations Meeting
09/21 - Recurring Finance Meeting
09/22 - Meeting with RV Park Supervisor
09/22 - Touring Foreign Delegation
09/22 - State of the City Address
09/22 - Tsunami Advisory Group
09/23 - Meeting with EV Supervisor
09/24-09/25 - OPPA Annual Conference (Astoria)
09/29 - Monthly Dept. Heads Meeting
09/29 - Commission Meeting

Upcoming Schedule:

09/29 - Quarterly Department Heads Meeting
09/29 - Commission Meeting
10/01 - Sea Grant Interview Assistance for Strategic Communications Lead
10/02 - Sea Grant Interview Assistance for Strategic Communications Lead
10/05 - Recurring Operations Meeting
10/05 - Recurring Finance Meeting
10/05 - Sea Grant Interview Assistance for Strategic Communications Lead
10/06 - Recurring RV Park Supervisor Meeting
10/06 - Meeting with Business Oregon Lobbyist from DC
10/08 - Meeting with South Beach Crew
10/09 - Communications Meeting
10/19 - Recurring Operations Meeting
10/20 - Recurring RV Park Supervisor Meeting
10/20 - Monthly Directors Meeting

10/27 - Commission Meeting



FINANCE DEPARTMENT MONTHLY REPORT

DATE: 29 September 2026
PERIOD: July 1, 2026 to August 31, 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 Balance Sheet and Income Statements through August 31, 2026. Also included are revenue comparison reflecting year-to-date (YTD) revenues compared to the prior year, all Fund Balance Sheets, and an income statement comparing Revenue and expenses year-to-year.

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

Auditor

The Preliminary fieldwork is mostly completed. This was done without significant interference with day-to-day activities. Sorren, our new auditor, uses a much better process to ask for documentation, allowing us to easily assign and track tasks to individuals.

The next phase of the audit starts on September 21st and runs the entire week.

System Transition Details

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

Online Presence

The Port has relaunched it's online presence and Mobile phone presence for the RV Park. Although only available to visitors of the RV park for a short time, through September 18, 2026, 1,749 reservations have been made online.

There are still a few issues with the Online system; this has caused additional workload for South Beach staff.

During the week of September 21, specific Port staff will meet with Elite Dynamics to discuss upcoming changes specifically affecting areas that Port staff have identified as needing correction.

Time System

Time clocks have been will be rolled out to South Beach Operations and the International Terminal. This eliminates the need for staff to use personal devices to start and end their workday. As you may or not be aware, When Port staff use personal devices for Port Business, if there is a potential misdeed, the device could be seized to investigate.

Prior to implementation, employees relied on personal cell phones to track their start and end times, which was not an ideal process, and created potential record-retention and documentation concerns. Additionally, seasonal employees do not have access to computers, requiring supervisors or other staff members to enter time on their behalf. The new time clock kiosk eliminates these challenges by providing all staff with a dedicated, accessible, and accurate method for recording their work hours.

The kiosk strengthens internal controls by allowing employees to directly record their own time, reducing the need for supervisor intervention and minimizing the potential for data-entry errors. The new process is expected to reduce payroll administration time and improve the accuracy of labor allocation.

Bankruptcy

The Port recently received a notice that the Trustee is in the process of removing some hazardous waste material from the Rogue site. Hopefully, the Port will have full access to the building shortly.

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

Area	CY Revenue	PY Revenue	Variance	
Leases	101,384	139,557	-38,174	Unfavorable
Moorage	431,442	562,983	-131,541	Unfavorable
RV Space Rental	282,747	479,352	-196,605	Unfavorable

Nationally, RV Space revenue has declined, a large state park (Beverly Beach) had sites available until July 4, typically the campground is full starting in late May.

Fiscal year Department Revenue Comparison – General Operating Fund

Area	Lease	Moorage	Services	RV Space	Fees	Misc	Totals*
South Beach	27,530	174,043	279	282,747	74,847	-8,158	552,286
Comm Marina	54,790	234,760	105,676	0	10,285	5,622	410,166
NIT Cargo	0	0	0	0	0	0	0
NIT Fishing	19,064	21,441	31,401	01	274	0	72,181

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%	92.31%
September	95.94%	102.28%	98.30%	87.21%	
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%	75.0%
September	78.65%	76.09%	69.10%	65.58%	
October	36.54%	19.29%	19.04%	8.90%	
November	18.80%	17.01%	4.62%	0%	
December	15.94%	16.60%	0.00%	0%	
January	21.16%	15.30%	0.00%	0%	
February	20.67%	19.10%	12.23%	0%	
March	12.49%	12.90%	10.24%	1.92%	

April	16.20%	20.64%	13.99%	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%	28.0%
September	39.29%	5.44%	36.00%	18.43%	
October	15.39%	3.00%	8.66%	56.54%	
November	9.33%	1.48%	8.33%	57.1%	
December	4.70%	1.01%	6.54%	19.56%	
January	2.58%	0.13%	1.61%	56.31%	
February	3.59%	6.50%	4.23%	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					7.89%
September					
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	2026-27
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%	
October	81.40%	81.16%	77.22%	87.78%	
November	52.83%	47.96%	46.08%	50.19%	

December	50.39%	46.34%	44.62%	46.85%	
January	50.40%	17.24%	45.97%	46.63%	
February	49.83%	44.42%	45.48%	38.86%**	
March	49.84%	44.84%	44.31%	37.79%	
April	58.32%	55.66%	56.11%	44.14%	
May	88.82%	85.21%	86.56	70.63%	
June	90.26%	88.32%	90.73%	72.43	

Commercial Marina*

Occupancy Percent (Full occupancy is 80%)

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

This has been removed as the numbers could be misleading.

** 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 August 31, 2026, **declined by \$1,339,757** to \$3,376,586 as compared to its cash position on August 31, 2025. The balance on: Funds received, not cleared will decline starting September 1, bank reconciliations will be completed early each month.

The Preliminary August 31, 2026 financial statements are provided for reference, only minor changes will be made to these financial statements.

Balance Sheet

General Operating Fund Cash Position

In January, Port staff transferred \$700,000 from Reserve Funds to the General Operating Fund. **The Ports General Operating Cash Balance declined by \$829,147** as compared to its cash position on August 31, 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 will be paid in late September. 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 **\$-256,592** 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 by	478,090
Operating Expenses are favorable by	87,852
Operating Income is favorable by	565,672
Non-operating Revenue is unfavorable by	782,052
Non-Operating Expenses are favorable by	913,394
Non-Operating Income is favorable by	131,342
Income before Loans and Depreciation is favorable by	697,014
Loans	0
Overhead Allocation is	
Depreciation expense is	489,954

Variance Explanation

Overall, the Port's financial performance compared favorably to budgeted income. Loans expense is evenly distributed, not based on actual, this will normalize throughout the year.

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	1,834
Non-Operating Expenses are favorable	197,429

Variance Explanation

Administrative Department

Administration, Department 100	
Narrative	Amount
Operating revenue is unfavorable by	5,216
Operating expenses are favorable by	47,362
Operating income is favorable by	42,147
Non-operating revenue is favorable by	1,132
Non-operating expenses are Neutral	
Non-operating income is favorable by	1,132
Depreciation expense is	142,796

Variance Explanation

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

Commercial Marina, Department 300	
Narrative	Amount
Operating Revenue is favorable by	122,506
Operating Expenses are favorable by	22,447
Operating Income is favorable by	144,953
Non-operating Revenues are unfavorable	300,000
Non-Operating Expenses are Neutral	
Non-Operating Income is unfavorable by	300,000
Net income (before Deprec & loans) is unfavorable by	155,047
Depreciation expense is	27,526
Overhead allocation is	

Variance Explanation

International Terminal, Department 500..501	
Narrative	Amount
Operating revenue is unfavorable by	127,645
Operating expenses are favorable by	40,099
Operating income is unfavorable by	87,546
Non-operating revenue is unfavorable by	481,350
Non-operating expenses are favorable by	720,634
Non-operating income is favorable by	239,284
Income before Deprec and Loans is favorable	151,738
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

South Beach, Department 700-701	
Narrative	Amount
Operating revenue is unfavorable	13,466
Operating expenses are unfavorable	22,213
Net operating income is unfavorable	35,679
Non-operating revenue is Neutral	
Non-operating expenses is Neutral	0
Non-operating income is Neutral	
Income before Deprec and Loans is unfavorable	35,679
Depreciation expense is	86,806
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 \$1,211,003. After meeting the required bond set-aside, \$-550,718 remains available in the NOAA Fund. One amendment was approved by the Port Commission, a second amendment is included in the commission packet, these two amendments will help correct this. The Port also paid the large bond payment of \$1,633,539.

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

NOAA Lease Revenue Fund	
Narrative	Amount
Operating revenue is unfavorable by	8,633
Operating expenses are favorable by	359,610
Operating income is favorable by	350,977
Non-operating revenue is Neutral	
Non-operating expenses are Neutral	
Income before Deprec and Loans is unfavorable	350,977
Depreciation expense is	249,682
Overhead Allocation is	

Variance Explanation (NOAA)

The variance is due to unprocessed increases related to the insurance costs of NOAA.

Other Fund Balances

Reserve Fund (Fund 600)

Cash available. after transfer of \$700,000 \$1,325,711

Bonded Debt Fund (Fund 400)

Cash available: The Port has \$459,873 set aside for Bond Payments.

Facility Maintenance Fund (Fund 200)

The Port has \$612,998 set aside for future projects.

Past Due Balances.

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

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.

##.

Aging Report

As of August 31, 2026

No.	Name	Balance	61-90 days	Over 90 days	
C00023	Refuge Fisheries, INC ; Eclipse	3,474.56	0.00	3,474.56	On a payment plan and just made a recent payment
C00064	Doyle Wormington/ Bogdan Baci	2,150.32	0.00	2,150.32	Email sent with past due invoice.
C00065	Joe Zelfer	312.00	0.00	312.00	Statement printed and brought to the vessel.
C00132	Tiburon Fisheries; Cap Elza	4,352.83	3,167.64	1,185.19	Agreed to payment plan, has not kept promises, will seize if comes into Port
C00133	Tiburon Fisheries LLC; Springside/Defiant/ Cap Elza	9,599.37	2,145.28	7,454.09	Agreed to payment plan, has not kept promises, Seized Springside
C00138	Steve Lovin - Lucky One	593.28	0.00	593.28	Email sent with past due balance
C00167	Safe Coast Seafoods	918.12	0.00	918.12	No payment has been made and no communication about past due'
C00174	John S Sibus	1,616.10	0.00	1,616.10	On payment plan and actively paying on time every month. Actual balance is \$1000 less
C00175	Russ Diede LLC; Casino	130.37	0.00	130.37	Just made a recent payment
C00187	Harrison Tibbetts	184.00	0.00	184.00	Can be removed. Charge was incorrect
C00240	Free Spirit Seafood LLC	871.23	0.00	871.23	Emailed about past due.
C00262	Dustin & Kristi Winn	550.00	0.00	550.00	This was paid on their booking. Not due.
C00303	Aaron (Zhang Yuan) Tang	2,616.10	0.00	2,616.10	Paid in Full - Tried to pay previously but only had Apple Pay and the terminals were not working.
C00310	David Elton	2,613.55	0.00	2,613.55	Phone number is invalid. Email sent with past due invoice.
C00320	Emerald Sea LLC	501.02	0.00	501.02	Says Payment is in the mail
C00353	Donald Koskela	457.30	0.00	457.30	Paid in full
C00363	Johnny Russell	6,149.08	1,220.74	4,928.34	Has agreed to a payment plan
C00394	Daniel Kistler	1,710.72	0.00	1,710.72	Email sent with past due invoice.
C00412	Gary Lewis	225.96	0.00	225.96	
C00444	Jason Albee	1,717.01	0.00	1,717.01	Spoke with customer. He believes this was paid and is trying to find a receipt.
C00462	Chris Garrett	3,308.76	0.00	3,308.76	Has agreed to a payment plan
C00471	Gregory Temple	2,301.44	0.00	2,301.44	On payment plan. checked in recently
C00494	ODFW - Ophiodon	904.78	0.00	904.78	Email did not transfer from old system and the invoice was never sent. Re-sent invoice, spoke with captains, and it will be paid immediately.
C00509	Neal Leslie	239.03	0.00	239.03	Incorrect invoice during system transfer, not due
C00525	Deborah Lane	259.26	0.00	259.26	Invoice from Aug 2025, suggest writing off
C00529	Sam Andrews	237.75	0.00	237.75	Invoice from July 2025, suggest writing off
C00535	Dan Cardoso	62.44	0.00	62.44	Incorrect invoice during system transfer, not due
C00539	Smith and Hika Fisheries LLC- IDA B	26,996.88	0.00	26,996.88	Purchased a vessel, this is what the vessel owed us at the time
C00542	Treg Montagne	2,616.10	0.00	2,616.10	Payment on 7/27/26 applied to current moorage on mistake instead of paying past due. Will contact the customer to straighten out.

Aging Report

As of August 31, 2026

C00543	Scott Hewitt	473.83	0.00	473.83	Invoice from Sep 2025, suggest writing off
C00549	Angela & Don Carter	250.00	0.00	250.00	Invoice from June 2025, Suggest writing off
C00573	Samantha Auteri	2,710.64	0.00	2,710.64	Sold the vessel in July, she is contesting the bill and says she has already paid the moorage in full.
C00582	Shaunna Adams	54.45	0.00	54.45	Invoice from July 2025, suggest writing off
C00633	Dan Lay	232.28	0.00	232.28	
C00636	MidCoast Fisheries LLC; Equalizer	830.53	0.00	830.53	Made recent payment
C00657	Pablo Garin	449.53	0.00	449.53	Customer has stated multiple times that they will pay soon and have not paid. Invoice is from June of 2025. Suggest writing off.
C00670	Lori Baker	265.59	0.00	265.59	Invoice from Aug 2025, suggest writing off
C00672	Host Agency	50,566.17	0.00	50,566.17	Paid 25,703.45
C00688	Ken Dixon	87.44	0.00	87.44	Invoice from July 2025, suggest writing off
C00697	Dan Krouse	65.32	0.00	65.32	Invoice from Aug 2025, suggest writing off
C00722	Jayne Fontaine	64.70	0.00	64.70	Invoice from Aug 2025, suggest writing off
C00735	Doug Phillips	157.00	0.00	157.00	
C00747	Clint Henry Young	435.76	0.00	435.76	Email sent with past due balance
C00756	Seafarmers Corp; Southside	2,480.48	1,240.24	1,240.24	Made recent payment
C00763	John Foster	400.72	0.00	400.72	
C00774	Justin Kruse	3,474.77	0.00	3,474.77	Recommend starting the seizure process
C00777	Travis Collier	5,347.22	1,342.90	4,004.32	Going through Seizure Process
C00787	Lady Jaye LLC.	3,473.13	1,676.00	1,797.13	On payment plan. made recent payment
C00790	Tom Nagy	6,644.40	2,013.20	4,631.20	Sending to collections/written off. The vessel was associated with reported illegal activity. Efforts were made to seek assistance in seizing the vessel; however, no enforcement action was taken. The vessel itself had only marginal value, and the estimated cost to remove and destroy it was approximately \$45,000. Given the lack of a practical recovery option and the significant disposal costs, the balance was excluded and written off.
C00792	Brookings Fishing Charters; Umatilla	4,881.24	0.00	4,881.24	On payment plan. made recent payment
C00840	Billeter Marine; Regulator & Pacific Eagle	1,023.50	0.00	1,023.50	Just communicated about past due with accountant. She's reviewing
C00961	Raymond Carel -Saltybros LLC Lease	1,143.95	0.00	1,143.95	On payment plan and actively paying on time every month
C00981	Alfonso Barrera	231.28	0.00	231.28	Email sent with past due invoice.
C00989	Teresa Hennessey- Mad Hatter	2,758.42	0.00	2,758.42	Just claimed she does not own the boat 9/18/26. Will be communicating with her next week
C01002	Theresa Ross	3,796.00	0.00	3,796.00	Emailed about past due balance
C01005	Greg Dewar	1,052.81	0.00	1,052.81	On payment plan. Does not always pay on time
C01060	Fresh Wild Tuna, LLC; Royal Mariner	3,522.79	0.00	3,522.79	Emailed about past due balance
C01064	Mark Richardson	9,534.96	0.00	9,534.96	Number of issues, has offered a Skiff in exchange for balance
C01079	Seawater Seafoods Co	825.89	0.00	825.89	Processing payment

Aging Report

As of August 31, 2026

C01093	Lloyd Dale Doyle Jr	1,032.19	0.00	1,032.19	was on payment plan. hasn't made a payment in a while
C01147	Elic Stafford	76.23	0.00	76.23	Invoice from June 2025, Suggest writing off
C01150	Kaleb Thorson	2,616.10	0.00	2,616.10	Paid in full
C01159	Rogue Fisheries; Dawn Treader	8,325.07	0.00	8,325.07	Selling boat, have a lien on vessel, will get paid from proceeds, should receive payment by Oct 1
C01169	Brett Pankey	6,103.90	0.00	6,103.90	Sent email with past due invoice
C01178	Ripka Fisheries LLC; Jeanoah	11,183.61	0.00	11,183.61	Made recent payment
C01188	F/V Pacific Inc.; Pacific	4,486.97	0.00	4,486.97	
C01201	Pat Dean	5,406.39	0.00	5,406.39	Email sent with past due balance
C01219	Sundad Fisheries LLC	1,090.18	0.00	1,090.18	mentioned sending a check this next week
C01224	BP Fishing; Dawn Venture	3,088.96	0.00	3,088.96	Told me payment would be sent soon
C01246	Rigel Greenway	436.93	0.00	436.93	
C01247	Surgener Fisheries- Triggerfish	2,920.80	0.00	2,920.80	Just made payment
C01254	Aquarius Inc.; Monde Uni	4,148.52	0.00	4,148.52	Reached out about payment plan
C01274	Mark Whittier	739.00	0.00	739.00	Paid
C01275	Mark Whittier; Alana Ann	1,583.80	0.00	1,583.80	Paid
C01312	Harlan Matthews	1,050.19	0.00	1,050.19	Paid in full
C01322	North American Fishing LLC	740.46	0.00	740.46	Just made payment
C01324	John Zuanich	4,104.65	0.00	4,104.65	In contact for payment
C01385	Frank Button	744.80	0.00	744.80	
C01465	David Lane	4,483.71	0.00	4,483.71	on payment plan, has been
C01512	Bruce Garrett	2,616.10	0.00	2,616.10	Left voicemail for the customer
C01599	Jonathan Knape	1,123.00	-125.00	1,248.00	Made a \$1200 payment on 8/17. Correct new balance is \$254.00
C01633	Kelvin Vaughan	2,132.56	972.08	1,160.48	
C01637	Bill McCurdy- B05	4,880.33	0.00	4,880.33	Left voicemail for the customer
C01679	Kindred Fisheries, Inc; Saint Joseph	464.73	0.00	464.73	
C01695	Bob Rudel	3,253.56	0.00	3,253.56	Emailed invoice.
C01720	Rodney Snyder	4,323.33	0.00	4,323.33	Left voicemail for the customer
C01722	Miss Raven Charters LLC- Mike Sorensen	550.00	0.00	550.00	Sent email with past due invoice
C01741	Rasela Strasburg	13,105.57	331.00	12,774.57	Working with CSC to try and handle part of this balance.
C01746	Travis Taylor	30.00	0.00	30.00	Incorrect invoice. Balance is \$0
C01807	Hale Abels	96.72	0.00	96.72	Paid in full
C01816	Carver Inc -Fuel Dock PD5	1,707.56	920.78	786.78	makes monthly payments
C01823	Oregon Brewing Company	220,000.00	0.00	220,000.00	Bankruptcy, this is the amount we believe we will receive
C01830	Newport Fab Shop	3,731.54	1,762.42	1,969.12	Just Paid \$10,000 will be back on track shortly
C01832	Foulweather Trawl	1,819.77	1,819.77	0.00	makes monthly payments
C01833	Foulweather Trawl	3,122.16	3,122.16	0.00	makes monthly payments
C01862	Southern California Seafoods	67,407.52	0.00	67,407.52	Nov 1st 10% then monthly
C01868	Living Pacific Seafood LLC	30,675.16	0.00	30,675.16	paid \$10,000 last week
C01876	Pacer Fisheries LLC	972.08	972.08	0.00	paid
C01879	Slammin Salmon Inc	974.40	0.00	974.40	paid

Aging Report

As of August 31, 2026

C01880	Todd Korth; New Day	605.36	0.00	605.36	In contact for payment. Says captain owes for this one.
C01881	Reginlief LLC	341.04	0.00	341.04	Paid in full
C01886	Gladius Fisheries LLC; Northern Light	157.65	0.00	157.65	payment in the mail
C01887	Oregon Oyster Farms	910.00	0.00	910.00	
C01896	Seeadler LLC	96.72	0.00	96.72	
C01907	Ross Orr	420.64	258.72	161.92	Been trying to contact
C01909	Todd Korth- Dream Catcher	332.24	0.00	332.24	In contact for payment
C01918	B Fishin	79.28	0.00	79.28	paid almost everything then told me he would call soon with remainder. I emails last week
C01921	Collosse Inc	38.64	0.00	38.64	paid old invoices
C01922	Jonn Carle	392.21	0.00	392.21	Paid in full
C01924	Jesse Northup	36.88	36.88	0.00	Paying monthly
C01935	Pacific Fishing LLC; Calamari	1,243.22	1,243.22	0.00	payment plan
C01939	Peggy Jo LLC	318.46	318.46	0.00	
C01942	Sea Dawn LLC	200.36	200.36	0.00	
C01945	Frank Brown	305.31	305.31	0.00	
C01951	Matheson Marine Services	614.91	238.14	376.77	Payment plan
Totals		618,345.63	25,182.38	593,163.25	



DIRECTOR OF OPERATIONS REPORT

DATE: 9/21/2026
PERIOD: August 2026-September 2026
TO: Paula J. Miranda, Executive Director
ISSUED BY: Aaron Bretz

OVERVIEW DIROPS

Summary:

One research vessel called at the International Terminal (hours and cargo data will be on next month's report), South Beach has continued being busy, and the Commercial Marina has seen a lot of visiting boats. I have been busy providing information and tracking down documents as permits get pushed through for approval on upcoming projects, finishing contracting for NOAA Dredging, and keeping the repairs on the NOAA Pier moving. I had some days off over August/September, and a few interspersed in the weeks ahead.

Detail:

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

I provided more information to get the feasibility study report finalized. Also provided some comments as feedback for some public input on the project.

- **NOAA MOC-P Pier Fire**

West Coast Contractors has performed demolition work and also worked on painting the fender pilings. They encountered rebar that was fully grouted in place, and was different from what was indicated on the as-built plans. They have to connect into this rebar to tie in repairs, and are working with KPFF engineers to establish proper connection methods. For the time being, they are waiting for those procedures to be written, so work has paused.

- **RORO Dock Piling Assessment**

USDA is currently working through establishing a procedures to release funding for the project although the project takes place on leased submerged lands. For their projects, they generally require that the project is owned outright by the grantee, so they are a bit challenged trying to figure out how to grant access to the funds. I provided them with documents the EDA used for the last similar project we did on submerged lands not owned by the Port.

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

Project has been extended.

- **Dredging**
Finished contracting with Advanced American, issued notice to proceed.
- **Port Dock 5 Electrical Pedestals**
Held through to next FY.
- **PIDP Grant**
Stormwater plan and best practices in progress being written.
- **Rogue Bankruptcy Properties**
No changes.
- **New Dolphin at Terminal**
Permit process is ongoing.
- **Fenders at Terminal**
The last ship that pulled into the Terminal did so without operational bow thrusters, and used line 2 to spring its stern to the dock. They did not deploy fenders, so they dented their hull as they rode the tension of line 2 into the dock. I talked with the captain of the ship and let them know that we could have fenders out on the pier if they request them, and he said he would prefer to have them out the next time they pull in. We worked out a solution with some large old tires we have; the large battleship fenders at the terminal are unserviceable. As an alternative, we could consider putting back the fixed fender system we had on the pier, which we removed in anticipation of barge traffic. The cost to mobilize a construction crew and reinstall the fenders will likely be at least \$14K. We could also consider budgeting and purchasing some new battleship (Yokohama) fenders, which would cost around \$6K a piece, and are easily moved around. The fixed fenders work to prevent the sort of problem mentioned here, but they are more difficult to put on and remove, and they can sometimes cause some problems aligning to the pier for barges (due to tides), and smaller vessels. Any of the aforementioned methods are acceptable; my preference would be to go for the least expensive and easiest to move options.

Newport International Terminal- Don Moon, Supervisor

Billable Services Performed this Period (August)

- | | |
|---|--|
| ☒ Forklift –44.5 hrs | ☒ Moorage – 65 Days |
| ☒ Hydraulic Crane 32.25 hrs | Axles- 10 |
| ☒ Hoist Dock Tie Up –51 hrs | |
| ☒ Net Work – 25 days | |
| ☒ Labor – 56 hrs | ☒ 120V power – 11 hrs |
| ☒ Other Overtime Billed 2.5 hrs | ☒ 208V power – 35 Days |

***Cargo information will be on the September report**

Cargo Related Operations:

Mobile Crane: 0
Forklift Rental by Stevedore: 0
Truck Toll: 0
Longshore Labor: 0

Harbormaster- Kody Robinson

South Beach Marina:

☒ Boat launches, August 1st- September 1st \$19,580 @ 1631 launches

Recreational Marina:

Staff continue to monitor and maintain derelict fleet. Crew addressed 2 completely failed piling hoop/triangles that were the worst of the lot. Crew is in the process of addressing failed gangway grating and will be swapping it out and re-furbishing what they can. Crew has completed 2 full sets and will be working on a 3rd. There are 3 tankless water heaters for RV office, laundry and showers and only 1.5 of them is working now. We have one quote in hand and are getting a quote for the units only because we should be able to install them ourselves. Heaters have arrived and will be installed in the next couple of weeks once summer traffic and fishing slow down to accommodate more staff hours to maintenance tasks. Office divider installed in new shop to allow better heating/cooling needs. Crew has cleaned Rouge Brewery gutters that were accessible safely by machine and fortunately/unfortunately there isn't much left of the gutters on the Original north section of the building. Crew is still doing walk throughs in the rouge to hopefully avoid any unwanted pests or guests. Crew will be re-sealing new washdown in hopes better life span and care of the concrete. Repairs have begun on seawall section of service dock. We anticipate being done in less than a week.

Commercial Marina:

On 5 C we have 2 fingers that got extremely damaged by sea lions and all triangles through rods need to be replaced including the main float rods. Crew was able to address 1 one completely and other is partly completed. We are in the process of replacing 60' of rub rail on the south side of 5 B and will have that completed by end of week 8/21. This is completed. Once materials and crew schedules line up we will begin to work on 5 C fingers and triangles. Triangle material is ordered will start fabrication in the next week. In the meantime, crew have started assembling dock sections to make repairs to the outside of PD7 so we can continue to have a decent transient spot available. Sea lions have been doing extensive damage on PD 5 fingers as well as the outside slips of PD7. Have used multiple legal methods to try and get them off but they continue to come back. Before crab season and bad weather crew will be addressing bad areas of the hoist with a sealer to hopefully prevent any more where and tare happens. Crew continue to monitor and maintain derelict fleet.

Staffing:

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

Equipment:

Maveric has been repaired. We are going to have source parts ourselves for the ranger with lift gate so that we can have a more reasonable mechanic to work on it. Still down to 2 forklifts in the commercial marina. Cost for repairs are extensive and will be looking to possibly rent/lease in the future. Sweeper attachment parts are in, and will be installed over the next couple of weeks when time allows. Tugboat is back in operation after failed exhaust, packing, and wrinkle belly. All back together.

NOAA MOC-P – Jim Durkee Supervisor (August)

Vessels using the pier since my last report – NOAA Vessels Bell M Shimada, Reuben Lasker, & Rainier, ACOE Dredge Yaquina.

I am just returning from leave. While I'm still trying to get my feet back under me, I have to say, I'm not sure Andrew needed me.

Pier fire repairs continue, currently waiting on engineering instructions for tying in rebar.

Andrew and I completed new NOAA security background checks.

Shore power to berth 3 is shut down until parts arrive later this month. The berth is not in use during construction anyway.

Also shut down is ACU-3 and the emergency generator. ACU-3 is the air conditioner in the upstairs data room, fans are cooling the room for now, we have parts coming for repair, both indoor and outdoor units will be replaced. The generator is also waiting for parts and should be up and running before we need it this winter.

Annual HVAC service and inspections were performed with Coastal Refrigeration.

Metro Access Control responded to gate issues that we were unable to correct. They replaced the motherboard in the controller.