

# Port of Newport Harbor News

## ROOM TO GROW: A decade-long journey is complete

After nearly 10 years operating from a “temporary” trailer, the Port of Newport’s administrative staff finally moved into the organization’s new headquarters on May 5, 2023.

The Pacific Northwest modern design was created by Capri Architecture and DH Goebel. It was built by Baldwin General Contracting. Those partners joined Port Commissioners to cut the ribbon on May 12.

The new building measures 5,534 square feet, which includes 964 square feet of leasable space. While the building may be new, two of its more striking elements have a history of their own. The wooden decking that serves as the entry is made of vintage wood repurposed from Port Dock 5 pier reconstruction, lending an authentic maritime feel to the exterior. Additionally, the Pacific Blue roof was a holdover from 2010 when the NOAA campus was constructed in South Beach.

For General Manager Paula Miranda, the added space represents a variety of opportunities. The organization now has enough room to accommodate additional staff, consultants, and future interns, with the Port hosting its first intern from Oregon State University this year. A suite of offices are available to lease, bringing additional income to the Port. There’s even a commission room available for community use.

“Thanks to the Port’s stable financial footing, the availability of a low-interest



loan from Business Oregon, and hard work of staff members to manage costs, we were able to build something

that will serve both the Port and the community for decades,” she said.

## From the Port General Manager

By Paula Miranda

Occupying a new building hasn’t been the only change happening around the Port of Newport. July 1 marked the beginning of a new fiscal year and brought several other changes to our organization.

At our last Port Commission meeting in June, we honored outgoing Commission President Jim Burke and thanked him for his five years of service on the board. As a volunteer commissioner, Jim was a thoughtful

and reliable leader and will be missed by staff.

In the coming weeks, we will welcome a new member to the board. At our July meeting, newly-elected Port Commissioner Patrick Ruddiman will take the oath of office and a new slate of officers will be selected by the commission.

With a new commissioner, new officers, and a new fiscal year budget, we will keep our focus on the future.

Our work on a variety of capital improvement projects and the pursuit of plans and funding for the long-term projects that will eventually reshape our commercial marina will require the commitment of our entire team. It is a busy time at the Port of Newport, but we are excited by the prospects and hope that you will continue to watch us grow and evolve.

Sign up for email updates about Port activities at [portofnewport.com](http://portofnewport.com)

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# Port Finances At-A-Glance

## Fiscal Year 2023/24

While the Port of Newport is a public entity, this special district is funded and managed differently from cities and counties. Here's a brief look at Port finances according to our 2023/2024 budget.

Please note: State and federal grants account for the largest source of revenue, but those funds aren't a certainty. Projects must appear in the budget in order to apply for grants, but the actual amount of grant funding received will fluctuate.

**TOTAL BUDGET: \$38.1M**

### THE MONEY COMES FROM ...



State & Federal Grants:  
\$16M (42%)



Carry Forward & Transfers:  
\$11.2M (29%)



User Fees:  
\$8.6M (23%)



Loan Revenue:  
\$1.3 M (4%)



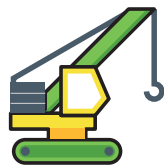
Property Taxes:  
\$943,143 (2%)

Bond Levy:  
\$818,143  
Permanent Levy:  
\$125,000

### THE MONEY GOES TO ...



South Beach RV/  
Marina:  
\$10.2M (26%)



International  
Terminal:  
\$8.1M (21%)



Debt:  
\$7M (18%)



Commercial  
Marina:  
\$5.6M (14%)



NOAA:  
\$4.8M (12%)



Administration:  
\$2.2M (5%)



Unallocated:  
\$2M (5%)

### IMPORTANT TO NOTE ...

Employees (FTEs):  
29.8

Permanent  
Tax Rate:  
\$.0609/\$1,000  
(Ex: \$300,000 home  
= \$18.27 annually)

\*Project Budget: \$21M  
(see On the Horizon  
Projects list on next page)

## 4 Facts about Port Property

Ever wonder who is allowed on Port property? Confused about the rules around fishing from port docks? Here are four quick facts about how Port property is regulated that will answer those questions and more.

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**1.** Oregon Law (ORS 777.190) states that ports can “make, modify, or abolish regulations to provide for the policing, control, regulation, and management” of property owned or managed by the Port. This includes appointing “peace officers who shall have the same authority, for the purposes of enforcement of ordinances, as other peace officers.”

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**2.** Most of the Port’s docks and facilities are open to visitors, but for safety and security purposes, some restrictions are imposed and those restrictions are publicized on signage, on our website, and within the facilities code. The Port reserves the right to close any portion of the property to visitors at any time for safety reasons.

• • •

**3.** While walking the docks is allowed, fishing or crabbing from the piers or docks in the commercial marina is prohibited.

**4.** The Facilities Code provides the local rules and regulations for Port of Newport properties and assets. In addition to asserting the Port’s ability to manage its assets, it also allows the Port to “prevent, restrict, or suspend any activity deemed hazardous by the General Manager or Harbormaster.”

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Find the facilities code and more at [www.portofnewport.com](http://www.portofnewport.com).



# Meet the Wharfinger: A familiar face at the marina

Since September, Liz Laver-Holencik has been walking the docks of the Port's commercial marina on a daily basis. Keeping a watchful eye on dock conditions, making sure vessels are moored in their assigned spots, and solving problems are at the top of the wharfinger's job description and she couldn't be happier.

Not only was Laver-Holencik new to the Port last fall, but so was the wharfinger position and the policy of assigned moorage. Making sure all vessels were docked in the appropriate place required a physical presence and a point of contact for boat captains. Together, Laver-Holencik and Assistant Harbormaster Cameron Brockway put a plan in place to balance the needs of the port and the vessels. It also created a more efficient process for receiving customers at the commercial docks.



Liz Laver-Holencik

Now, more than seven months after assigned moorage introduced, the wharfinger is pleased to say the system is working.

"I think most captains are happy with it, except maybe those from out of town who can no longer park anywhere they want," she said. "But we can still accommodate them by

utilizing open spots when assigned boats are out fishing."

The new wharfinger came to the Port from the Oregon Department of Fish and Wildlife, where she took biological samples of sport fishing catch when they arrived at the docks. Before that, she worked in the Federal Bureau of Prisons as a case manager. Laver-Holencik's background of working on docks and handling difficult situations made her the right choice for the job.

"I like the problem-solving part of this job," she remarked. "If we have a boat coming in that has special circumstances, they know they can call me and I can help them find a solution."

During the busy season, she can also be found walking the docks on South Beach to provide another set of eyes on behalf of Harbormaster Kody Robinson.

## On the horizon: Projects around the Port

Harsh weather conditions, corrosive saltwater, and the wear and tear of an industrial environment combine to deteriorate Port assets. Nothing speaks more directly to the organization's maintenance needs than the budget, which in the coming year has \$21 million designated

for projects. While many depend upon successful grant applications, work continues all over the Port campus to keep the facilities not only in good repair, but ready for the future. Here's a sampling of what's coming in 2023/24 around the Port.



### South Beach:

- ✦ **RV PARK ANNEX PLAN** | This section of the RV park is showing its age and will be redesigned.
- ✦ **ROGUE SEAWALL** | Permitting is in the final stages for the needed repairs.
- ✦ **SOUTH BEACH MARINA** | Repairs and replacements throughout the docks.

### Commercial Marina:

- ✦ **MARINA RECONFIGURATION** | Planning efforts continue for a complete redesign of the marina.
- ✦ **PORT DOCK 7 INTERIM REPAIRS** | Repairs are needed to keep PD7 functional until replacement.
- ✦ **PORT DOCK 3 & 5** | Electrical upgrades finalized.

### Newport International Terminal:

- ✦ **RORO DOCK REPAIRS** | Maintaining the roll-on, roll-off dock requires investment.
- ✦ **CRANE REPLACEMENT** | Purchase of this expensive yet critical piece of equipment is slated for 2023.

### NOAA:

- ✦ **NOAA DREDGING** | Slated to occur in October at a cost of more than \$1 million.

# Hatfield Marine Science Center:

## An update on the Port's longest leaseholder

For 58 years, Oregon State University's Hatfield Marine Science Center (HMSC) has expanded both its physical campus and its educational programming on 49 acres leased from the Port of Newport.

The evolution of the marine studies program has resulted in a growing student population, which numbers around 450 for the coming year. HMSC, which is nationally renowned as a research center, continues to invest in the Newport campus, including a number of major investments over the past five years.

The largest of those investments was the Gladys Valley Marine Students Building, a \$62 million outlay that houses an innovation lab, new classroom facilities, an auditorium, and expanded office and

lab space. This multi-story building, which provides the backdrop for expanded research and educational opportunities, also serves as a tsunami evacuation site.

A new seawater intake infrastructure, which is vital to the many grant-funded research projects that occur on the campus, was built at a price of \$5.5 million.

Expanded student housing is currently in the planning stages and, with an investment of \$14 million, will deliver more than 75 apartments in the Wilder neighborhood in late 2024.

Classroom modernization has brought updated technology to 16 classrooms across the campus.

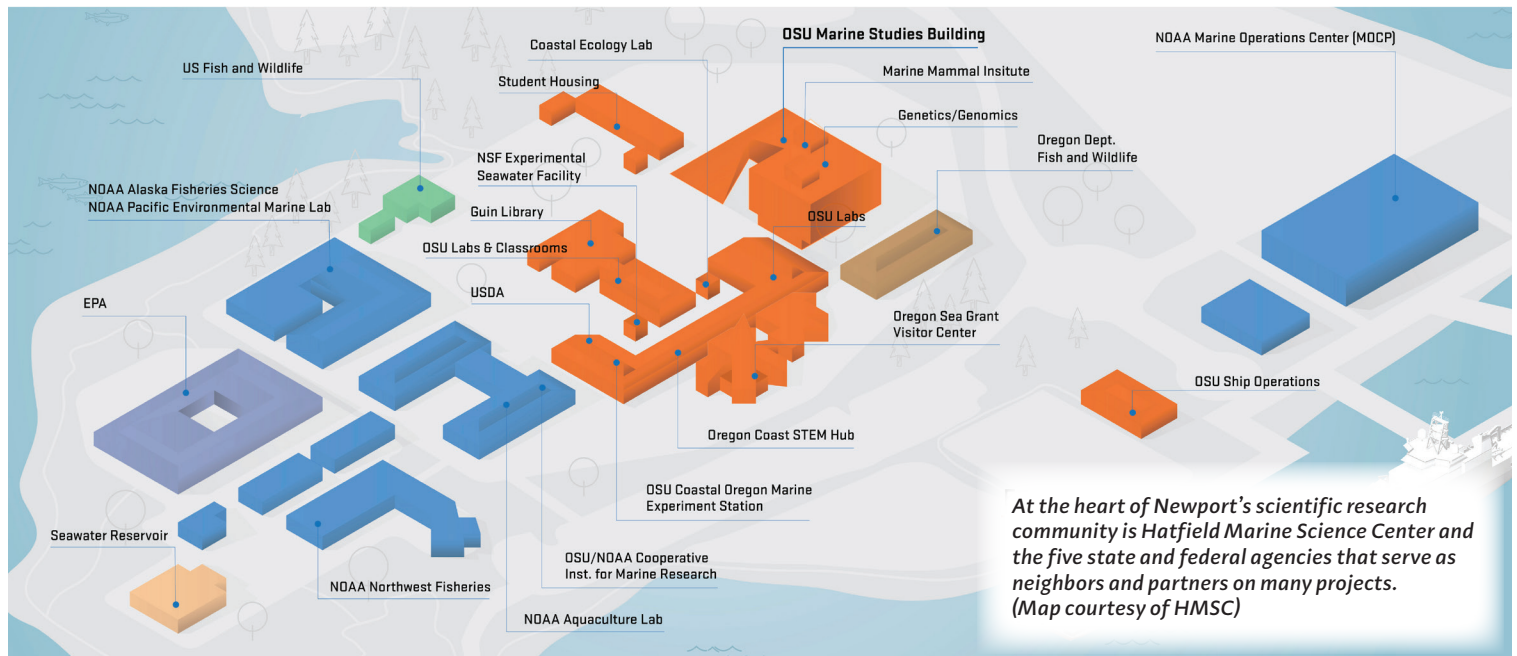
On the water, a new oceanographic research vessel, the R/V Taani, is in the final stages of construction and

outfitting. It will be based in Newport in 2024.

Just like the student body and physical campus, the number and variety of classes and research opportunities has also increased dramatically. There are now 48 courses available to HMSC students, as well as a host of research internships. That growth is due in large part to the inception of the Marine Studies Initiative in 2016, which heightened the college's focus on education and research into marine-related issues all over the world.

With its meaningful contribution to our country's understanding of ocean conditions, climate change, marine mammals, and more, the Port of Newport is proud to host HMSC on our South Beach campus.

## HATFIELD CAMPUS



## Port of Newport At-A-Glance



### Port Commission

- Gil Sylvia
- Walter Chuck
- Jeff Lackey
- Kelley Retherford
- Patrick Ruddiman



### Management

- Paula Miranda, General Manager
- Aaron Bretz, Director of Operations
- Mark Brown, Director of Finance



### Port Facilities

- North Commercial Marina
- International Terminal
- RV Parks (South Beach)
- Recreational Marina (South Beach)
- NOAA Facilities
- Properties leased to Rogue, OSU, Aquarium

