

PORT OF NEWPORT COMMISSION MEETING

Tuesday, June 23, 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/2026-06-23-2026-commission-june-23-2026-6-00-p-m>

Anyone interested in making virtual public comment must complete the form on our website and submit it by 11:00 a.m. on Monday, June 22, 2026.

BUDGET HEARING

I. Call to Order

II. Public Hearing

A. Approval of Resolution 2026-04 Adopting the Budget, Making Appropriations and Categorizing the Tax – *Brown*Page 2

III. Adjournment

REGULAR SESSION

I. Call to Order

II. Changes to the Agenda

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

IV. Consent Calendar

2026

- A. Minutes.....May 26Page 31
- B. Financial ReportsPage 36
- C. Accounts PaidPage 56

V. Staff Reports

- A. Executive Director Report – *Miranda*.....Page 69
 - 1. Director of Finance and Business Services – *Brown*.....Page 73
 - 2. Director of Operations/Deputy Executive Director - *Bretz*Page 91

VI. Commissioner Reports

VII. Calendar/Future Considerations 2026

Independence Day – Port Offices Closed.....July 3, 2026
Next Commission Meeting.....July 28, 2026

VIII. Public Comment

IX. Adjournment



STAFF REPORT

DATE: June 2026
RE: Budget Hearing
TO: Paula Miranda, General Manager
ISSUED BY: Mark A. Brown, Director of Finance and Business Services

BACKGROUND

By statute, special districts in Oregon are required to adopt their annual budget by June 30 for the upcoming fiscal year. The process begins with approval of the proposed budget by the Budget Committee. Following this approval, a public hearing is conducted to receive community input.

After the hearing, the governing body (Commission) reviews the proposed budget and formally adopts it by vote. Once adopted, the document becomes the district's official approved budget.

The finalized budget, along with the required tax information, is then filed with both the County Assessor's Office and the County Clerk's Office. Completion of these filings marks the conclusion of the budget process.

DETAIL

The budget, as approved by the Budget Committee, is attached. I am recommending adoption of the budget as presented. By law, the governing body may make changes to the approved budget either before or after adoption. However, if any of the following occur:

- Taxes are increased beyond the amount approved by the Budget Committee; and/or
- Estimated expenditures within any single fund are increased by more than the greater of \$5,000 or 10 percent

then an amended budget summary must be published, and an additional budget hearing must be held prior to adoption.

A supplemental budget is being developed and will be presented to the Commission shortly and will require a hearing. This budget is for NOAA-funded activities. Dock repairs caused by a fire are estimated to cost slightly less than \$500,000, the cost was unknown at the time the budget was being developed. The Port will be fully reimbursed for these expenses.

Because this action meets one of the statutory conditions noted above, an additional public hearing will be required.

RECOMMENDATION and Motion

I recommend the Commission adopt the attached budget with the following motion:

I move to adopt the budget for Fiscal Year 2026 as stated in Resolution No. 2026-04.



BUDGET

APPROVED BUDGET

Fiscal Year
2026-2027

RESOLUTION No. 2026-04

RESOLUTION ADOPTING THE BUDGET

BE IT RESOLVED that the Port of Newport Commission hereby adopts the budget for the fiscal year 2026-2027 in the total amount of \$22,717,132.

This budget is now on file at **600 S.E Bay Blvd** in Newport, Oregon.

RESOLUTION MAKING APPROPRIATIONS

BE IT RESOLVED that the amounts shown below are hereby appropriated for the fiscal year beginning July 1, 2026, for the following purposes:

General Operating Funds

Administration	2,513,123
Non-Departmental	882,949
South Beach	3,565,074
Commercial Marina	1,497,499
International Terminal	1,665,047
Facilities Maintenance Fund	6,111,000
Construction Fund	0
Bonded Debt Fund	850,000
NOAA Lease Revenue Fund	4,153,580
Reserve Fund	\$488,160

TOTAL APPROPRIATIONS, all Funds ...	21,726,432
Total Unappropriated and Reserve Amounts, All funds ...	990,700
Total Adopted Budget ...	22,717,132

BE IT RESOLVED that the following ad valorem property taxes are hereby imposed upon the assessed value of all taxable property within the district for tax year 2026-27

- (1) At the rate of \$.0609 per \$1000 of assessed value for permanent rate tax;
- (2) In the amount of \$910,000 for debt service on general obligation bonds;

RESOLUTION CATEGORIZING THE TAX

BE IT RESOLVED that the taxes imposed are hereby categorized for purposes of Article XI section 11b as:

Subject to the General Government Limitation

Permanent Rate Tax..... \$.0609/\$1,000

Excluded from Limitation

General Obligation Bond Debt Service.....\$ 910,000

The above resolution statements were approved and declared adopted on June 23, 2026.

X _____
Gil Sylvia, President

X _____
Patrick Ruddiman, Secretary/Treasurer



Fiscal Year 2026-27

B U D G E T M E S S A G E

DATE:

RE: 2026-27 Fiscal Year Proposed Budget

TO: Port of Newport Budget Committee

ISSUED BY: Paula Miranda, Executive Director

This has been another productive year for the Port. Through the receipt of a federal grant, the Port was able to acquire new equipment for the International Terminal. Although the total cost of the equipment was \$2.4 million, the Port's contribution was limited to \$476,000. In addition, the Port completed several important infrastructure and operational improvements, including rewiring the South Beach offices to improve internet reliability, replacing the existing reservation system, upgrading lighting at the International Terminal, and purchasing a small truck for NOAA staff.

The Port has secured \$7 million in state matching funds and has applied for \$35 million in federal grant funding to support the replacement of Port Dock 7. As of the date of this report, award announcements have not yet been made. It is important to note that if federal funding is not received, the Port will forfeit the associated state matching funds.

The Port has also applied for federal funding to dredge the South Beach Marina under a 50 percent federal match, and it has been selected for consideration by Rep. Val Hoyle and is seeking an additional 50 percent match from the State Connect Oregon Program. This project is critically needed to maintain safe and reliable access at South Beach.

Development of the Fiscal Year 2026–2027 budget was particularly challenging. Nearly every departmental budget has experienced reductions. These constraints were largely driven by the loss of approximately \$450,000 in annual lease revenue following the bankruptcy of the Oregon Brewing Company (Rogue Brewery). As a result, the Port has been required to limit the number of projects planned for Fiscal Year 2026–2027 and to focus on those projects that can be completed with grant assistance or are deemed critical to Port operations.

In March, the Port Commission held a public work session to prioritize projects for the 2026–2027 fiscal year, update the Strategic Plan, and consider additional project needs. The project list included

in your budget packet reflects all known projects identified during this process. Projects proposed for completion in the upcoming fiscal year are presented immediately following the departmental budgets. Projects considered important but for which no funding source is currently available are listed in the Facilities Maintenance Fund. Additional projects that are not expected to be completed during the next fiscal year are also listed within the Facilities Maintenance Fund but are not budgeted.

This budgeting approach provides supervisors and managers with realistic expectations for the fiscal year. For ease of review, project lists have been separated by department and are included directly following each departmental budget in the packet. The Facilities Maintenance Fund includes two project lists. Project prioritization reflects each project's relative importance to the Port and does not establish the order in which projects will be completed. NOAA-funded projects are not prioritized, as they are governed by contractual requirements.

The proposed budget document is organized into six funds: the NOAA Lease Revenue Fund, Facilities Maintenance Reserve Fund, Bonded Debt Fund, Reserve Fund, Maintenance Reserve Fund, and General Operating Fund.

All day-to-day Port operations are accounted for within the General Operating Fund and the NOAA Funds.

HIGHLIGHTS

Resources:

The beginning working capital balance for this budget year is once again lower than at the start of the previous budget year. This reduction reflects the Port's investment in equipment for the International Terminal as well as the loss of lease revenue.

There remains considerable uncertainty in the broader economic outlook. While revenues are currently strong, sustained elevated fuel prices raise concerns about the potential impact of higher costs at the gas pump and in grocery stores on park attendance. The RV Park and Marina are largely sold out during the summer months, and remaining availability is primarily reserved for shorter-term stays, which typically generate higher revenue.

Commercial revenues continue to perform well overall.

Expenditures:

For transparency and to comply with state budgeting guidelines, the Port's revenues and expenditures are presented by fund and, where applicable, by budget center. Budget centers include Non-Departmental, Administrative, South Beach, Commercial Marina, and International Terminal. All non-bond-related debt and interfund transfers are accounted for within the Non-Departmental budget center of the General Operating Fund.

Capital expenditures anticipated to be completed during the fiscal year are budgeted within the budget center responsible for each respective project. Projects for which funding is not currently anticipated are included in the Facilities Maintenance Fund. All expenditures are consolidated and summarized in the financial summary (Form LB-1).

While it is not realistic for the Port to complete all listed projects within the upcoming fiscal year, state budgeting requirements necessitate that projects be included in the budget in order to proceed should funding become available.

Here are some highlights of expenditures:

The Professional Fees and Repairs and maintenance budgets include:

Commercial Marina

- Replacement of a Toyota forklift through a lease agreement. Forklifts operating in a marine environment have a maximum service life of approximately 10,000 operating hours, and the current unit is approaching that threshold.
- Continued planning and preliminary work associated with the replacement of Port Dock 7.

International Terminal

- Relocation of the dredge material stockpile.
- Completion of remaining tasks associated with the federal grant, including fencing installation, site grading, and placement of gravel.

South Beach

- Dredging of the South Beach Marina. The marina has not been dredged in nearly 30 years, and sediment buildup is increasingly affecting functionality. The Port has applied for federal funding and is optimistic about receiving an award. Additionally, state funding has been requested to support the remaining project costs.
- Completion of 95 percent design plans for the replacement of the RV Park Annex.
- Completion of a feasibility study for the best and highest use of the Rogue Buildings.

Alignment with the Strategic Business Plan:

The proposed budget is aligned with the action plan outlined in the Port's existing Strategic Business Plan and the updated Capital Facilities Plan. In addition, the Port is actively pursuing investments and engaging in negotiations intended to attract future business opportunities and diversify revenue streams at the International Terminal. Maximizing the utilization of the International Terminal and its adjacent property is essential. Only through a diverse mix of compatible uses can the Port fully optimize its return on investment at the International Terminal.

Other initiatives identified in the action plan will be addressed in future years as budget capacity and external funding opportunities allow.

Conclusion

The proposed budget for Fiscal Year 2026–2027 has been included in your packet for review. Staff recommends that the Budget Committee approve the proposed budget as presented. The budget reflects those projects that can reasonably be undertaken during the upcoming fiscal year, recognizing that it may not be feasible for staff to complete all the projects listed within that timeframe.

The proposed budget incorporates recommendations developed by Port staff as well as additional input provided by the Port Commission. As members of the Budget Committee, you have the authority to adjust the proposed budget as you deem appropriate. Once the Budget Committee determines that the budget meets its approval, the Port Commission is not authorized to amend the adopted budget by more than ten percent without recommending and approving a supplemental budget.

The Port staff is focused on efficiency, reducing costs, creativity, and generating revenue wherever possible to support the Port and its stakeholders. As such, the staff will spend only those resources needed to manage, enhance, and maintain Port operations and activities to generate a more diversified revenue stream.

Many thanks to the Port Commission for their focus and input on the budget preparation and to the staff for their commitment to moving the Port forward every day.

FORM LB-1

PORT OF NEWPORT NOTICE OF BUDGET HEARING

A public meeting of the Port of Newport Commission will be held at **600 Bay Blvd, Newport Oregon, at 6:00 PM on June 27, 2025 and virtually**, the virtual link can be found at www.portofnewport.com. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2025. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at 600 SE Bay Blvd, between the hours of 9:00a.m. and 4:30 p.m. or online at www.portofnewport.com. This budget is for an annual budget period. This budget was prepared on a basis of accounting that is the same as used the preceding year.

Contact: Mark A. Brown, Director of Finance Telephone: 541-265-7758 Email: mbrown@portofnewport.com

FINANCIAL SUMMARY - RESOURCES					
TOTAL OF ALL FUNDS	Actual Amount	Adopted Budget	Proposed	Approved Budget	Adopted Budget
	2024-25	2025-26	2026-27	2026-27	2026-27
1 Net Working Capital	3,634,497	7,018,390	4,124,000	4,124,000	
2 Fees, Licenses, Permits, Fines, Assessments & Other Service Charges	9,005,182	9,372,033	9,050,182	9,050,182	
3 Grants, Gifts, Allocations & Donations	315,599	7,711,250	6,513,490	6,513,490	
4 Revenue from Bonds and Other Debt	0	700,000	1,267,600	1,267,600	
5 Interfund Transfers / Internal Service Reimbursements	500,000	2,733,422	876,860	876,860	
6 All Other Resources Except Current Year Property Taxes	0	0	0	0	
7 Current Year Property Taxes Estimated to be Received	(164,980)	1,185,000	885,000	885,000	
8 Total Resources	13,290,298	28,720,095	22,717,132	22,717,132	

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION					
	Actual Amount	Adopted Budget	Proposed	Approved Budget	Adopted Budget
	2024-25	2025-26	2026-27	2026-27	2026-27
9 Personnel Services	3,113,721	3,747,094	3,623,150	3,623,150	
10 Materials and Services	2,649,371	6,258,135	6,619,173	6,619,173	
11 Capital Outlay	1,115,030	8,352,125	6,906,500	6,906,500	
12 Debt Service	3,469,660	3,619,654	3,526,703	3,526,703	
13 Interfund Transfers	500,000	2,733,422	876,860	876,860	
14 Operating Contingency	0	525,260	174,046	174,046	
15 Special Payments	0	0	0	0	
16 Unappropriated Ending Balance and Reserved for Future Expenditure	3,845,457	3,484,405	990,700	990,700	
17 Total Requirements	11,579,518	28,720,095	22,717,132	22,717,132	-

FINANCIAL SUMMARY - REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM *					
Name of Organizational Unit or Program	Actual Amount	Adopted Budget	Proposed	Approved Budget	Adopted Budget
FTE for that unit or program	2024-25	2025-26	2026-27	2026-27	2026-27
NOAA Lease Revenue Fund	2,519,045	5,699,753	4,250,000	4,250,000	
FTE	2.00	2.00	2.00	2.00	
Administration	1,934,283	2,545,521	2,513,123	2,513,123	
FTE	7.75	8.00	7.00	7.00	
General Op fund - Non Departmental	834,209	1,141,321	882,949	882,949	
FTE	0.00	0.00	0.00	0.00	
South Beach	2,317,323	4,044,246	3,565,074	3,565,074	
FTE	11.00	11.00	10.25	10.25	
Commercial Marina Operations	1,004,369	2,470,701	1,497,499	1,497,499	
FTE	8.00	8.50	8.25	8.25	
International Terminal Operations	703,902	2,670,131	1,665,047	1,665,047	
FTE	2.75	2.75	2.50	2.50	
Other non-Departmental Funds	1,977,059	10,148,422	8,343,440	8,343,440	
FTE	0.00	0.00	0.00	0.00	
Total Requirements	11,290,190	28,720,095	22,717,132	22,717,132	0
Total FTE	30.5	32.3	30.0	30.0	0.0

STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING
 In fiscal year 2020-2021, there are no significant changes predicted in the Port's activities. The Port will begin planning for replacement of Port Dock 7 using a combination of Grant

PROPERTY TAX LEVIES			
	Rate or Amount Imposed 2024-25	Rate or Amount Imposed This year 2025-26	Rate or Amount Approved next year 2026-7
Permanent Rate Levy (rate limit 0.0609 per \$1,000)	\$.0609/1,000	\$.0609/1,000	\$.0609/1,000
Local Option Levy			
Levy For General Obligation Bonds	846,541	503,114	910,000

STATEMENT OF INDEBTEDNESS		
LONG TERM DEBT	Estimated Debt Outstanding on July 1.	Estimated Debt Authorized, But Not Incurred on July 1.
General Obligation Bonds	\$9,455,000	\$0
Other Bonds	\$9,645,000	\$0
Other Borrowings	\$6,662,242	\$0
Total	\$25,762,242	\$0

Facilities Maintenance Reserve Fund Port of Newport

Historical Data			DESCRIPTION RESOURCES AND REQUIREMENTS	FY 2026-27					
Actual		Adopted Budget This Year 2025-26		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body			
Second Preceding Year 2023-24	First Preceding Year 2024-25								
			RESOURCES						
1			1			1			
2	467,626	507,551	477,130	2	Working Capital (Accrual Basis)	563,000	563,000		2
3	0	0		3	Previously Levied Taxes Estimated to be Received				3
4				4	Transfers In				4
5	10,460	0	88,440	5	General Operating Fund	88,700	88,700		5
6				6	Facilities Maintenance Fund				6
7			0	7	NOAA Lease Revenue Fund	0	0	0	7
8			0	8	Construction Fund	0	0	0	8
9			0	9	Reserve Fund	0	0	0	9
10				10	Bond Debt Fund				10
11	10,460	0	88,440	11	Total Transfers In	88,700	88,700	0	11
12				12	Other Resources				12
13	(12)		3,000	13	Interest				13
14	0	0	4,880,000	14	Grants	3,794,400	3,794,400		14
15	0	0	700,000	15	Loans	1,167,600	1,167,600		15
16	0		530,000	16	Other GAP Funding	576,740	576,740		16
17	(12)		6,113,000	17	Total Other Resources	5,538,740	5,538,740	0	17
18	478,074	507,551	6,678,570	18	Total Resources, Except Taxes to be Levied	6,190,440	6,190,440	0	18
19			0	19	Taxes Estimated to be Received	0	0	0	19
20				20					20
21	478,074	507,551	6,678,570	21	TOTAL RESOURCES	6,190,440	6,190,440	0	21
22				22	REQUIREMENTS				22
23				23	Object Classification				23
24				24	Materials and Services				24
25			0	25	IT Hardware and Software	0	0	0	25
26			100,000	26	Professional Services				26
27			0	27	Repairs and Maintenance	214,000	214,000	0	27
28			0	28	Dredging	0	0	0	28
29			0	29	Employee Benefits	0	0	0	29
30			100,000	30	Total Materials and Services	214,000	214,000	0	30
31				31					31
32				32	Capital Projects				32
33			0	33	Capital: Buildings	1,095,000	1,095,000	0	33
34			2,460,000	34	Capital - Equipment	2,595,000	2,595,000		34
35			50,000	35	Capital: Vehicles	0	0		35
36			0	36	Capital: Land Impr	1,010,000	1,010,000		36
37			3,500,000	37	Capital: Infrastructure	897,000	897,000		37
38	0	0	6,010,000	38	Total Capital Projects	5,597,000	5,597,000	0	38
39				39					39
40				40	Operating Contingency				40
41				41	TRANSFERS OUT				41
42	133,155		530,130	42	General Operating Fund	300,000	300,000		42
43				43	Facilities Maintenance Fund				43
44				44	NOAA Lease Revenue Fund				44
45				45	Construction Fund				45
46				46	NOAA Capital Maintenance Fund				46
47				47	Bond Debt Fund				47
48	133,155	0	530,130	48	Total Transfers Out	300,000	300,000	0	48
49				49					49
50	467,626			50	Ending Balance (Prior Years)				50
51	0	0	38,440	51	Reserved for Future Expenditure	79,440	79,440		51
52	733,936	0	6,678,570	52	TOTAL REQUIREMENTS	6,190,440	6,190,440	0	52

Dept	(All)
FUND-CODING	200
Completed	No

Funded Projects

Row Labels	Where	Brief Description	BUDGET	GRANTS	Other Loans	Gen Op Fund
Fence for CM and Storage Lot	Capital: Land Impr	Homeland Security Grant	160,000	160,000	\$0	0
Fuel Tank Replacement	Capital - Equipment	Fuel tank is becoming uninsurable.	2,500,000	2,500,000	\$0	0
Lot storage space, Lease	Professional Services	Property Rental, plan on eliminating	24,000	0	\$0	24,000
Fishermans Parking Lot	Repairs and Maintenance	Regrade and add gravel to Port Dock 3,5 & 7 parking	14,000	0	\$0	14,000
Engineering and Planning; Service Dock Replacement, South Beach Marina	Capital: Infrastructure	(blank)	300,000	150,000	\$150,000	0
Conditional: Fund availability; PD 5 Interim Improvements Replace Rods bumpers, rub boards	Capital: Infrastructure	This is to keep Port Dock 5 in a state that it will	230,000	0	\$0	230,000
Conditional, tenant Rebuild or Build new building for Tenant	Capital: Buildings	Build according to Customer Specifications, Load	1,000,000	0	\$800,000	200,000
CONDITIONAL FUNDING,A, B and C dock landing float replacment	Capital: Buildings	Float Landing Repairs	95,000	0	\$0	95,000

FUND-CODING	800
Completed	No

NON BUDGETED PROJECTS

What	Dept	Est Year	Budget
Asphalt for storage	NIT	FY 2027-28	234,000
Bathroom remodeling	SB	FY 2028-29	1,000,000
Camel System, Chain	NOAA	FY 2027-28	50,000
Carpeting	NOAA	FY 2029-30	320,000
Carpeting	NOAA	FY 2030-31	350,000
Dredging	NIT	FY 2027-28	1,500,000
Dredging	NOAA	FY 2031-32	2,000,000
F150 Truck Replacement	CM	FY 2027-28	30,000
Ford F350 or equal	CM	FY 2027-28	75,000
GIS Software	AD	FY 2026-27	50,000
Installation of Quarter machines for water usage	SB	FY 2026-27	75,000
Motor Replacement Whaler	CM	FY 2028-29	17,000
Pacific Seafood Processing Planning	CM	FY 2025-26	200,000
Painting	NOAA	FY 2027-28	80,000
Painting	NOAA	FY 2029-30	90,000
Paving of PD 7 Parking Lot	CM	FY 2028-29	500,000
Repair of Outfall	SB	FY 2026-27	500,000
Roof and window replacement for CM operations building (combine with Office)	CM	FY 2027-28	165,000
SB ForkLift	SB	FY 2027-28	60,000
Small Truck	NIT	FY 2026-27	35,000
Sump Pump South Beach Replacement	SB	FY 2027-28	70,000
Tank for Waste Oil	NIT	FY 2029-30	50,000
Tug Boat Haulout and Repairs	CM	FY 2027-28	50,000
UPS Battery Repl	NOAA	FY 2028-29	40,000
WiFi Upgrade CM	CM	FY 2028-29	125,000
WiFi Upgrade NIT	NIT	FY 2028-29	150,000
Service Dock Replacement, South Beach Marina	SB	FY 2027-28	4,000,000
Add Dolphin to NIT (earmark?), budgeted is just a bookmark, not real	NIT	FY 2027-28	1,458,929
PD 7 Reconfiguration and Reconstruction of Marina, incl Federal Channel Planning	CM	FY 2027-28	#####
Maverick, NEW TRUCK	SB	FY 2027-28	35,000
New siding, roofing & Windows FOR OPS BUILDING	SB	FY 2028-29	200,000
New Pier PD 5, regularly Scheduled Maintenance, Paint and Seal PD 5 Pier	CM	FY 2027-28	200,000
Gate Replacement on SB Docks	SB	FY 2027-28	250,000
Demolishing Electrical shed and Rebuild	SB	FY 2027-28	100,000
Build RV park	SB	FY 2028-29	2,620,000
Speed bump construction Portwide tto slow traffic where pedestrians and vehicles mix	CM	FY 2027-28	75,000
Upgrade security camera network Portwide	CM	FY 2026-27	25,000
Conditional Fund Availability; Hoist Dock Electrical Rewire	CM	FY 2026-27	30,000
Do in conjunction with Water Line, Add Fiber Optic Cable	CM	FY 2027-28	125,000

Facilities Maintenance Reserve Fund Projects

Fishing Pier Planning design & Replacement	SB	FY 2031-32	2,900,000
Fence for NIT	NIT	FY 2029-30	200,000
Bathroom Remodeling Design Work	SB	FY 2027-28	100,000
Storage Building for storing Front end loaders	NIT	FY 2027-28	500,000
Dolphin Contingency	NIT	FY 2027-28	336,700
New Forklift CM	CM	FY 2027-28	60,000
New Forklift CM	CM	FY 2028-29	60,000
Grand Total			#####

**FORM
LB-10**

Reviewed 2025-03-11, continued use recommended

**SPECIAL FUND
RESOURCES AND REQUIREMENTS**

Reserve Fund

Port of Newport

Historical Data			DESCRIPTION RESOURCES AND REQUIREMENTS	FY 2026-27					
Actual		Adopted Budget This Year 2025-26		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body			
Second Preceding Year 2023-24	First Preceding Year 2024-25								
			RESOURCES						
1			1			1			
2	2,368,997	1,962,665	2,406,852	2	Working Capital (Accrual Basis)	1,303,000	1,303,000		2
3			0	3	Previously Levied Taxes Estimated to be Received	0	0	0	3
4				4	Transfers				4
5				5	IN				5
6	0	0		6	General Operating Fund				6
7	0	0		7	Facilities Maintenance Fund				7
8	0	0		8	NOAA Lease Revenue Fund				8
9	0	0		9	Construction Fund				9
10	0	0		10	NOAA Capital Maintenance Fund				10
11	0	0		11	Bond Debt Fund				11
12	0	0	0	12	Total Transfers In	0	0	0	12
13				13	Interest and Other Resources				13
14	(12)	93,668	8,000	14	Interest				14
15	0	0	0	15	Intergovernmental				15
16	0	0	0	16	Grants				16
17	(12)	93,668	0	17	Total Other Resources				17
18	2,368,985	2,056,333	2,414,852	18	Total Resources, Except Taxes to be Levied	1,303,000	1,303,000	0	18
19			0	19	Taxes Estimated to be Received	0	0	0	19
20	0	0		20	Taxes Collected in Year Levied				20
21	4,737,958	4,206,334	2,414,852	21	TOTAL RESOURCES	1,303,000	1,303,000	0	21
					REQUIREMENTS				
22				22	Object Classification				22
23	0	0		23	Materials and Services				23
24	0	0		24	Capital Outlay				24
25				25	Contingency				25
26				26	Transfers Out to:				26
27	0	500,000	2,114,852	27	General Operating Fund	488,160	488,160		27
28				28	Facilities Maintenance Fund				28
29			0	29	NOAA Lease Revenue Fund				29
30				30	Construction Fund				30
31				31	NOAA Capital Maintenance Fund				31
32				32	Bond Debt Fund				32
33				33	Contingency				33
34	0	500,000		34	Ending Balance (Prior Years)				34
35	2,209,445			35	Reserved for Future Expenditure	814,840	814,840		35
36			300,000	36	Unappropriated Ending Balance				36
37	2,209,445	500,000	2,414,852	37	TOTAL REQUIREMENTS	1,303,000	1,303,000	0	37

Historical Data			RESOURCES	FY 2026-27				
Actual		Adopted Budget This Year 2025-26		Proposed Budget	Approved By Budget Committee	Adopted By Governing Body		
Second Preceding Year 2023-24	First Preceding Year 2024-25			By Budget Officer				
1			1			1		
2	(1,009,959)	984,735	1,200,408	2 Working Capital (Accrual Basis)	550,000	550,000	2	
3				3 Previously levied taxes estimated to be received	0	0	3	
4				4			4	
5				5 Transfers In From			5	
6			530,130	6 Facilities Maintenance Fund	300,000	300,000	6	
7			0	7 NOAA Lease Revenue Fund			7	
8			0	8			8	
9			500,000	9 Reserve fund	488,160	488,160	9	
10			0	10 Bond Debt Fund	0	0	10	
11	500,000	2,644,982		11 Total Transfers In	788,160	788,160	0	11
12				12			12	
13				13 Revenues			13	
14				14 Operating Revenues			14	
15	110,988	69,821	70,000	15 Administration	80,000	80,000		15
16				16				16
17	110,988	69,821	70,000	17 Total Administration	80,000	80,000	-	17
18				18 Newport International Terminal				18
19	180,060	173,830	171,000	19 Lease Revenues	177,182	177,182		19
20	161,091	207,811	220,000	20 Moorage	220,000	220,000		20
21	244,556	228,926	242,000	21 Hoist Dock Equipment Rental/Services	425,000	425,000		21
22	189,051	327,324	312,700	22 Hoist Dock/FEES	375,000	375,000		22
23	14,175		48,000	23 Cargo, Now in Hoist Dock Fees/Services	0	0		23
24	127,808	2,500	60,000	24 Misc Revenues	1,000	1,000		24
25	916,741	940,391	1,053,700	25 Total Newport International Terminal	1,198,182	1,198,182	-	25
26				26 Commercial Marina				26
27	157,543	197,617	235,000	27 Lease Revenues	206,000	206,000		27
28	808,628	663,553	720,000	28 Moorage	870,000	870,000		28
29	128,368	106,390	128,000	29 Hoist Dock/Equipment Rental/Services	170,000	170,000		29
30	296,094	249,553	300,000	30 Hoist Dock Services/FEES	420,000	420,000		30
31	(10,800)	(15,767)	(10,000)	31 Discounts & Refunds	(300)	(300)		31
32	32,548	86,464	48,000	32 Misc Revenues/Discounts	60,000	60,000		32
33	1,412,381	1,287,810	1,421,000	33 Total Commercial Marina	1,725,700	1,725,700	-	33
34				34 South Beach				34
35	479,736	555,241	600,000	35 Lease Revenue	337,000	337,000		35
36	1,299,901	1,399,378	1,562,000	36 Moorage	1,500,000	1,500,000		36
37		1,423	300	37 Hoist Dock Equipment Rental/Services	2,500	2,500		37
38	261,801	277,581	325,280	38 Fees	290,000	290,000		38
39		(129)	1,000	39 Misc Revenues	1,800	1,800		39
40	1,339,316	1,382,413	1,600,000	40 RV Park Reservations	1,300,000	1,300,000		40
41			0	41				41
	(22,610)	(23,424)	(27,000)	Discounts & Refunds	(35,000)	(35,000)		
42	(4,006)		0	42	0	0	0	42
43	3,354,138	3,592,483	4,061,580	43 Total RV Park and Recreational Marina	3,396,300	3,396,300	-	43
44	5,683,260	5,820,684	6,606,280	44 Total Fees, Licenses, Permits, Fines, Assessments	6,400,182	6,400,182	-	44
45				45				45
46				46 Non-operating Revenues				46
47		37,575	12,000	47 Interest	11,000	11,000		47
48				48 Grants and Other				48
49				49				49

50				50	Other Grants					50
51	66,536	75,000	750,000	51	South Beach		1,650,000	1,650,000		51
52	47,857	203,024	250,000	52	Commercial Marina		0	0		52
53			1,158,250	53	International Terminal		361,350	361,350		53
54	169,448	0	120,000	54	Administration		120,000	120,000		54
55				55						55
56	283,841	315,599	2,278,250	56	Total Grants, Capital and other		2,131,350	2,131,350	0	56
57				57						57
58				58	Debt Funding					58
59		1,140,000		59	Loan Proceeds					59
60			0	60	Other Loans		0	0	0	60
61			0	61	Projects Loan Funding		100,000	100,000	0	61
62				62						62
63				63						63
64	0	0	0	64	Total from Bonds and Other Debt		100,000	100,000	0	64
65				65						65
66	4,957,142	7,658,593	12,741,920	66	Total resources, except taxes to be levied		9,980,692	9,980,692	0	66
67			130,000	67	Taxes estimated to be received		143,000	143,000		67
68	569,797	138,189		68	Taxes collected in year levied					68
69	5,526,939	7,796,782	12,871,920	69	TOTAL RESOURCES		10,123,692	10,123,692	0	69

**FORM
LB-30**

**REQUIREMENTS SUMMARY
General Operating Fund**

Port of Newport

	Historical Data			REQUIREMENTS DESCRIPTION Non-Departmental	FY 2026-27				
	Actual		Adopted Budget This Year 2025-26		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body		
	Second Preceding Year 2023-24	First Preceding Year 2024-25							
10				10	DEBT SERVICE AND TRANSFERS				10
11				11	Principal				11
12	225,000	259,854	270,000	12	2013 Full faith and credit	228,000	228,000		12
13				13	2026/7 Toyota Forklift Lease	5,000	5,000		13
14	70,352	74,696	80,000	14	State Loan Q10001	80,000	80,000		14
15	138,355	143,710	155,000	15	State Loan L120005	156,000	156,000		15
16	180,344	0	0	16	SB Load Centers - Intrafund				16
17	25,000	25,000	25,000	17	OR Loan 6554101	25,000	25,000		17
18	56,155	0	0	18	First Interstate Bank Loan*				18
19	1,965	0	0	19	2017 CM Forklift				19
20	5,067	0	0	20	2017 NIT Forklift				20
21		41,819	35,000	21	Building loan 810K,L22001	41,000	41,000		21
22		48,184	40,000	22	Building loan 950K, 525206	35,000	35,000		22
23		0	25,000	23	Sea wall Loan	23,203	23,203		23
24	29,950	0	0	24	Oregon Brewing Company MUA Loan				24
25		24,918	39,000	25	Mobile Crane	77,000	77,000		25
26	732,188	618,181	695,000	26	Subtotal Principal	670,203	670,203	0	26
27				27	Interest				27
28		21,329		28	2013 Full faith and credit				28
29		18,904		29	State Loan Q10001				29
30		74,502		30	State Loan L120005				30
34	8	0	0	34	2017 CM Forklift				34
35	63	0	0	35	2017 NIT Forklift				35
36		13,626		36	Building loan 810K,L22001				36
37		10,340		37	Building loan 950K, 525206				37
38		34,686		38	Sea wall Loan				38
40		26,600		40	Mobile Crane				40
41	71	199,987	0	41	Subtotal Interest	0	0	0	41
42	732,259	818,168	695,000	42	Total Debt Service	670,203	670,203	0	42
43				43	Transfers				43
44				44	OUT TO				44
45	5,976	16,041	88,440	45	Facilities Maintenance Fund	88,700	88,700		45
46			-	46	NOAA Lease Revenue Fund	-	-		46
47			-	47	Construction Fund	-	-	-	47
48			-	48	Reserve Fund	-	-	-	48
49			-	49	Bond Debt Fund	-	-	-	49
50	400,000	16,041	88,440	50	Total Transfers Out	88,700	88,700	-	50
51				51					51
52			357,881	52	Operating Contingency	124,046	124,046		52
53	400,000	16,041	446,321	53	Total Transfers and Contingencies	212,746	212,746	0	53
54	1,200,000			54	Ending balance				54
55			0	55	Reserved for Use South Beach Dredging	-	-	-	55
56			0	56	Reserved for Use NIT Dredging	-	-	-	56
57			0	57	Reserved for Use CM Dredging	-	-	-	57
58			-	58	Ending balance			-	58
59	1,132,259	834,209	1,141,321	59	TOTAL REQUIREMENTS	882,949	882,949	-	59

REQUIREMENTS SUMMARY

General Operating Fund
(Fund)

Port of Newport

(Name of Municipal Corporation)

Historical Data			REQUIREMENTS DESCRIPTION Administration	FTE	FY 2026-27				
Actual		Adopted Budget This Year 2025-26			Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body		
Second Preceding Year 2023-24	First Preceding Year 2024-25								
			PERSONNEL SERVICES						
1	723,218	777,600	827,358	1	Permanent Staff Wages and Salaries	7.00	822,659	822,659	1
2				2	Seasonal Staff		-	-	2
3		1,643	6,627	3	Overtime		6,629	6,629	3
4	83,879	75,526	80,058	4	Payroll Tax Expense		87,461	87,461	4
5		3,079	4,361	5	Workers' Compensation Insurance		6,016	6,016	5
6	143,855	155,499	210,566	6	PERS - Retirement		209,730	209,730	6
7	97,190	91,226	98,010	7	Health, Dental, & Life Insurance		85,344	85,344	7
8		8,187	8,216	8	Employee Incentives		8,170	8,170	8
9	2,909	6,349	3,810	9	Other Benefits		10,614	10,614	9
10				10	Differential Pay				10
11	1,051,051	1,119,109	1,239,006	11	TOTAL PERSONNEL SERVICES		1,236,623	1,236,623	-
12	7.2	7.2	8.0	12	Total full-time equivalent (FTE)	7.00	7.00	7.00	
			MATERIALS AND SERVICES	NOTES					
14	290,010	319,189	385,000	14	Insurance		415,000	415,000	14
15	123,578	92,046	372,000	15	Professional Services		418,000	418,000	15
16	23,842	16,254	23,000	16	Marketing and Promotion		20,000	20,000	16
17	32,108	50,416	69,500	17	Dues and Subscriptions		47,500	47,500	17
18	15,599	13,137	20,000	18	Training and Education		15,000	15,000	18
19	17,538	18,716	25,815	19	Travel		15,000	15,000	19
20	35,608	22,911	40,000	20	Office and Admin Expense		20,000	20,000	20
21	59,356	52,695	68,000	21	IT Hardware and Software		151,000	151,000	21
22	0	0	0	22	Bad Debt Expense		0	-	22
23	15,896	50,537	20,000	23	Licenses and Permit Fees		20,000	20,000	23
24	37,315	61,280	60,000	24	Utilities		46,000	46,000	24
25	149,308	105,030	153,000	25	Contract and Support Services		64,000	64,000	25
26	6,743	256	9,200	26	Repairs and Maintenance		1,000	1,000	26
27			0	27	Equipment		0	-	27
28	7,441	2,066	3,000	28	Materials and Operating Supplies		3,500	3,500	28
29			1,000	29	Personal Protective gear		1,000	1,000	29
30		300	2,000	30	Port Clothing		1,000	1,000	30
31			0	31	Cargo Expenses		0	-	31
32	21	350	0	32	DSL and State Land Fees		0	-	32
33			0	33	Dredging		0	-	33
34	5,006		5,000	34	Building and Land Leases		2,000	2,000	34
35			0	35	Grant Expenses		0	-	35
36	307	9,991	5,000	36	Misc Expenses		1,000	1,000	36
37				37	Overhead				37
38	819,676	815,174	1,261,515	38	TOTAL MATERIALS AND SERVICES		1,241,000	1,241,000	-
			INTEREST EXPENSE						
40	0	0	20,000	40	Building loan 810K,L22001		16,500	16,500	40
41	0	0	25,000	41	Building loan 950K, 525206		19,000	19,000	41
42				42					42
43				43					43
44				44					44
45	0	0	45,000	45	TOTAL INTEREST EXPENSE		35,500	35,500	0
			CAPITAL OUTLAY						
			Capital Outlay						
48			0	48	Capital: Buildings		0	-	-
49			0	49	Capital - Equipment		0	-	-
50	(6,025)		0	50	Capital: Land Impr		0	-	-
51	(1,353)		0	51	Capital: Infrastructure		0	-	-
52	25,121		0	52	Capital: Vehicles		0	-	-
53	17,743	0	0	53	TOTAL CAPITAL OUTLAY		-	-	-
54	1,888,470	1,934,283	2,545,521	54	TOTAL REQUIREMENTS		2,513,123	2,513,123	0

Completed	No
Dept	AD
FUND-CODING	100

Row Labels	Description	Where	Comment	Budget	Loaned	Granted	Gen Op Fund
Computer Replacements	Office Computers	IT Hardware and Software	(blank)	4,000	0	0	4,000
Full financial System Cost	Elite Dynamics CRM	IT Hardware and Software	(blank)	40,000	0	0	40,000
Full financial System Cost	Business Central Licenses	IT Hardware and Software	(blank)	35,000	0	0	35,000
Full financial System Cost	Tangicloud Licensing	IT Hardware and Software	(blank)	40,000	0	0	40,000
Full financial System Cost	HR and Payroll	IT Hardware and Software	(blank)	10,000	0	0	10,000
Ongoing	Audit & Accounting	Professional Services	(blank)	52,000	0	0	52,000
Ongoing	Communications Consultant	Professional Services	(blank)	31,000	0	0	31,000
Ongoing	Economic Development Contribution	Dues and Subscriptions	(blank)	5,000	0	0	5,000
Ongoing	Grant Writing	Professional Services	(blank)	35,000	0	0	35,000
Ongoing	Legal	Professional Services	(blank)	85,000	0	0	85,000
Rewrite the Port's Strategic Plan	Strategic Plan	Professional Services	Legally required	150,000	0	120,000	30,000
Western Fishboat Assn	Western Fishboat Assn	Dues and Subscriptions	(blank)	500	0	0	500
(blank)	Pac NW Waterways assn	Dues and Subscriptions	(blank)	12,000	0	0	12,000
(blank)	SDAO Annual Membership	Dues and Subscriptions	(blank)	30,000	0	0	30,000
(blank)	State of the Port - Review Facilities	Professional Services	Goes to HD 2025-2026	45,000	0	0	45,000
(blank)	Elite Dynamics Elite Marina Licenses	IT Hardware and Software	(blank)	22,000			
(blank)	MSP Support	Contract and Support Services	(blank)	54,000	0	0	54,000
Grand Total				650,500	0	120,000	508,500

Historical Data				REQUIREMENTS DESCRIPTION Commercial Marina	FTE	FY 2026-27			
Actual		Adopted Budget This Year 2025-26	Proposed By Budget Officer			Approved By Budget Committee	Adopted By Governing Body		
Second Preceding Year 2023-24	First Preceding Year 2024-25								
				PERSONNEL SERVICES					
1	371,043	335,017	408,714	1 Permanent Staff Wages and Salaries	7.25	410,561	410,561		1
2			103,431	2 Seasonal Staff	1.00	44,777	44,777		2
3		8,630	5,285	3 Overtime		5,288	5,288		3
4	35,946	41,688	57,945	4 Payroll Tax Expense		57,401	57,401		4
5		18,519	26,010	5 Workers' Compensation Insurance		19,109	19,109		5
6	71,893	63,302	115,823	6 PERS - Retirement		111,651	111,651		6
7	110,352	75,229	117,612	7 Health, Dental, & Life Insurance		100,584	100,584		7
8			5,237	8 Employee Incentives		4,567	4,567		8
9		1,368	4,026	9 Other Benefits		12,144	12,144		9
10			5,000	10 Differential Pay		5,000	5,000		10
11	589,234	543,753	849,083	TOTAL PERSONNEL SERVICES		771,082	771,082	0	11
12	6.0	6.0	8.5	Total full-time equivalent (FTE)	8.25	8.25	8.25		12
				MATERIALS AND SERVICES					13
14	6,884	5,752	6,500	14 Insurance		4,000	4,000		14
15		820	429,318	15 Professional Services		500	500		15
16	2,192	578	2,000	16 Marketing and Promotion		0	0		16
17			0	17 Dues and Subscriptions		0	0		17
18	1,455	1,170	3,000	18 Training and Education		1,000	1,000		18
19	1,365	313	2,500	19 Travel		250	250		19
20	855	1,397	1,900	20 Office and Admin Expense		1,000	1,000		20
21		11,250	15,000	21 IT Hardware and Software		0	0		21
22	0		90,000	22 Bad Debt Expense		15,000	15,000		22
23	29,365	15,813	25,000	23 Licenses and Permit Fees		0	0		23
24	196,436	193,256	180,000	24 Utilities		170,667	170,667		24
25	84,717	47,749	65,000	25 Contract and Support Services		20,000	20,000		25
26	141,770	108,990	252,400	26 Repairs and Maintenance		84,000	84,000		26
27	976	2,549	4,000	27 Equipment		1,000	1,000		27
28	34,992	12,030	46,000	28 Materials and Operating Supplies		10,000	10,000		28
29	1,640	767	2,000	29 Personal Protective gear		2,500	2,500		29
30	91	1,017	2,000	30 Port Clothing		500	500		30
31			0	31 Cargo Expenses		0	0		31
32	39,625	55,666	60,000	32 DSL and State Land Fees		44,000	44,000		32
33			0	33 Dredging		0	0		33
34	2,446	1,499	3000	34 Building and Land Leases		2,000	2,000		34
35			0	35 Grant Expenses		0	0		35
36			5,000	36 Misc expenses		500	500		36
37				37 Overhead					37
38	544,809	460,616	1,194,618	TOTAL MATERIALS AND SERVICES		356,917	356,917	0	38
				INTEREST EXPENSE					39
				INTEREST		7,000	7,000		40
40									40
41									41
42									42
43									43
44									44
45	0	0	0	TOTAL INTEREST EXPENSE		7,000	7,000	0	45
				CAPITAL OUTLAY					46
				Capital Outlay					47
48			0	48 Capital: Buildings		0	0		48
49			0	49 Capital - Equipment		0	0		49
50	3,067		0	50 Capital: Land Impr		0	0		50
51	862,260		427,000	51 Capital: Infrastructure		362,500	362,500		51
52	(25,121)		0	52 Capital: Vehicles		0	0		52
53	840,206	0	427,000	TOTAL CAPITAL OUTLAY		362,500	362,500	0	53
54	1,974,249	1,004,369	2,470,701	TOTAL REQUIREMENTS		1,497,499	1,497,499	0	54

Commercial Marina Projects

Dept	CM
Completed	No
FUND-CODING	100

Row Labels	Brief Description	Where	BUDGET	GRANTS	LOANED	Gen Op Fund
Install new power pedestals PD5; Transfer funds from FMRF. CRITICAL Port Dock 3 Platform Piling Repairs	(blank) Piling Repairs	Capital: Infrastructure	262,500	0	\$0	262,500
	Replace existing Forklifts, current forklift reaching EOL	Capital: Infrastructure	100,000	0	\$0	100,000
New Forklift CM		Interest	7,000		\$0	7,000
Grand Total			369,500	0	\$0	369,500

REQUIREMENTS SUMMARY

General Operating Fund

Port of Newport

Historical Data				REQUIREMENTS DESCRIPTION International Terminal	FY 2026-27					
Actual		Adopted Budget This Year 2025-26	FTE		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body			
Second Preceding Year 2023-24	First Preceding Year 2024-25									
				PERSONNEL SERVICES						
1	163,024	222,705	172,674	1	Permanent Staff Wages and Salaries	2.00	177,641	177,641		1
2			52,468	2	Seasonal Staff	0.50	37,751	37,751		2
3		8,012	1,342	3	Overtime		2,604	2,604		3
4	15,416	26,648	21,980	4	Payroll Tax Expense		23,708	23,708		4
5		8,073	10,273	5	Workers' Compensation Insurance		8,334	8,334		5
6	32,382	45,248	43,782	6	PERS - Retirement		45,021	45,021		6
7	35,040	27,387	35,937	7	Health, Dental, & Life Insurance		30,480	30,480		7
8	113	0	2,025	8	Employee Incentives		1,975	1,975		8
9		853	1,146	9	Other Benefits		3,630	3,630		9
10		0	1,200	10	Differential Pay		1,200	1,200		10
11	245,975	338,926	342,827	11	TOTAL PERSONNEL SERVICES		332,344	332,344		0
12	2.5	2.5	2.75	12	Total full-time equivalent (FTE)	2.50	2.50	2.50		
13				13	Notes					13
14	2	910	0	14	Insurance		6,500	6,500		14
15	6,064		0	15	Professional Services		30,275	30,275		15
16	413	27	125	16	Marketing and Promotion		0	0		16
17	0		800	17	Dues and Subscriptions		0	0		17
18	1,700		2,500	18	Training and Education		500	500		18
19	0	1,052	1,000	19	Travel		500	500		19
20	1,991	1,510	3,500	20	Office and Admin Expense		1,320	1,320		20
21	28	11,557	12,000	21	IT Hardware and Software		500	500		21
22	2799	528	3500	22	Bad Debt Expense		500	500		22
23	5,329	3,504	6,500	23	Licenses and Permit Fees		2,500	2,500		23
24	64,629	54,685	55,000	24	Utilities		58,571	58,571		24
25	63,829	28,831	70,000	25	Contract and Support Services		0	0		25
26	183,724	61,548	220,000	26	Repairs and Maintenance		237,306	237,306		26
27	1,396	940	3,000	27	Equipment		600	600		27
28	12,438	7,169	16,100	28	Materials and Operating Supplies		4,300	4,300		28
29		343	1,500	29	Personal Protective gear		600	600		29
30		441	1,000	30	Port Clothing		600	600		30
31			72,000	31	Cargo Expenses		115,631	115,631		31
32	27,530	28,423	32,000	32	DSL and State Land Fees		20,000	20,000		32
33	0		0	33	Dredging		0	0		33
34	24,011	22,001	14,000	34	Building and Land Leases		18,000	18,000		34
35	0		0	35	Grant Expenses		0	0		35
36		12,992	1,000	36	Misc expenses		500	500		36
37				37	Overhead					37
38	395,883	236,461	515,525	38	TOTAL MATERIALS AND SERVICES		498,703	498,703		0
39				39	INTEREST EXPENSE					
40	21,293		17,654	40	Full Faith and Credit		9,000	9,000		40
41				41						41
42	21,209		17,000	42	State Loan Q10001		15,000	15,000		42
43	79,856		72,000	43	State Loan L120005		64,000	64,000		43
44			35,000	44	Mobile Crane		59,000	59,000		44
45	122,358	0	141,654	45	Total Interest Expense		147,000	147,000		0
46				46	CAPITAL OUTLAY					
47				47	Capital Outlay					
48			0	48	Capital: Buildings		0	0	-	48
49	588,645	128,515	-	49	Capital - Equipment		0	0	-	49
50			1,013,125	50	Capital: Land Impr		0	0		50
51	1,353		657,000	51	Capital: Infrastructure		687,000	687,000		51
52			-	52	Capital: Vehicles		0	0	-	52
53	589,998	128,515	1,670,125	53	TOTAL CAPITAL OUTLAY		687,000	687,000		0
54	1,354,214	703,902	2,670,131	54	TOTAL REQUIREMENTS		1,665,047	1,665,047		0

International Terminal Projects

FUND-CODING	100				
Dept	NIT				
Completed	No				
Projects in the Budget					
Row Labels	Brief Description	Where	GRANTS	LOANED	GEN OP FUND
Removal of Dredge Material	Contractually required	Repairs and Maintenance	\$0	\$0	200,000
Planning, identify mix oif uses at NIT, may be used for Advertising	(blank)	Professional Services	\$0	\$0	30,000
RORO Dock Repair	initial survey, included is \$200,000 contingency	Capital: Infrastructure	\$361,350	\$0	325,650
Grand Total			\$361,350	\$0	555,650

REQUIREMENTS SUMMARY
General Operating Fund

Port of Newport

Historical Data			REQUIREMENTS DESCRIPTION South Beach	FY 2026-27						
Actual		Adopted Budget This Year 2025-26		FTE	Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body			
Second Preceding Year 2023-24	First Preceding Year 2024-25									
			PERSONNEL SERVICES							
1	540,146	556,847	578,449	1	Permanent Staff Wages and Salaries	10.25	566,236	566,236		1
2			33,939	2	Seasonal Staff	-	0	0		2
3		18,288	7,649	3	Overtime		15,311	15,311		3
4	51,567	67,710	70,790	4	Payroll Tax Expense		77,778	77,778		4
5		18,690	21,966	5	Workers' Compensation Insurance		20,121	20,121		5
6	87,280	94,035	157,849	6	PERS - Retirement		158,264	158,264		6
7	111,077	96,309	143,748	7	Health, Dental, & Life Insurance		124,968	124,968		7
8	71	241	6,417	8	Employee Incentives		6,327	6,327		8
9		2,195	11,841	9	Other Benefits		21,795	21,795		9
10		0	5,798	10	Differential Pay		5,798	5,798		10
11	790,141	854,315	1,038,446	11	TOTAL PERSONNEL SERVICES		996,598	996,598		0
12	10.0	10.0	11.00	12	Total full-time equivalent (FTE)	10.25	10.25	10.25		
##				##	MATERIALS AND SERVICES	Notes				13
14	6,884	8,833	6,000	14	Insurance		30,000	30,000		14
15	10,151	3,216	15,000	15	Professional Services		117,000	117,000		15
16	945	10,054	12,000	16	Marketing and Promotion		10,000	10,000		16
17	0		800	17	Dues and Subscriptions		0	0		17
18	0	2,085	3,000	18	Training and Education		2,000	2,000		18
19	1,408	2,063	4,000	19	Travel		1,500	1,500		19
20	12,432	12,902	15,000	20	Office and Admin Expense		9,476	9,476		20
21	411	22,526	14,000	21	IT Hardware and Software		3,000	3,000		21
22	92,497	268,744	75,000	22	Bad Debt Expense		20,000	20,000		22
23	70,556	53,177	40,000	23	Licenses and Permit Fees		12,000	12,000		23
24	334,835	364,683	400,000	24	Utilities		425,000	425,000		24
25	402,773	289,393	300,000	25	Contract and Support Services		10,000	10,000		25
26	145,427	73,030	175,000	26	Repairs and Maintenance		70,000	70,000		26
27	2,079	1,145	35,000	27	Equipment		1,500	1,500		27
28	48,643	7,203	55,000	28	Materials and Operating Supplies		10,000	10,000		28
29	1,428	1,365	2,500	29	Personal Protective gear		2,000	2,000		29
30	315	937	3,500	30	Port Clothing		2,000	2,000		30
31			0	31	Cargo Expenses		0	0		31
32	14,420	2,970	30,000	32	DSL and State Land Fees		30,000	30,000		32
33			1,500,000	33	Dredging		1,500,000	1,500,000		33
34		5,120	10000	34	Building and Land Leases		3,500	3,500		34
35				35	Grant Expenses		0	0		35
36	8,999	1,777	15,000	36	Misc expenses		2,500	2,500		36
37				37	Overhead					37
38	1,154,203	1,131,223	2,710,800	38	TOTAL MATERIALS AND SERVICES		2,261,476	2,261,476		0
##				##	INTEREST EXPENSE					39
40	31,940	0	15,000	40	Full Faith and Credit		9,000	9,000		40
41	0	0	70,000	41	Sea Wall under Rogue		38,000	38,000		41
42				42						42
43				43						43
44				44						44
45	31,940	0	85,000	45	TOTAL INTEREST EXPENSE		47,000	47,000		0
46				46	CAPITAL OUTLAY					46
47				##						47
48	2,579,594		-	48	Capital: Buildings		200,000	200,000		-
49	17,685	14,357	60,000	49	Capital - Equipment		60,000	60,000		49
50		138,119	-	50	Capital: Land Impr		0	0		50
51		179,309	150,000	51	Capital: Infrastructure		0	0		51
52			0	52	Capital: Vehicles		0	0		52
53	2,597,279	331,785	210,000	53	TOTAL CAPITAL OUTLAY		260,000	260,000		0
54	4,573,563	2,317,323	4,044,246	54	TOTAL REQUIREMENTS		3,565,074	3,565,074		

South Beach Projects

Dept SB
 Completed No
 FUND-CODING 100

Projects in the Budget

Row Labels	Description	Brief Description	BUDGET	GRANTS	LOANED	GEN OP FUND
Capital - Equipment	REQUIRED ,Compactor for SB,	Compactors are wearing out	\$60,000	\$0	\$0	\$ 60,000
Capital: Buildings	Gutter Replacement and Roof Repairs - Rogue Building	Failure to replace the gutters may result in damage to other parts of the facility, causing more expensive repairs	\$200,000	\$100,000	\$100,000	\$ -
Dredging	Conditional on Funding Dredging	South Beach Marina needs to be dredged	\$1,500,000	\$1,500,000	\$0	\$ -
Professional Services	Good Sam RV and Travel	This is to have the Port RV park as a good sam member, this should attract more customers to the Port.	\$10,000	\$0	\$0	\$ 10,000
Professional Services	Events Center Feasibility study	Facility to enhance the recreational theme of South Beach and add attractions for tourists. Would bolster hotel business and tourism in the region. Could add the potential for boat shows, RV shows & Octoberfest type of activities This may be the Rogue warehouse	\$100,000	\$50,000	\$0	\$ 50,000
Insurance	Underground Storge Tank/Insurance	Fuel tank is becoming uninsurable.	\$30,000	\$0	\$0	\$ 30,000
Grand Total			\$1,900,000.00	\$1,650,000.00	\$100,000.00	\$150,000.00

Historical Data				RESOURCES	FY 2026-27			
Actual		Adopted Budget This Year 2025-26	Proposed By Budget Officer		Approved By Budget Committee	Adopted By Governing Body		
Second Preceding Year 2023-24	First Preceding Year 2024-25							
				RESOURCES				
1			1				1	
2	3,403,401	3,084,497	2,934,000	2	Working Capital (Accrual Basis)	1,600,000	1,600,000	2
3				3	Previously Levied Taxes Estimated to be Received	0	0	3
4	2,913,619	2,594,317	2,765,753	4	Fees, Licenses., Permits, Fines	2,650,000	2,650,000	4
5				5	Other Revenue			5
6				6	Transfers In			6
7	0	0	0	7	NOAA Capital Maintenance Fund	0	0	0
8	0	0	0	8	Total Transfers In	0	0	0
9				9	Other Resources			9
10				10	Other Revenue			10
11	0	0		11	Grants and Other			11
12	0	14,568	0	12	Total Other Resources	0	0	0
13	0	0		13	Revenue Bond Proceeds			13
14	6,317,020	5,693,382	5,699,753	14	Total Resources, Except Taxes to be Levied	4,250,000	4,250,000	0
15			0	15	Taxes Estimated to be Received	0	0	0
16	0	0		16	Taxes Collected in Year Levied			16
17	6,317,020	5,693,382	5,699,753	17	TOTAL RESOURCES	4,250,000	4,250,000	0

REQUIREMENTS SUMMARY

NOAA Lease Fund
(Fund)

Port of Newport
(Name of Municipal Corporation)

Historical Data				REQUIREMENTS DESCRIPTION NOAA Lease	FY 2026-27					
Actual		Adopted Budget This Year 2025-26	FTE		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body			
Second Preceding Year 2023-24	First Preceding Year 2024-25									
				PERSONNEL SERVICES						
1	155,945	165,951	180,435	1	Permanent Staff Wages and Salaries	2.0	186,191	186,191		1
2				2	Seasonal Staff		0	0		2
3		716	1,342	3	Overtime		1,341	1,341		3
4	45,952	17,919	18,255	4	Payroll Tax Expense		20,928	20,928		4
5		7,025	8,765	5	Workers' Compensation Insurance		7,515	7,515		5
6	31,482	33,656	40,008	6	PERS - Retirement		41,280	41,280		6
7	32,519	31,684	26,136	7	Health, Dental, & Life Insurance		24,384	24,384		7
8			1,753	8	Employee Incentives		1,810	1,810		8
9		667	1,038	9	Other Benefits		3,054	3,054		9
10				10	Differential Pay					10
11	265,898	257,618	277,732	11	TOTAL PERSONNEL SERVICES		286,503	286,503	0	11
12	2	2.0	2.00	12	Total full-time equivalent (FTE)	2.0	2.00	2.00		12
				MATERIALS AND SERVICES						
13				13		Notes				13
14	220,874	231,786	250,000	14	Insurance		250,000	250,000		14
15	23,003	45,193	50,600	15	Professional Services		5,000	5,000		15
16			8,077	16	Marketing and Promotion		8,077	8,077		16
17	1,571		2,500	17	Dues and Subscriptions		2,500	2,500		17
18	3,342		5,000	18	Training and Education		5,000	5,000		18
19	338		2,500	19	Travel		2,500	2,500		19
20	2,114		1,200	20	Office and Admin Expense		1,200	1,200		20
21	0	18,809	5,000	21	IT Hardware and Software		15,000	15,000		21
22				22	Bad Debt Expense		0	0		22
23	906	565	2,000	23	Licenses and Permit Fees		2,000	2,000		23
24	15,703	15,798	15,000	24	Utilities		15,000	15,000		24
25	84,206	21,157	30,500	25	Contract and Support Services		30,500	30,500		25
26	57,882	106,673	45,000	26	Repairs and Maintenance		155,000	155,000		26
27	9,367	2,993	6,000	27	Equipment		6,000	6,000		27
28	0		-	28	Cargo Expenses		0	0		28
29	10,430	11,351	34,000	29	Materials and Operating Supplies		34,000	34,000		29
30			1,000	30	Personal Protective gear		1,000	1,000		30
31		365	1,500	31	Port Clothing		1,500	1,500		31
32	11,451	11,823	12,800	32	DSL and State Land Fees		12,800	12,800		32
33	803,661		-	33	Dredging		1,500,000	1,500,000		33
34			-	34	Building and Land Leases		0	0		34
35			-	35	Grant Expenses		0	0		35
36	5,176		3,000	36	Misc expenses		0	0		36
37				37	Overhead					37
38	1,250,024	466,513	475,677	38	TOTAL MATERIALS AND SERVICES		2,047,077	2,047,077	0	38
				CAPITAL OUTLAY						
39				39						39
				CAPITAL OUTLAY						
40				40						40
41			0	41	Capital: Buildings		0	0		41
42		11,549	0	42	Capital - Equipment					42
43		0	0	43	Capital: Land Impr					43

44			0	44	Capital: Infrastructure					44
45		25,000	0	45	Capital: Vehicles					45
46	0	36,549	0	46	TOTAL CAPITAL OUTLAY		0	0	0	46
47				47	DEBT SERVICE AND TRANSFERS					47
48	1,380,000	1,491,640	1,500,000	48	Principal		1,500,000	1,500,000		48
49	378,213	266,725	275,000	49	Interest		270,000	270,000		49
50	1,758,213	1,758,365	1,775,000	50	Total Debt Service		1,770,000	1,770,000	0	50
51				51	TRANSFERS OUT					51
52				52	General Operating Fund					52
53				53	Facilities Maintenance Fund					53
54				54	NOAA Lease Revenue Fund					54
55				55	Construction Fund					55
56	0	0		56	Reserve Fund					56
57	0	0	0	57	Total		0	0	0	57
58	0		167,379	58	Operating Contingency		50,000	50,000		58
59	0	0	167,379	59	Total Transfers and Contingencies		50,000	50,000	0	59
60	0	3,129,539		60	Ending Fund Balance					60
61			2,945,965	61	Reserved for future Use		96,420	96,420		61
62				62	Unappropriated Ending Balance					62
63	5,454,915	2,519,045	5,641,753	63	TOTAL REQUIREMENTS		4,250,000	4,250,000	0	63

Completed	No
FUND-CODING	500

Row Labels	Brief Description	Where	FUND 500
Dredging	We have an obligation to dredge NOAA.	Dredging	1,500,000
Pacific Habitat Services	(blank)	Professional Services	5,000
Carpeting	Replace Carpeting in building	Repairs and Maintenance	10,000
Painting	Repaint	Repairs and Maintenance	100,000
Asphalt Coat/Stripe	Asphalt Coat/Stripe	Capital: Land Impr	10,000
Pier Concrete Seal	Pier Concrete Seal	Capital: Infrastructure	275,000
Facility Maintenance Software	License for maintenance activity software	IT Hardware and Software	15,000
Grand Total			1,915,000

**BONDED DEBT
RESOURCES AND REQUIREMENTS**

Bond Debt Payments are for:

- Revenue Bonds or
- General Obligation Bonds

Bonded Debt Fund

Port of Newport

Historical Data				DESCRIPTION OF RESOURCES AND REQUIREMENTS	FY 2026-27		
Actual		Adopted Budget This Year 2025-26	Proposed By Budget Officer		Approved By Budget Committee	Adopted By Governing Body	
Second Preceding Year 2023-24	First Preceding Year 2024-25						
1			1	Resources			1
2			2				2
3	(255,989)	(303,169)	3	Working Capital (Accrual Basis)	108,000	108,000	3
4			4	Previously Levied Taxes to be Received	0	0	4
5	8,544		5	Interest			5
6			6	Transfers In	0	0	6
7			7	Transfers out	0	0	7
8			8	Proceeds from Refunding Bonds	0	0	8
9	8,544		9	Total Resources, Except Taxes to be Levied	108,000	108,000	0
10		1,055,000	10	Taxes estimated to be received	742,000	742,000	10
11	837,997	(303,169)	11	Taxes Collected in Year Levied			11
12	846,541	(303,169)	12	TOTAL RESOURCES	850,000	850,000	0
				Requirements			
				Bond Principal Payments			
13			13	Bond Issue	Budgeted Payment Mo.		13
16	455,000	33,500	16	2016	January	370,000	16
17	188,057	120,000	17	2019	January	125,000	17
18			18				18
19			19				19
20	435,000	153,500	20	Total Principal		495,000	0
				Bond Interest Payments			
21			21	Bond Issue	Budgeted Payment Mo.		21
23	109,100	95,000	23	2016 GOB	June	93,000	23
24	110,258	95,000	24	2016 GOB	January	86,000	24
25	82,500	80,608	25	2019 GOB	June	80,000	25
26	82,000	79,006	26	2019 GOB	January	80,000	26
27			27				27
28			28				28
29	383,858	349,614	29	Total Interest pymnt		355,000	0
30	818,858	503,114	30	Total Debt Service		850,000	0
31			31				31
32			32	Contingency			32
33	27,683		33	Ending Balance (Prior Years)			33
34		200,000	34	Unappropriated Ending Balance			34
35	0	0	35	Payment to Refunded Bond Escrow Agent	0	0	35
36	846,541	503,114	36	TOTAL REQUIREMENTS	850,000	850,000	0

Notice of Property Tax and Certification of Intent to Impose a Tax, Fee, Assessment or Charge on Property

To assessor of Lincoln County

FORM LB-50 2026-2027

Check here if this is an amended form.

▪ Be sure to read instructions in the Notice of Property Tax Levy Forms and Instruction booklet

The Port of Newport has the responsibility and authority to place the following property tax, fee, charge or assessment on the tax roll of Lincoln County. The property tax, fee, charge or assessment is categorized as stated by this form.

<u>600 SE Bay Boulevard</u>	<u>Newport</u>	<u>OR</u>	<u>97365</u>	
Mailing Address of District	City	State	ZIP code	Date
<u>Mark A. Brown</u>	<u>Director of Finance</u>	<u>541-265-7758</u>	<u>mbrown@portofnewport.com</u>	
Contact Person	Title	Daytime Telephone	Contact Person E-Mail	

CERTIFICATION - You must check one box if your district is subject to Local Budget Law.

- The tax rate or levy amounts certified in Part I are within the tax rate or levy amounts approved by the budget committee.
- The tax rate or levy amounts certified in Part I were changed by the governing body and republished as required in ORS 294.456.

PART I: TOTAL PROPERTY TAX LEVY

		Subject to General Government Limits Rate -or- Dollar Amount	
1. Rate per \$1,000 or Total dollar amount levied (within permanent rate limit)	1	0.0609	
2. Local option operating tax	2		Excluded from Measure 5 Limits Dollar Amount of Bond Levy
3. Local option capital project tax	3		
4. Levy for pension and disability obligations	4		
5a. Levy for bonded indebtedness from bonds approved by voters prior to October 6, 2001	5a.		
5b. Levy for bonded indebtedness from bonds approved by voters on or after October 6, 2001	5b.	910,000	
5c. Total levy for bonded indebtedness not subject to Measure 5 or Measure 50 (total of 5a + 5b)	5c.	910,000	

PART II: RATE LIMIT CERTIFICATION

6. Permanent rate limit in dollars and cents per \$1,000	6	0.0609
7. Election date when your new district received voter approval for your permanent rate limit	7	
8. Estimated permanent rate limit for newly merged/consolidated district	8	

PART III: SCHEDULE OF LOCAL OPTION TAXES - Enter all local option taxes on this schedule. If there are more than two taxes, attach a sheet showing the information for each.

Purpose (operating, capital project, or mixed)	Date voters approved local option ballot measure	First tax year levied	Final tax year to be levied	Tax amount -or- rate authorized per year by voters

Part IV. SPECIAL ASSESSMENTS, FEES AND CHARGES

Description	Subject to General Government Limitation	Excluded from Measure 5 Limitation
1		
2		

If fees, charges, or assessments will be imposed on specific property within your district, you must attach a complete listing of properties, by assessor's account number, to which fees, charges, or assessments will be imposed. Show the fees, charges, or assessments uniformly imposed on the properties. If these amounts are not uniform, show the amount imposed on each property.

The authority for putting these assessments on the roll is ORS _____ (Must be completed if you have an entry in Part IV)

150-504-073-7 (Rev. 1-13)

(see the back for worksheet for lines 5a, 5b, and 5c)

File with your assessor no later than JULY 15, unless granted an extension in writing.

X _____
Gil Silvia, President

X _____
Patrick Ruddiman, Secretary/Treasurer

May 26, 2026
6:00 P.M.
Newport, OR

PORT OF NEWPORT COMMISSION MINUTES

This is not an exact transcript. The video of the session is available on the Port's website.

The Port of Newport Commission met on the above date and time at the Administration Building, 600 SE Bay Blvd., and virtually via Microsoft Teams. In attendance were Commissioners Sylvia, Retherford, Ruddiman, Dziak, and Osborne. Also in attendance were Executive Director Paula Miranda, Deputy Executive Director Aaron Bretz, and Administrative Assistant Gloria Tucker. Members of the audience included Lauren Craven and Summit PR Representative Angela Nebel. Dziak and Craven attended online.

CONSENT CALENDAR

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

OLD BUSINESS

Employee Anniversary Recognition – 10 Years – Mark Harris. Sylvia introduced the agenda item. Miranda and Commission thanked and praised Harris for his work.

Approval of Summit PR Contract. Sylvia introduced the agenda item. Miranda presented her report included in the packet. Nebel stated she appreciated the experience she has had with the Port. She noted organizations like the Port have good stories brewing, and she is happy to be here. Sylvia asked what is driving the increase in social media interest; does it go up and down; and is there a pattern or does it depend on big issues. Nebel replied in terms of following, the Port doesn't ever see it go down. She stated it usually goes up in a measured, slower pace. She noted this year had a big jump. She indicated she thinks some of the activity from ODFW and the crab rulemaking drew a lot of interest. She added people pay attention to Rogue as well.

Sylvia confirmed with Nebel once people sign up, they stay signed up. He joked the Port needs emergencies to gather a bigger following. Nebel replied the Port could also be more aggressive in posting. She stated for the size of the community, a good number of the Port district are following. She added people outside the area follow as well. Miranda noted the Port has users at the recreational marina from outside the community.

Nebel stated the RV Park is one area she is trying to work on more, either do more advertising through social media or digital outreach, and that's in the early stages. Retherford stated for commercial, it is good to have an open door with Facebook. She noted a lot of crewmen and skippers don't stay involved. She added it would be nice to put a link to ODFW for commercial [issues]. Miranda replied the Port does post that occasionally. Retherford noted more big stuff is coming down the line. Miranda asked Retherford as she knows those things to please let her know.

Osborne stated he thinks the communications that the Port has is great, particularly the newsletter. He noted he understands the Port can always put things out there, and someone will never read it. He explained he has lived in his park about four years, and the day after the last

newsletter hit the mail, he was walking his dog [in the neighborhood with] about 300 residents, and everyone knew him by name. Miranda added it is the same in her neighborhood.

Dziak stated something he learned at the SDAO conference was newsletters typically have more engagement than social media or phone calls. He asked is there a way to gage that. Nebel replied the only way to do that is to put something in that asks people to respond or engage. She noted some say the newsletter is an old media, but for those who are not [online], the newsletter is in their mailbox. She indicated she hopes they will take a moment and check it out. She explained [the newsletter] provides the Port with the ability to say it is communicating. She added the organization is very transparent. Miranda noted in SDAO, they suggest communication be very broad. She explained some people prefer newspapers, some newsletters, some social media, and some calls. She stated engagement is all over the place, so the Port can't use just one medium. She indicated between the website, Facebook, the newsletter, and the articles in the paper, she thinks the Port covers a good chunk. She added if people are not engaging, it is because they don't want to.

Dziak noted Newport is the largest city represented. He asked if Nebel compared likes to other Ports across the state. He asked is Newport the leading one. Nebel replied she doesn't have the ability to see their engagement, but Miranda may be able to ask and have that information shared. Miranda said she can ask. She noted she has seen other newsletters, which are very simple with only a few pages. She added some Ports are more into electronic, and some she doesn't see anything from them. She noted she can ask at OPPA to better understand what others do.

MOTION was made by Retherford, seconded by Osborne, to authorize the Executive Director to execute a contract with Summit Public Relations Strategies, LLC, and move forward with the proposal not to exceed \$30,500 plus another 10% contingency. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

Approval of PIDP Grant Match Commitment Letter. Sylvia introduced the agenda item. Miranda presented her report included in the packet. Osborne stated he has heard PIDP funds will not be as available next year, and this year was the largest amount they awarded since the act went into place. He noted he is hearing the infrastructure act expires at the end of 2026 and if they don't extend it, or make appropriation into it, there will be a lot less funds available for these types of projects. Miranda replied every five years they go through a new cycle. She stated she hears it seems like it is going in the right direction. She noted they are looking into revamping the transportation package because it is literally one of the most bipartisan and most popular funds in DC. She indicated all of those folks hear from their constituents how important it is to get those transportation funds going for economic development. She added, generally, she thinks this administration is focused on ports. She explained what the Port needs is to have them push toward smaller ports. She stated [small ports] are still being left behind. She noted she wouldn't always count on these funds being available, but she has high hopes from what she hears.

Retherford asked how would the Port get the loan from Business Oregon. Miranda replied, typically, they look at [the Port's] financials and make sure the Port can afford it. She stated there are possibilities; they can do loans that are not payable until construction is completed. She noted unfortunately, Business Oregon has very small amounts of money for grants, but their loans are low interest. She indicated the Port wouldn't obtain \$10 million in loans, probably \$2 to \$4 million in loans. She added the big chunk, the Port would need to find from another source, hopefully grants.

Retherford asked if the Port wouldn't need to pay the loans back until the new docks were built, would [the new docks] really generate enough to pay the loan. She noted the Port is redistributing the same money it has now. She asked would the Port bring in more transient. Miranda replied the concept is to have more slips, and there are a lot of interested parties from other areas, and people who want to move here can't because there isn't space. Bretz noted this spring, several squid boats from out of state wanted to come here full time. He stated the Port had to turn them away. Miranda stated it will be a much better dock with more functionality and more services to provide. She noted she believes the Port may have a lot of folks who want to shuffle around. She asked Bretz if he knew the percentage using Port Dock 7 compared to 10 years ago. Bretz replied the Port has lost a lot of the dock, but the dock is about half full. He noted the Port has more than squid boats [asking for space]. He noted since the Port assigned slips, it lost some of the transient boats that would come here for several months. He indicated that could be fishing-oriented, but there will be room there to add them back.

Miranda stated she has no doubt the income will go up. Bretz stated the Port should look at what that [charge] needs to be. He noted it will be a better facility with more power capacity and more amenities. He indicated there is going to be a rush to be in there, and the Port will have to decide what boats can have those spots. He suggested price can be a way to do that. He added some people are not going to want to pay that, and that is fine, they can stay where they are. Miranda added some fishermen who are at Port Dock 5 have told her if it is improved, they will pay more. She noted they want a better facility, and a few folks will come and pay extra.

Miranda reported the least way staff want to go [to find funding] is to go out for bonds. She explained if the Port gets some funds, knowing if the Port doesn't get this fixed, that the Port may lose a lot of the commercial vessels in town, maybe the community will be willing to work with the Port to pass a bond to pay for the difference. She noted it would be a shame to get \$36 million and not move forward because the Port doesn't have the rest.

Retherford asked won't there be more than \$9 million. She noted there will be mitigation costs. Miranda replied the Port has five years after the project to do mitigation, and that would cost around \$4 million. She added some of that [mitigation] project can come from federal funds.

Retherford stated her concern is finding that kind of money and then maintaining the level of service. She noted staff still have to maintain the Port as is. She indicated in a perfect world, it will work out, but it's a little out of our control where the money comes from. Miranda replied it will be challenging. She stated she will work real hard to find money that doesn't need to be paid back. She noted she doesn't know what other choice the Port has, other than never build the docks and let go of portions of the fishery. She indicated less fisheries means it is harder to hold onto Pacific Seafoods. Retherford indicated it seems like the window is getting smaller and smaller. She added losing the funds this year set the Port back.

Sylvia stated this can't be the only community or municipality that has this match problem. Miranda replied it is all over the state. He noted the Port went to ConnectOregon a couple of times, and they worked to prioritize this grant, and the Port didn't get the other grant. He stated he worries they won't continue to support the Port's efforts. He explained if things don't align right, and the Port has to return funds, it upsets people. He asked is there a different way for the state, the legislature, to do this so [ports] are not caught up in a timing game. Miranda replied she talked to folks on the state level, and they understand the game. She stated she is working through OPPA with the legislature to be more inclusive of ports. She explained their transportation plan has no maritime piece. She noted they need to pay more attention to ports because they are falling behind. She indicated Newport is doing well compared to other Oregon ports. She emphasized Oregon

ports are all falling behind in dredging, falling behind in infrastructure, and it's bad. Sylvia suggested there be some kind of revolving fund, so that [organizations] didn't have to depend on the session.

Retherford asked if Sylvia signs the commitment letter, how does it lock the Port in. Miranda replied the letter tells them if they give the Port \$36.5 million, the Port will come up with the other \$9 million. Sylvia stated he considers it a contract. Miranda stated the worst that could happen, if they give the Port the award, is committing to find \$9 million. She added if there is no way to get \$9 million, the Port can give back the funds. Sylvia stated the worst case is a loan or bond. Miranda noted the Port could go for industrial bonds, where revenues pay for the bond.

Retherford asked if the Port is awarded this, would the Port have the funding in place ahead or will Commission have no time and have to get the loan immediately. Miranda replied she is working toward grants all the way, and that is the priority. She noted sometimes when there are big projects in Oregon, people have come to legislature and been able to get big monies. She indicated she would also work with Business Oregon to find out the max they would be willing to loan the Port. Sylvia stated this [letter] is our word, and he takes this deadly serious. He suggested if the Port got this money, the Port would look horrible giving it back because it was not willing to come up with \$9 million. He added the worst-case scenario is a loan. Miranda added it will take time before the Port needs to make payments. Retherford added as long as the Port can pay these loans and keep up what it is already doing, that's important.

Dziak asked what entities does the Port get loans from. Miranda replied there are a lot of sources. She explained the first source is Business Oregon, then there is the Council of Governments (COG), industrial bonds, and private financing.

MOTION was made by Ruddiman, seconded by Osborne, to authorize the Commission President to sign the PIDP grant match commitment letter as attached. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

NEW BUSINESS

Approval of West Coast Contractors for NOAA Pier Fire Repairs. Sylvia introduced the agenda item. Bretz presented his report included in the packet. Ruddiman asked if this falls in the in-water work window. Bretz replied the work is not in the water, so it will start after July 1.

MOTION was made by Osborne, seconded by Retherford, to authorize the Executive Director or her representative to contract with West Coast Contractors in an amount not to exceed \$530,000 for repairs to the NOAA Pier. Sylvia, Retherford, Ruddiman, Dziak, and Osborne voted in favor.

STAFF REPORTS

Executive Director Report. Miranda presented her report included in the packet. Retherford asked on the [former] brewery will the Port do something with the public. Miranda replied her intent is to do the feasibility study, then come up with a plan, and then have a work session with Commission that gives the public opportunity to make comments. Sylvia asked if the feasibility study will meet with people in the community who are involved with economic development. He added he is worried people will be upset if the Commission makes up its mind before the public meeting. Miranda replied she is already talking to folks in charge of economic

development in this community. Sylvia asked if they will be part of the formal process. Miranda replied they will have input on the feasibility study.

Ruddiman noted there was quite a decline in occupancy at the RV Park in March. Miranda noted some customers cancel because of the price of gas.

Miranda asked for the World's Greatest show, is Retherford willing to be interviewed on July 15. She noted they would like to film her sons at work as well. Retherford replied she will check her calendar.

Retherford noted a correction in the director's report. Sylvia requested the financial analysis return to the next meeting.

ADJOURNMENT

Having no further business, the meeting adjourned at 7:45 p.m.

BALANCE SHEET

6/11/2026
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Period: 07/01/25..05/31/26

PORTWIDE -

All funds

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	3,398,870	5,728,944	-2,330,075
Funds received, not cleared	746,506	15,153	731,353
Interfund Receivable	59,142	22,373	36,769
Interfund Payable	-59,142	-22,373	-36,769
Total Cash	4,145,376	5,744,097	-1,598,721
Other Current Assets			
Cash on hand - Petty Cash	300	300	
Cash on hand - Cash Drawers	975	975	
Accounts Receivable	15,578,843	3,285,684	12,293,159
Property Tax Receivable	42,619	44,284	-1,665
Lease Receivable Current	13,923,387	2,451,823	11,471,564
Allowance for Bad Debt	-50,076	-50,000	-76
Prepaid Expenses	427,206	423,045	4,162
Total Other Current Assets	29,923,255	6,156,112	23,767,143
Current Assets, Total	20,161,766	9,426,474	10,735,292
Total Non-current Assets	66,517,491	84,067,436	-17,549,946
Deferred Outflows of Resources	-386,121	-94,348	-291,773
Assets, Total	86,293,136	93,399,562	-7,106,426
Liabilities			
Accounts Payable	-113,689	140,798	-254,487
Deposits	2,180	408,777	-406,597
Unearned Revenue	411,455	252,320	159,135
Other current liabilities	3,699,381	2,922,883	776,498
Total Current Liabilities	3,999,327	3,724,778	274,549
Total Non Current Liabilities	24,240,213	26,907,053	-2,666,840
PERS Deferred Inflows	339,252	350,205	-10,953
Total Liabilities	42,410,186	49,659,150	-7,248,964
Restricted Fund Balance	-7,827,558	-8,298,090	470,532
Committed Fund Balance	432,000	432,000	
Assigned (Grant Match)	667,000	667,000	
Assigned (Asset Reserves)	28,377		28,377
Assigned (Reserves)	2,238,576	3,344,908	-1,106,332
Assigned (Land Improvements)	54,790	30,328	24,461
Total Assigned Fund Balance	2,988,743	4,042,237	-1,053,494
Unrestricted fund Balance	39,935,082	40,892,468	-957,386
Contributed Capital	7,130,788	7,130,788	
Total Fund Balance	42,659,055	44,199,403	-1,540,348
Net asset change	-848,032	559,132	-1,407,164
Net Assets	43,882,950	43,740,413	142,538

BALANCE SHEET

6/11/2026
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MBROWN

Period: 07/01/25..05/31/26

Port of Newport

General Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	-1,407,546	392,195	-1,799,740
Funds received, not cleared	746,506	15,153	731,353
Interfund Receivable	59,142		59,142
Interfund Payable		-22,373	22,373
Total Cash	-601,897	384,975	-986,872
Other Current Assets			
Cash on hand - Petty Cash	300	300	
Cash on hand - Cash Drawers	975	975	
Accounts Receivable	1,690,897	1,329,981	360,917
Property Tax Receivable	7,365	6,597	768
Lease Receivable Current	307,144	533,807	-226,663
Allowance for Bad Debt	-50,000	-50,000	
Prepaid Expenses	294,349	278,077	16,272
Total Other Current Assets	2,251,030	2,099,736	151,294
Current Assets, Total	1,334,624	1,966,680	-632,056
Total Non-current Assets	50,758,394	51,148,162	-389,768
Deferred Outflows of Resources	-1,150,880	-929,920	-220,960
Assets, Total	50,942,138	52,184,922	-1,242,784
Liabilities			
Accounts Payable	-120,135	122,808	-242,943
Deposits	2,180	408,777	-406,597
Unearned Revenue	411,455	252,320	159,135
Other current liabilities	1,571,516	893,854	677,662
Total Current Liabilities	1,865,015	1,677,758	187,257
Total Non Current Liabilities	6,580,800	7,223,603	-642,803
PERS Deferred Inflows	322,289	332,694	-10,405
Total Liabilities	9,554,748	10,752,419	-1,197,671
Assigned (Grant Match)	667,000	667,000	
Assigned (Reserves)	500,000	500,000	
Total Assigned Fund Balance	1,167,000	1,167,000	
Unrestricted fund Balance	32,209,145	33,383,850	-1,174,705
Contributed Capital	7,130,788	7,130,788	
Total Fund Balance	40,506,933	41,681,638	-1,174,705
Net asset change	-701,101	835,888	-1,536,989
Net Assets	41,387,390	41,432,503	-45,113

Port of Newport Summary income Statement

6/11/2026
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Period: 07/01/25..05/31/26

Port of Newport

General Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	1,025,637	528,000	497,637
Moorage	2,346,136	2,321,000	25,136
RV Park Space Rentals	967,406	1,466,667	-499,261
Services & Fees	1,328,343	1,211,199	117,145
Dredging Surcharge	13,342		13,342
Property Tax Revenue	137,043		137,043
Discounts and Misc income	343,986	66,083	277,902
Total Operating Revenue	6,161,892	5,592,949	568,943
Expenses			
Salaries and Wages	1,913,111	2,025,773	-112,662
Payroll Taxes and Benefits	943,139	1,154,476	-211,337
Total Wages and Salaries	2,856,250	3,180,249	-323,999
Materials and Services			
Liability Insurance	364,609	364,375	234
Professional & Contracted Services	620,905	1,652,292	-1,031,387
Office Expenses/IT	234,544	141,533	93,010
Bad Debt Expense	535,588	154,458	381,130
Utilities	621,139	637,083	-15,945
Sub Total Material and Services	2,376,783	2,949,742	-572,958
Other Material and Services	880,496	2,006,480	-1,125,984
Total Material and Services	3,257,280	4,956,222	-1,698,942
Total Operating Expenses	6,113,529	8,136,471	-2,022,941
OPERATING INCOME (LOSS)	48,362	-2,543,522	2,591,884
NON-OPERATING ACTIVITIES			
Revenues			
Grants	2,031,259	2,478,250	-446,991
Interest	26,448	11,000	15,448
Other	745,866	2,644,982	-1,899,116
Total Non-Operating Revenues	2,803,573	5,134,232	-2,330,659
Capital Outlays	2,682,852	4,704,125	-2,021,273
Debt Service	803,801	896,933	-93,132
Total Non-Operating Expenses	3,553,036	5,682,128	-2,129,092
Total Non-Operating Income (Loss)	-749,463	-547,896	-201,568
Income/(Loss) before Loans & Deprec	-701,101	-3,091,418	2,390,317
Depreciation	1,832,617		1,832,617
Overhead allocation	-186,219		-186,219
TTL OH, Dep & Loans	1,646,398		1,646,398
NET INCOME (LOSS)	-2,347,499	-3,091,418	743,919

Port of Newport Summary income Statement

6/11/2026
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Period: 07/01/25..05/31/26

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		11,000	-11,000
Other	700,000	2,644,982	-1,944,982
Total Non-Operating Revenues	700,000	2,655,982	-1,955,982
Capital Outlays	41,047		41,047
Debt Service	529,654	637,083	-107,429
<i>Total Non-Operating Expenses</i>	<i>622,084</i>	<i>718,153</i>	<i>-96,069</i>
<i>Total Non-Operating Income (Loss)</i>	<i>77,916</i>	<i>1,937,829</i>	<i>-1,859,913</i>
Income/(Loss) before Loans & Deprec	77,916	1,937,829	-1,859,913
NET INCOME (LOSS)	77,916	1,937,829	-1,859,913

Port of Newport Summary income Statement

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Period: 07/01/25..05/31/26

Port of Newport

General Fund

100 - Administrative

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Services & Fees	6,357	64,167	-57,811
Property Tax Revenue	137,043		137,043
Discounts and Misc income	63,985		63,985
Total Operating Revenue	207,384	64,167	143,217
Expenses			
Salaries and Wages	735,271	764,486	-29,215
Payroll Taxes and Benefits	340,697	371,269	-30,572
Total Wages and Salaries	1,075,968	1,135,756	-59,787
Materials and Services			
Liability Insurance	338,115	352,917	-14,801
Professional & Contracted Services	215,125	481,250	-266,125
Office Expenses/IT	217,221	99,000	118,221
Utilities	44,643	55,000	-10,357
Sub Total Material and Services	815,105	988,167	-173,062
Other Material and Services	171,652	169,555	2,097
Total Material and Services	986,757	1,157,722	-170,965
Total Operating Expenses	2,062,725	2,293,478	-230,752
OPERATING INCOME (LOSS)	-1,855,341	-2,229,311	373,969
NON-OPERATING ACTIVITIES			
Revenues			
Grants		120,000	-120,000
Interest	26,448		26,448
Total Non-Operating Revenues	26,448	120,000	-93,552
Debt Service	51,375	45,000	6,375
Total Non-Operating Expenses	51,375	45,000	6,375
Total Non-Operating Income (Loss)	-24,927	75,000	-99,927
Income/(Loss) before Loans & Deprec	-1,880,268	-2,154,311	274,042
Depreciation	92,905		92,905
Overhead allocation	-1,332,504		-1,332,504
TTL OH, Dep & Loans	-1,239,599		-1,239,599
NET INCOME (LOSS)	-640,670	-2,154,311	1,513,641

Port of Newport Summary income Statement

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Period: 07/01/25..05/31/26

Port of Newport

General Fund

300 - Commercial Marina

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
<i>Revenue</i>			
Lease Revenue	181,230	151,250	29,980
Moorage	903,436	660,000	243,436
Services & Fees	402,944	323,583	79,361
Discounts and Misc income	292,513	34,833	257,680
Total Operating Revenue	1,780,124	1,169,667	610,457
<i>Expenses</i>			
Salaries and Wages	395,477	478,894	-83,418
Payroll Taxes and Benefits	191,392	299,432	-108,040
Total Wages and Salaries	586,869	778,326	-191,457
<i>Materials and Services</i>			
Liability Insurance	3,412	5,958	-2,546
Professional & Contracted Services	249,296	653,125	-403,829
Office Expenses/IT	1,904	1,742	162
Bad Debt Expense	-694	82,500	-83,194
Utilities	199,353	165,000	34,353
Sub Total Material and Services	453,271	908,325	-455,054
Other Material and Services	359,241	387,325	-28,084
Total Material and Services	812,511	1,295,650	-483,138
Total Operating Expenses	1,399,380	2,073,976	-674,596
OPERATING INCOME (LOSS)	380,744	-904,309	1,285,053
NON-OPERATING ACTIVITIES			
<i>Revenues</i>			
Grants	126,941	450,000	-323,059
Other	45,866		45,866
Total Non-Operating Revenues	172,807	450,000	-277,193
Capital Outlays	245,664	364,000	-118,336
Total Non-Operating Expenses	245,664	364,000	-118,336
Total Non-Operating Income (Loss)	-72,857	86,000	-158,857
Income/(Loss) before Loans & Deprec	307,887	-818,309	1,126,197
Depreciation	139,409		139,409
Overhead allocation	474,644		474,644
TTL OH, Dep & Loans	614,053		614,053
NET INCOME (LOSS)	-306,166	-818,309	512,144

Port of Newport Summary income Statement

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MBROWN

Period: 07/01/25..05/31/26

Port of Newport

General Fund

International Terminal

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	375,121	156,750	218,371
Moorage	163,387	229,167	-65,779
Services & Fees	672,227	524,975	147,252
Dredging Surcharge	7		7
Discounts and Misc income	66	55,000	-54,934
Total Operating Revenue	1,210,809	965,892	244,917
Expenses			
Salaries and Wages	184,540	208,710	-24,170
Payroll Taxes and Benefits	88,660	105,548	-16,887
Total Wages and Salaries	273,200	314,258	-41,058
Materials and Services			
Liability Insurance	5,155		5,155
Professional & Contracted Services	27,856	64,167	-36,311
Office Expenses/IT	1,564	14,208	-12,644
Bad Debt Expense		3,208	-3,208
Utilities	55,985	50,417	5,568
Sub Total Material and Services	90,560	132,000	-41,440
Other Material and Services	211,736	343,450	-131,714
Total Material and Services	302,296	475,450	-173,154
Total Operating Expenses	575,497	789,708	-214,212
OPERATING INCOME (LOSS)	635,312	176,184	459,129
NON-OPERATING ACTIVITIES			
Revenues			
Grants	1,904,318	1,158,250	746,068
Total Non-Operating Revenues	1,904,318	1,158,250	746,068
Capital Outlays	2,380,397	4,130,125	-1,749,728
Debt Service	105,447	129,850	-24,403
Total Non-Operating Expenses	2,485,844	4,259,975	-1,774,130
Total Non-Operating Income (Loss)	-581,526	-3,101,725	2,520,198
Income/(Loss) before Loans & Deprec	53,786	-2,925,541	2,979,327
Depreciation	1,099,907		1,099,907
Overhead allocation	182,825		182,825
TTL OH, Dep & Loans	1,282,732		1,282,732
NET INCOME (LOSS)	-1,228,946	-2,925,541	1,696,596

Port of Newport Summary income Statement

6/11/2026
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MBROWN

Period: 07/01/25..05/31/26

Port of Newport

General Fund

500F - International Terminal Fishing

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	375,121	156,750	218,371
Moorage	110,298	201,667	-91,369
Services & Fees	536,963	508,475	28,488
Dredging Surcharge	7		7
Discounts and Misc income	66	55,000	-54,934
Total Operating Revenue	1,022,455	921,892	100,564
Expenses			
Salaries and Wages	184,540	208,710	-24,170
Payroll Taxes and Benefits	88,660	105,548	-16,887
Total Wages and Salaries	273,200	314,258	-41,058
Materials and Services			
Professional & Contracted Services	27,856	64,167	-36,311
Office Expenses/IT	1,564	14,208	-12,644
Bad Debt Expense		3,208	-3,208
Utilities	25,597	50,417	-24,820
Sub Total Material and Services	55,017	132,000	-76,983
Other Material and Services	95,685	277,450	-181,765
Total Material and Services	150,701	409,450	-258,749
Total Operating Expenses	423,902	723,708	-299,806
OPERATING INCOME (LOSS)	598,554	198,184	400,370
NON-OPERATING ACTIVITIES			
Revenues			
Capital Outlays		1,670,125	-1,670,125
Debt Service	105,447	129,850	-24,403
Total Non-Operating Expenses	105,447	1,799,975	-1,694,528
Total Non-Operating Income (Loss)	-105,447	-1,799,975	1,694,528
Income/(Loss) before Loans & Deprec	493,107	-1,601,791	2,094,898
Depreciation	1,054,944		1,054,944
Overhead allocation	182,825		182,825
TTL OH, Dep & Loans	1,237,769		1,237,769
NET INCOME (LOSS)	-744,662	-1,601,791	857,129

Port of Newport Summary income Statement

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Period: 07/01/25..05/31/26

Port of Newport

General Fund

500C - International Terminal Cargo

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Moorage	53,090	27,500	25,590
Services & Fees	135,264	16,500	118,764
Total Operating Revenue	188,354	44,000	144,354
Expenses			
<i>Materials and Services</i>			
Liability Insurance	5,155		5,155
Utilities	30,388		30,388
<i>Sub Total Material and Services</i>	<i>35,543</i>		<i>35,543</i>
Other Material and Services	116,052	66,000	50,052
<i>Total Material and Services</i>	<i>151,595</i>	<i>66,000</i>	<i>85,595</i>
Total Operating Expenses	151,595	66,000	85,595
OPERATING INCOME (LOSS)	36,759	-22,000	58,759
NON-OPERATING ACTIVITIES			
<i>Revenues</i>			
Grants	1,904,318	1,158,250	746,068
Total Non-Operating Revenues	1,904,318	1,158,250	746,068
Capital Outlays	2,380,397	2,460,000	-79,603
<i>Total Non-Operating Expenses</i>	<i>2,380,397</i>	<i>2,460,000</i>	<i>-79,603</i>
<i>Total Non-Operating Income (Loss)</i>	<i>-476,080</i>	<i>-1,301,750</i>	<i>825,671</i>
Income/(Loss) before Loans & Deprec	-439,321	-1,323,750	884,429
Depreciation	44,963		44,963
<i>TTL OH, Dep & Loans</i>	<i>44,963</i>		<i>44,963</i>
NET INCOME (LOSS)	-484,284	-1,323,750	839,466

Port of Newport Summary income Statement

Period: 07/01/25..05/31/26

Port of Newport

General Fund
South Beach

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
<i>Revenue</i>			
Lease Revenue	469,285	220,000	249,285
Moorage	1,279,312	1,431,833	-152,521
RV Park Space Rentals	967,406	1,466,667	-499,261
Services & Fees	246,815	298,473	-51,658
Dredging Surcharge	13,335		13,335
Discounts and Misc income	-12,579	-23,750	11,171
Total Operating Revenue	2,963,575	3,393,223	-429,649
<i>Expenses</i>			
Salaries and Wages	597,823	573,682	24,141
Payroll Taxes and Benefits	321,303	378,227	-56,924
Total Wages and Salaries	919,126	951,909	-32,783
<i>Materials and Services</i>			
Liability Insurance	17,926	5,500	12,426
Professional & Contracted Services	132,236	453,750	-321,514
Office Expenses/IT	13,854	26,583	-12,729
Bad Debt Expense	536,281	68,750	467,531
Utilities	321,158	366,667	-45,509
Sub Total Material and Services	1,021,456	921,250	100,206
Other Material and Services	137,552	1,106,150	-968,598
Total Material and Services	1,159,008	2,027,400	-868,392
Total Operating Expenses	2,078,135	2,979,309	-901,174
OPERATING INCOME (LOSS)	885,440	413,915	471,525
NON-OPERATING ACTIVITIES			
<i>Revenues</i>			
Grants		750,000	-750,000
Total Non-Operating Revenues		750,000	-750,000
Capital Outlays	15,744	210,000	-194,256
Debt Service	117,325	85,000	32,325
Total Non-Operating Expenses	148,069	295,000	-146,931
Total Non-Operating Income (Loss)	-148,069	455,000	-603,069
Income/(Loss) before Loans & Deprec	737,371	868,915	-131,544
Depreciation	500,395		500,395
Overhead allocation	488,816		488,816
TTL OH, Dep & Loans	989,211		989,211
NET INCOME (LOSS)	-251,841	868,915	-1,120,755

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Period: 07/01/25..05/31/26

Port of Newport

NOAA Lease Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	2,325,546	2,543,621	-218,076
Interfund Receivable		22,373	-22,373
Interfund Payable	-59,142		-59,142
Total Cash	2,266,404	2,565,994	-299,591
Other Current Assets			
Accounts Receivable	13,849,285	1,918,016	11,931,269
Lease Receivable Current	13,616,243	1,918,016	11,698,227
Allowance for Bad Debt	-76		-76
Prepaid Expenses	132,857	144,968	-12,111
Total Other Current Assets	27,598,309	3,981,000	23,617,309
Current Assets, Total	16,307,612	4,628,978	11,678,634
Total Non-current Assets	15,633,342	32,786,524	-17,153,182
Deferred Outflows of Resources	284,088	318,694	-34,606
Assets, Total	32,225,042	37,734,196	-5,509,154
Liabilities			
Accounts Payable	7,121	17,990	-10,870
Other current liabilities	1,657,865	1,574,029	83,836
Total Current Liabilities	1,664,986	1,592,019	72,966
Total Non Current Liabilities	8,190,000	9,685,000	-1,495,000
PERS Deferred Inflows	16,963	17,511	-548
Total Liabilities	22,916,699	28,453,280	-5,536,582
Restricted Fund Balance	1,761,721	1,761,721	
Committed Fund Balance	432,000	432,000	
Unrestricted fund Balance	7,077,464	7,547,231	-469,767
Total Fund Balance	9,271,185	9,740,952	-469,767
Net asset change	16,789	-71,937	88,727
Net Assets	9,308,343	9,280,916	27,428

Port of Newport Summary income Statement

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Period: 07/01/25..05/31/26

Port of Newport

NOAA Lease Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
Revenue			
Lease Revenue	2,382,441	2,535,273	-152,832
Total Operating Revenue	2,382,441	2,535,273	-152,832
Expenses			
Salaries and Wages	160,663	166,629	-5,966
Payroll Taxes and Benefits	81,020	87,959	-6,938
Total Wages and Salaries	241,683	254,588	-12,904
Materials and Services			
Liability Insurance	212,395	229,167	-16,771
Professional & Contracted Services	37,171	74,342	-37,171
Office Expenses/IT	13,604	5,683	7,921
Utilities	19,183	13,750	5,433
Sub Total Material and Services	282,352	322,941	-40,589
Other Material and Services	107,506	114,371	-6,864
Total Material and Services	389,859	437,312	-47,453
Total Operating Expenses	631,542	691,900	-60,358
OPERATING INCOME (LOSS)	1,750,899	1,843,374	-92,474
NON-OPERATING ACTIVITIES			
Revenues			
Interest	7,260		7,260
Other	19,856		19,856
Total Non-Operating Revenues	27,116		27,116
Debt Service	1,761,226	1,798,000	-36,774
Total Non-Operating Expenses	1,761,226	1,798,000	-36,774
Total Non-Operating Income (Loss)	-1,734,110	-1,798,000	63,890
Income/(Loss) before Loans & Deprec	16,789	45,374	-28,584
Depreciation	1,248,412		1,248,412
Overhead allocation	186,219		186,219
TTL OH, Dep & Loans	1,434,631		1,434,631
NET INCOME (LOSS)	-1,417,842	45,374	-1,463,215

BALANCE SHEET

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Period: 07/01/25..05/31/26

Port of Newport

Reserve Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	1,315,024	1,957,098	-642,074
Total Cash	1,315,024	1,957,098	-642,074
Other Current Assets			
Current Assets, Total	1,315,024	1,957,098	-642,074
Assets, Total	1,315,024	1,957,098	-642,074
Liabilities			
Assigned (Reserves)	1,262,665	2,368,997	-1,106,332
Total Assigned Fund Balance	1,262,665	2,368,997	-1,106,332
Unrestricted fund Balance	700,000		700,000
Total Fund Balance	1,962,665	2,368,997	-406,332
Net asset change	-647,641	-411,899	-235,741
Net Assets	1,315,024	1,957,098	-642,074

Port of Newport Summary income Statement

6/11/2026
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Period: 07/01/25..05/31/26

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	52,359	7,333	45,026
Total Non-Operating Revenues	52,359	7,333	45,026
<i>Total Non-Operating Expenses</i>	700,000	2,114,852	-1,414,852
<i>Total Non-Operating Income (Loss)</i>	-647,641	-2,107,519	1,459,878
Income/(Loss) before Loans & Deprec	-647,641	-2,107,519	1,459,878
NET INCOME (LOSS)	-647,641	-2,107,519	1,459,878

BALANCE SHEET

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Period: 07/01/25..05/31/26

Port of Newport

Bonded Debt Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	590,523	331,597	258,926
Total Cash	590,523	331,597	258,926
Other Current Assets			
Accounts Receivable	35,254	37,688	-2,433
Property Tax Receivable	35,254	37,688	-2,433
Total Other Current Assets	70,509	75,376	-4,867
Current Assets, Total	625,778	369,285	256,493
Total Non-current Assets	125,754	132,750	-6,996
Deferred Outflows of Resources	480,671	516,878	-36,207
Assets, Total	1,232,203	1,018,912	213,290
Liabilities			
Other current liabilities	470,000	455,000	15,000
Total Current Liabilities	470,000	455,000	15,000
Total Non Current Liabilities	9,469,413	9,998,450	-529,037
Total Liabilities	9,939,413	10,453,450	-514,037
Restricted Fund Balance	-9,589,279	-10,059,811	470,532
Total Fund Balance	-9,589,279	-10,059,811	470,532
Net asset change	412,069	170,274	241,795
Net Assets	-8,707,210	-9,434,538	727,327

Port of Newport Summary income Statement

6/11/2026
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Period: 07/01/25..05/31/26

Port of Newport

Bonded Debt Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
<i>Revenue</i>			
Property Tax Revenue	1,056,717	1,055,000	1,717
Total Operating Revenue	1,056,717	1,055,000	1,717
<i>Expenses</i>			
<i>Materials and Services</i>			
OPERATING INCOME (LOSS)	1,056,717	1,055,000	1,717
NON-OPERATING ACTIVITIES			
<i>Revenues</i>			
Interest	5,184		5,184
Total Non-Operating Revenues	5,184		5,184
Debt Service	649,833	662,000	-12,168
<i>Total Non-Operating Expenses</i>	<i>649,833</i>	<i>662,000</i>	<i>-12,168</i>
<i>Total Non-Operating Income (Loss)</i>	<i>-644,648</i>	<i>-662,000</i>	<i>17,352</i>
Income/(Loss) before Loans & Deprec	412,069	393,000	19,069
NET INCOME (LOSS)	412,069	393,000	19,069

BALANCE SHEET

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Period: 07/01/25..05/31/26

Port of Newport

Facility Maintenance Reserve Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
Assets			
Current Assets			
Cash Deposits	579,403	504,433	74,970
Total Cash	579,403	504,433	74,970
Other Current Assets			
Current Assets, Total	579,403	504,433	74,970
Assets, Total	579,403	504,433	74,970
Liabilities			
Assigned (Asset Reserves)	28,377		28,377
Assigned (Reserves)	475,911	475,911	
Assigned (Land Improvements)	54,790	30,328	24,461
Total Assigned Fund Balance	559,078	506,240	52,839
Unrestricted fund Balance	-51,527	-38,614	-12,913
Total Fund Balance	507,551	467,626	39,925
Net asset change	71,852	36,807	35,045
Net Assets	579,403	504,433	74,970

Port of Newport Summary income Statement

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Period: 07/01/25..05/31/26

Port of Newport

Facility Maintenance Reserve Fund

All amounts are in USD.

Description	Actual	Budget	Variance
OPERATING ACTIVITIES			
<i>Revenue</i>			
Expenses			
<i>Materials and Services</i>			
NON-OPERATING ACTIVITIES			
<i>Revenues</i>			
Grants		6,110,000	-6,110,000
Interest	20,469	2,750	17,719
Other	51,383	81,070	-29,687
Total Non-Operating Revenues	71,852	6,193,820	-6,121,969
Capital Outlays		3,550,000	-3,550,000
<i>Total Non-Operating Expenses</i>		4,080,130	-4,080,130
<i>Total Non-Operating Income (Loss)</i>	71,852	2,113,690	-2,041,839
Income/(Loss) before Loans & Deprec	71,852	2,113,690	-2,041,839
Loan Revenue		700,000	-700,000
<i>TTL OH, Dep & Loans</i>		700,000	-700,000
NET INCOME (LOSS)	71,852	1,413,690	-1,341,839

Port of Newport Summary income Statement

6/11/2026
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Period: 07/01/25..05/31/26

Port of Newport

General Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
OPERATING REVENUE			
Lease Revenue	1,025,637	827,285	198,352
Moorage	2,346,136	2,040,583	305,553
Services	674,217	323,429	350,788
RV Park Space Rentals	967,406	1,106,477	-139,071
Fees	646,052	780,630	-134,578
Dredging Surcharge	13,342		13,342
Fines and Penalties	8,074	2,095	5,979
Property Tax Revenue	137,043	132,195	4,848
Discounts and Refunds	-19,420	-36,577	17,157
Total Operating Revenue	6,161,892	5,330,229	831,663
OPERATING EXPENSES			
Salaries, OT, & Benefits	2,856,250	2,598,953	257,297
Materials, Services	3,257,280	2,169,109	1,088,171
Total Operating Expenses	6,113,529	4,768,062	1,345,467
Earnings (Loss) Before Deprec	48,362	562,167	-513,805
Depreciation	1,832,617	1,926,146	-93,529
Operating Income (Loss)	-1,784,254	-1,363,979	-420,276
NON-OPERATING REVENUES			
Grant Revenue	2,031,259		2,031,259
Loans		1,140,000	-1,140,000
Interest	26,448	31,602	-5,154
Gain/Loss on Sale of Assets		120,000	-120,000
Transfers In from Other Funds	700,000	500,000	200,000
Miscellaneous Non-operating Revenue	45,866	203,024	-157,158
Total Non-operating Revenues	2,803,573	1,994,626	808,947
NON-OPERATING EXPENSES			
Total Debt Service Principal	552,052	600,082	-48,031
Total Debt Service Interest	251,750	206,414	45,335
Total Capital Outlay	2,682,852	899,723	1,783,129
Transfers Out to Other Funds	51,383	14,585	36,798
Total Non-Operating Expenses	3,538,036	1,720,805	1,817,232
Non-Operating Income (Loss)	-734,463	273,821	-1,008,285
Net Income (Loss)	-2,518,718	-1,090,157	-1,428,560

Port of Newport Summary income Statement

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Period: 07/01/25..05/31/26

Port of Newport

General Fund

All amounts are in USD.

Description	Current Year	Previous Year	Variance
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Accounts Paid Report

May 2026

Date	Check/invoice	Vendor	Description	Fund	Department	Amount
5/5/2026	PPI09267	VOYA-Autopay	Employee Contribution - OR Growth Saving Plan	Various	Various	\$ 1,130.00
5/5/2026	PPI09269	Washington State Support Registry				
5/5/2026	PPI09269	**AUTOPOST**	Garnishment Withholdings	General Operating	International Terminal	\$ 408.50
5/5/2026	PPI09270	Oregon Child Support Program	Garnishment Withholdings	General Operating	South Beach	\$ 100.00
5/5/2026	PPI09272	Asure - **AUTOPOST**	Payroll taxes - PPE	General Operating	Administration	\$ 30,206.14
5/1/2026	PPI09296	Elite Dynamics	IT Hardware and Software	General Operating	Administration	\$ 1,307.46
5/1/2026	PPI09299	Pye-Barker	Contract and Support Services - Semi Annual inspection Haz	NOAA		\$ 1,800.00
5/15/2026	PPI09308	Hyak	Contract and Support Services	General Operating	Administration	\$ 6,567.49
5/1/2026	PPI09336	UNUM Life Insurance Company of America	Accrued Paid Leave Oregon	General Operating	Administration	\$ 1,848.62
5/1/2026	PPI09337	Unum Life Insurance Company of America	Health, Dental and Life Insurance	General Operating	Administration	\$ 389.95
5/4/2026	PPI09338	How2Media	Marketing and Promotion	General Operating	Administration	\$ 9,700.00
5/1/2026	PPI09347	OR Dept of State Lands	State Land Fees	General Operating	Commercial	\$ 15,298.29
5/8/2026	PPI09358	How2Media	Marketing and Promotion - Drone	General Operating	Administration	\$ 300.00
5/7/2026	PPI09382	DE LAGE LANDEN **AUTOPOST**	Copier Lease	General Operating	Administration	\$ 337.40
5/7/2026	PPI09382	DE LAGE LANDEN **AUTOPOST**	Copier Lease	General Operating	South Beach	\$ 337.41
5/11/2026	15203	Allstart Auto Electric In	Repairs and Maintenance - ClBattery Cables repair	General Operating	South Beach	\$ 95.00
5/11/2026	15204	IconiPro Security Alarms Inc	Contract and Support Services - Annual Inspection	General Operating	International Terminal	\$ 475.00
5/11/2026	15204	IconiPro Security Alarms Inc	Contract and Support Services - Fire Alarm Rprt Submission	General Operating	International Terminal	\$ 30.00
5/11/2026	15204	IconiPro Security Alarms Inc	Contract and Support Services - Inspection Foulweather Trawl	General Operating	International Terminal	\$ 475.00
5/11/2026	15204	IconiPro Security Alarms Inc	Contract and Support Services	General Operating	International Terminal	\$ 30.00
5/11/2026	15205	Industrial Welding Supply, Inc.	Repairs and Maintenance	General Operating	International Terminal	\$ 419.16
5/11/2026	15206	Integrity Data	IT Hardware and Software	General Operating	Administration	\$ 963.00
5/11/2026	15207	Pacific Coast Lock & Safe LLC	Lease Expense	General Operating	South Beach	\$ 1,130.00
5/11/2026	15207	Pacific Coast Lock & Safe LLC	Professional Services	General Operating	Commercial	\$ 220.00
5/11/2026	15208	Pioneer Printing Inc	Marketing and Promotion - Qtrly Mailings	General Operating	Administration	\$ 4,608.58
5/11/2026	15208	Pioneer Printing Inc	Office Expense	General Operating	Administration	\$ 142.50

Accounts Paid Report

May 2026

Date	Check/invoice	Vendor	Description	Fund	Department	Amount
5/11/2026	15208	Pioneer Printing Inc	Pioneer Printing Inc	General Operating	Administration	\$ 142.50
5/11/2026	15209	Quadient Finance USA Inc	Office Expense - Postage	General Operating	Administration	\$ 198.64
5/11/2026	15210	Rondys Inc dba Yaquina Industrial Park	Lease Expense	General Operating	International Terminal	\$ 2,000.00
5/11/2026	15211	Shannon Martinez Law, LLC	Professional Services	General Operating	South Beach	\$ 5,359.50
5/11/2026	15212	Staples Advantage	Office Expense	General Operating	Administration	\$ 23.27
5/11/2026	15212	Staples Advantage	Office Expense	General Operating	Administration	\$ 69.54
5/11/2026	15212	Staples Advantage	Office Expense	General Operating	Administration	\$ 24.60
5/11/2026	15212	Staples Advantage	Office Expense	General Operating	Administration	\$ 59.98
5/11/2026	15213	Steven Puntenney	Discounts and Refunds	General Operating	South Beach	\$ 1,942.88
5/11/2026	15214	Amazon Capital Services Inc	Office Expense	General Operating	South Beach	\$ 119.99
5/11/2026	15214	Amazon Capital Services Inc	Office Expense	General Operating	South Beach	\$ 33.71
5/11/2026	15214	Amazon Capital Services Inc	Office Expense	General Operating	South Beach	\$ 9.39
5/11/2026	15214	Amazon Capital Services Inc	Office Expense	General Operating	South Beach	\$ 29.99
5/11/2026	15214	Amazon Capital Services Inc	Office Expense	General Operating	South Beach	\$ 9.99
5/11/2026	15214	Amazon Capital Services Inc	Office Expense	General Operating	South Beach	\$ 11.60
5/11/2026	15214	Amazon Capital Services Inc	IT Hardware and Software	General Operating	South Beach	\$ 319.76
5/11/2026	15214	Amazon Capital Services Inc	Office Expense	General Operating	Administration	\$ 22.77
5/11/2026	15214	Amazon Capital Services Inc	Office Expense	General Operating	Administration	\$ 16.06
5/11/2026	15214	Amazon Capital Services Inc	Office Expense	General Operating	Administration	\$ 8.81
5/11/2026	15214	Amazon Capital Services Inc	Office Expense	General Operating	Administration	\$ 8.63
5/11/2026	15214	Amazon Capital Services Inc	IT Hardware and Software	General Operating	Administration	\$ 159.99
5/11/2026	15214	Amazon Capital Services Inc	Amazon Capital Services Inc	General Operating	South Beach	\$ 319.76
5/11/2026	15215	ToyotaLift Northwest Inc	Repairs and Maintenance	General Operating	Commercial	\$ 43.64
5/11/2026	15215	ToyotaLift Northwest Inc	Repairs and Maintenance	General Operating	Commercial	\$ 13.58
5/11/2026	15215	ToyotaLift Northwest Inc	Repairs and Maintenance	General Operating	Commercial	\$ 0.95
5/11/2026	15215	ToyotaLift Northwest Inc	Repairs and Maintenance	General Operating	Commercial	\$ 110.00
5/11/2026	15215	ToyotaLift Northwest Inc	Repairs and Maintenance	General Operating	Commercial	\$ 43.64
5/11/2026	15215	ToyotaLift Northwest Inc	Repairs and Maintenance	General Operating	Commercial	\$ 13.58
5/11/2026	15215	ToyotaLift Northwest Inc	Repairs and Maintenance	General Operating	Commercial	\$ 0.95
5/11/2026	15215	ToyotaLift Northwest Inc	Repairs and Maintenance	General Operating	Commercial	\$ 110.00
5/11/2026	15215	ToyotaLift Northwest Inc	Repairs and Maintenance	General Operating	Commercial	\$ 1.14
5/11/2026	15215	ToyotaLift Northwest Inc	Repairs and Maintenance	General Operating	Commercial	\$ 166.00
5/11/2026	15216	TWGW Inc NAPA Auto Parts	Operating Supplies	General Operating	International Terminal	\$ 241.99
5/11/2026	15216	TWGW Inc NAPA Auto Parts	Repairs and Maintenance	General Operating	International Terminal	\$ 39.98

Accounts Paid Report

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Date	Check/invoice	Vendor	Description	Fund	Department	Amount
5/11/2026	15216	TWGW Inc NAPA Auto Parts	Operating Supplies	General Operating	International Terminal	\$ 35.95
5/11/2026	15216	TWGW Inc NAPA Auto Parts	Operating Supplies	General Operating	International Terminal	\$ 16.49
5/11/2026	15216	TWGW Inc NAPA Auto Parts	Operating Supplies	General Operating	International Terminal	\$ 11.98
5/11/2026	15216	TWGW Inc NAPA Auto Parts	Repairs and Maintenance	General Operating	International Terminal	\$ 239.88
5/11/2026	15216	TWGW Inc NAPA Auto Parts	Equipment	General Operating	International Terminal	\$ 88.99
5/11/2026	15216	TWGW Inc NAPA Auto Parts	Equipment	General Operating	International Terminal	\$ 132.99
5/11/2026	15216	TWGW Inc NAPA Auto Parts	Repairs and Maintenance	General Operating	International Terminal	\$ 199.99
5/11/2026	15216	TWGW Inc NAPA Auto Parts	Repairs and Maintenance	General Operating	International Terminal	\$ 18.00
5/11/2026	15216	TWGW Inc NAPA Auto Parts	Repairs and Maintenance	General Operating	International Terminal	\$ (18.00)
5/11/2026	15216	TWGW Inc NAPA Auto Parts	Repairs and Maintenance	General Operating	International Terminal	\$ 28.04
5/11/2026	15216	TWGW Inc NAPA Auto Parts	Repairs and Maintenance	General Operating	International Terminal	\$ 91.99
5/11/2026	15217	Aboveboard Electric Inc	Repairs and Maintenance	NOAA		\$ 3,497.20
5/11/2026	15218	Aboveboard Electric Inc	Repairs and Maintenance	NOAA		\$ 59.34
5/11/2026	15219	Associated Cleaning Services Inc	Professional Services	NOAA		\$ 1,552.00
5/11/2026	15220	Alesa Bay Power Products Inc	Repairs and Maintenance	NOAA		\$ 13.27
5/11/2026	15220	Alesa Bay Power Products Inc	Operating Supplies	NOAA		\$ 92.97
5/11/2026	15220	Alesa Bay Power Products Inc	Repairs and Maintenance	NOAA		\$ 30.00
5/11/2026	15220	Alesa Bay Power Products Inc	Repairs and Maintenance	NOAA		\$ 36.45
5/11/2026	15220	Alesa Bay Power Products Inc	Repairs and Maintenance	NOAA		\$ 24.69
5/11/2026	15221	Grainger Inc	Repairs and Maintenance	NOAA		\$ 293.66
5/11/2026	15222	KPFF	Repairs and Maintenance - NOAA Fire Damage	NOAA		\$ 14,200.00
5/11/2026	15223	TWGW Inc NAPA Auto Parts	Operating Supplies	NOAA		\$ 627.98
5/11/2026	15224	Barrelhead Supply Inc	Repairs and Maintenance	General Operating	South Beach	\$ 29.11
5/11/2026	15224	Barrelhead Supply Inc	Repairs and Maintenance	General Operating	South Beach	\$ 19.45
5/11/2026	15224	Barrelhead Supply Inc	Repairs and Maintenance	General Operating	South Beach	\$ 124.24
5/11/2026	15224	Barrelhead Supply Inc	Repairs and Maintenance	General Operating	South Beach	\$ 55.56
5/11/2026	15224	Barrelhead Supply Inc	Repairs and Maintenance	General Operating	South Beach	\$ 36.06
5/11/2026	15224	Barrelhead Supply Inc	Personal Protective Equip. and Gear	General Operating	South Beach	\$ 54.99
5/11/2026	15224	Barrelhead Supply Inc	Repairs and Maintenance	General Operating	South Beach	\$ 233.90
5/11/2026	15225	Carver Inc	Repairs and Maintenance - Repairs Pumps	General Operating	South Beach	\$ 2,748.72
5/11/2026	15225	Carver Inc	Repairs and Maintenance - Mascott Repairs	General Operating	South Beach	\$ 6,304.52

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Date	Check/invoice	Vendor	Description	Fund	Department	Amount
5/11/2026	15225	Carver Inc	Fuel	General Operating	Commercial	\$ 114.80
5/11/2026	15225	Carver Inc	Fuel	General Operating	South Beach	\$ 163.85
5/11/2026	15225	Carver Inc	Fuel	General Operating	South Beach	\$ 143.67
5/11/2026	15225	Carver Inc	Fuel	General Operating	South Beach	\$ 29.78
5/11/2026	15226	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 152.68
5/11/2026	15226	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 300.09
5/11/2026	15226	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 8.35
5/11/2026	15226	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 71.99
5/11/2026	15226	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 18.69
5/11/2026	15226	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 4.19
5/11/2026	15226	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 170.18
5/11/2026	15226	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 32.78
5/11/2026	15226	Copeland Lumber Yards Inc	Copeland Lumber Yards Inc	General Operating	Commercial	\$ 225.84
5/11/2026	15227	Country Media Inc	Marketing and Promotion	General Operating	Administration	\$ 36.97
5/11/2026	15228	DOWL	Capital Outlay - Infrastructure	General Operating	Commercial	\$ 4,005.00
		Economic Development Alliance of				
5/11/2026	15229	LC	Dues and Subscriptions - FY25-26 Membership	General Operating	Administration	\$ 2,500.00
5/11/2026	15230	Garage Door Sales	Repairs and Maintenance	General Operating	South Beach	\$ 95.00
5/11/2026	15230	Garage Door Sales	Repairs and Maintenance	General Operating	South Beach	\$ 190.00
5/11/2026	15230	Garage Door Sales	Repairs and Maintenance	General Operating	South Beach	\$ 150.00
5/11/2026	15230	Garage Door Sales	Repairs and Maintenance	General Operating	South Beach	\$ 150.00
5/11/2026	15230	Garage Door Sales	Repairs and Maintenance	General Operating	South Beach	\$ 25.00
5/11/2026	15230	Garage Door Sales	Repairs and Maintenance	General Operating	South Beach	\$ 20.00
5/11/2026	15230	Garage Door Sales	Repairs and Maintenance	General Operating	South Beach	\$ 6.00
5/11/2026	15230	Garage Door Sales	Repairs and Maintenance	General Operating	South Beach	\$ 450.00
5/11/2026	15230	Garage Door Sales	Repairs and Maintenance	General Operating	South Beach	\$ 95.00
5/11/2026	15230	Garage Door Sales	Repairs and Maintenance	General Operating	South Beach	\$ 10.00
5/11/2026	15230	Garage Door Sales	Repairs and Maintenance	General Operating	South Beach	\$ 35.00
5/11/2026	15230	Garage Door Sales	Repairs and Maintenance	General Operating	South Beach	\$ 5.00
		Employee Contribution - OR Growth Saving				
5/20/2026	PPI09415	VOYA-Autopay	Plan	NOAA		\$ 1,130.00
		Washington State Support Registry				
5/20/2026	PPI09417	**AUTOPOST**	Garnishment Withholdings Payable	General Operating		\$ 408.50
5/20/2026	PPI09418	Oregon Child Support Program	Garnishment Withholdings Payable	General Operating	Commercial	\$ 50.00
5/20/2026	PPI09419	Oregon Child Support Program	Garnishment Withholdings Payable	General Operating	Commercial	\$ 50.50

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Date	Check/invoice	Vendor	Description	Fund	Department	Amount
5/20/2026	PPI09420	Asure - ***AUTOPOST***	Payroll taxes - PPE	General Operating		\$ 29,758.50
5/20/2026	PPI09422	Asure - ***AUTOPOST***	Payroll taxes - PPE	General Operating		\$ 93.51
5/1/2026	PPI09424	TCB Security Services Inc	CM - 1/3 of 85%	General Operating	Commercial	\$ 5,979.75
5/1/2026	PPI09424	TCB Security Services Inc	NIT - 15%	General Operating	International Terminal	\$ 2,110.50
5/1/2026	PPI09424	TCB Security Services Inc	SB - 2/3 of 85%	General Operating	South Beach	\$ 5,979.75
5/5/2026	PPI09440	Carson Oil Co Inc **AUTOPOST**	Fuel	General Operating	International Terminal	\$ 1,655.72
5/27/2026	15234	Amazon Capital Services Inc	Cleaning supplies	NOAA		\$ 36.98
5/27/2026	15234	Amazon Capital Services Inc	IT Hardware and Software	NOAA		\$ 28.99
5/27/2026	15234	Amazon Capital Services Inc	Personal Protective Equip. and Gear	NOAA		\$ 41.22
5/27/2026	15234	Amazon Capital Services Inc	Personal Protective Equip. and Gear	NOAA		\$ 16.14
5/27/2026	15234	Amazon Capital Services Inc	Operating Supplies	NOAA		\$ 114.70
5/27/2026	15234	Amazon Capital Services Inc	Operating Supplies	NOAA		\$ 104.32
5/27/2026	15234	Amazon Capital Services Inc	Operating Supplies	NOAA		\$ 106.16
5/27/2026	15234	Amazon Capital Services Inc	Personal Protective Equip. and Gear	General Operating	Commercial	\$ 22.81
5/27/2026	15234	Amazon Capital Services Inc	Repairs and Maintenance	General Operating	Commercial	\$ 35.77
5/27/2026	15234	Amazon Capital Services Inc	Repairs and Maintenance	General Operating	South Beach	\$ 73.49
5/27/2026	15234	Amazon Capital Services Inc	Repairs and Maintenance	General Operating	South Beach	\$ 41.67
5/27/2026	15234	Amazon Capital Services Inc	Repairs and Maintenance	General Operating	Commercial	\$ 53.17
5/27/2026	15234	Amazon Capital Services Inc	Repairs and Maintenance	General Operating	South Beach	\$ 68.48
5/27/2026	15234	Amazon Capital Services Inc	Repairs and Maintenance	General Operating	Commercial	\$ 50.26
5/27/2026	15234	Amazon Capital Services Inc	Repairs and Maintenance	General Operating	Commercial	\$ 59.68
5/27/2026	15234	Amazon Capital Services Inc	Repairs and Maintenance	General Operating	South Beach	\$ 110.81
5/27/2026	15234	Amazon Capital Services Inc	Repairs and Maintenance	General Operating	South Beach	\$ 9.71
5/27/2026	15235	Amazon Capital Services Inc	Operating Supplies	NOAA		\$ 199.48
5/27/2026	15235	Amazon Capital Services Inc	Office Expense	General Operating	Administration	\$ 45.76
5/27/2026	15235	Amazon Capital Services Inc	Office Expense	General Operating	Administration	\$ 7.99
5/27/2026	15235	Amazon Capital Services Inc	Amazon Capital Services Inc	General Operating	Administration	\$ 53.75
5/27/2026	15236	Lincoln County Public Works	Fuel - SB	General Operating	South Beach	\$ 130.51
5/27/2026	15236	Lincoln County Public Works	Fuel - NIT	General Operating	International Terminal	\$ 18.69
5/27/2026	15236	Lincoln County Public Works	Fuel - CM	General Operating	Commercial	\$ 173.14
5/27/2026	15236	Lincoln County Public Works	Fuel - Adm	General Operating	Administration	\$ 62.42
5/27/2026	15236	Lincoln County Public Works	Fuel - NOAA	NOAA		\$ 109.28
5/27/2026	15237	MacPherson, Gintner & Diaz	Professional Services	General Operating	Administration	\$ 4,387.50

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Date	Check/invoice	Vendor	Description	Fund	Department	Amount
5/27/2026	15238	Newport Rental Service	Operating Supplies	General Operating	International Terminal	\$ 49.99
5/27/2026	15239	Newport Rental Service	Equipment	NOAA		\$ 452.00
5/27/2026	15240	NW Natural	Natural Gas - SB	General Operating	South Beach	\$ 225.15
5/27/2026	15240	NW Natural	Natural Gas - SB RVPark	General Operating	South Beach	\$ 355.79
5/27/2026	15241	Orrco	Fuel - Recycling	General Operating	Commercial	\$ 345.00
5/27/2026	15241	Orrco	Fuel - Recycling	General Operating	Commercial	\$ 1,280.00
5/27/2026	15242	Pacific Digital Works Inc	Office Expense	General Operating	South Beach	\$ 110.00
5/27/2026	15243	Paula Miranda	Health, Dental and Life Insurance	General Operating	Administration	\$ 1,000.00
5/27/2026	15244	Pioneer Connect	159375	NOAA		\$ 182.81
5/27/2026	15244	Pioneer Connect	113823-SB Office Phone	General Operating	South Beach	\$ 183.61
5/27/2026	15244	Pioneer Connect	115083 - SB Maint Office	General Operating	South Beach	\$ 42.29
5/27/2026	15245	Platt Electric Supply Inc	Repairs and Maintenance	General Operating	Commercial	\$ 49.97
5/27/2026	15246	Power Motors Inc	Repairs and Maintenance	General Operating	Commercial	\$ 703.00
5/27/2026	15246	Power Motors Inc	Repairs and Maintenance	General Operating	Commercial	\$ 87.20
5/27/2026	15246	Power Motors Inc	Repairs and Maintenance	General Operating	Commercial	\$ 153.28
5/27/2026	15246	Power Motors Inc	Repairs and Maintenance	General Operating	Commercial	\$ 80.50
5/27/2026	15246	Power Motors Inc	Fees - Credited fee's	General Operating	Commercial	\$ (11.67)
5/27/2026	15247	Carver Inc	Repairs and Maintenance - Mascott Repairs	General Operating	South Beach	\$ 1,970.48
5/27/2026	15247	Carver Inc	Fuel - Tug / Cans	General Operating	South Beach	\$ 274.60
5/27/2026	15247	Carver Inc	Fuel - Tug Boat	General Operating	Commercial	\$ 392.84
5/27/2026	15248	Road & Driveway Co Inc	Repairs and Maintenance	General Operating	International Terminal	\$ 476.06
5/27/2026	15249	Rondys Inc dba Yaquina Industrial Park	Lease Expense	General Operating	International Terminal	\$ 2,000.00
5/27/2026	15250	Sherwin-Williams	Repairs and Maintenance	General Operating	Commercial	\$ 23.95
5/27/2026	15250	Sherwin-Williams	Repairs and Maintenance	General Operating	Commercial	\$ 0.45
5/27/2026	15250	Sherwin-Williams	Repairs and Maintenance	General Operating	Commercial	\$ 9.29
5/27/2026	15250	Sherwin-Williams	Repairs and Maintenance	General Operating	Commercial	\$ 11.38
5/27/2026	15250	Sherwin-Williams	Repairs and Maintenance	General Operating	Commercial	\$ 15.39
5/27/2026	15250	Sherwin-Williams	Repairs and Maintenance	General Operating	Commercial	\$ 5.69
5/27/2026	15250	Sherwin-Williams	Repairs and Maintenance	General Operating	Commercial	\$ 3.73
5/27/2026	15250	Sherwin-Williams	Repairs and Maintenance	General Operating	Commercial	\$ 724.75
5/27/2026	15250	Sherwin-Williams	Sherwin-Williams	General Operating	Commercial	\$ 69.88
5/27/2026	15251	Special Districts Insurance Services	Admin	General Operating	Administration	\$ 6,227.00

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Date	Check/invoice	Vendor	Description	Fund	Department	Amount
5/27/2026	15251	Special Districts Insurance Services	CM	General Operating	Commercial	\$ 4,114.00
5/27/2026	15251	Special Districts Insurance Services	SB Ops	General Operating	South Beach	\$ 12,342.00
5/27/2026	15251	Special Districts Insurance Services	NIT	General Operating	International Terminal	\$ 2,052.00
5/27/2026	15251	Special Districts Insurance Services	NOAA	NOAA		\$ 2,057.00
5/27/2026	15251	Special Districts Insurance Services	Prepaid Expenses	General Operating	Administration	\$ 167,184.60
5/27/2026	15252	Special Districts Insurance Services	Prepaid Expenses	NOAA		\$ 35,977.40
5/27/2026	15253	Staples Advantage	Office Expense	General Operating	Administration	\$ 59.98
5/27/2026	15253	Staples Advantage	Office Expense	General Operating	Administration	\$ 12.30
5/27/2026	15253	Staples Advantage	Office Expense	General Operating	Administration	\$ 23.27
5/27/2026	15253	Staples Advantage	Office Expense	General Operating	Commercial	\$ 12.30
5/27/2026	15253	Staples Advantage	Office Expense	General Operating	International Terminal	\$ 59.98
5/27/2026	15253	Staples Advantage	Office Expense	General Operating	Administration	\$ 32.34
5/27/2026	15253	Staples Advantage	Office Expense	General Operating	South Beach	\$ 357.59
5/27/2026	15253	Staples Advantage	Office Expense	General Operating	International Terminal	\$ 30.10
5/27/2026	15253	Staples Advantage	Staples Advantage	General Operating	Administration	\$ 200.17
5/27/2026	15254	Suburban Propane	Propane	General Operating	Commercial	\$ 148.29
5/27/2026	15254	Suburban Propane	Fees - Transportation & Safety Fee's	General Operating	Commercial	\$ 27.22
5/27/2026	15255	T & L Chemical Toilet Service LLC	Contract and Support Services - Chem Toilet	General Operating	Commercial	\$ 880.00
5/27/2026	15255	T & L Chemical Toilet Service LLC	Contract and Support Services - Chem Toilet	General Operating	International Terminal	\$ 95.00
5/27/2026	15255	T & L Chemical Toilet Service LLC	Contract and Support Services - Chem Toilet	General Operating	South Beach	\$ 95.00
5/27/2026	15256	Thompson's Sanitary Service Inc	Trash/Garbage - Port dock 7	General Operating	Commercial	\$ 3,579.33
5/27/2026	15256	Thompson's Sanitary Service Inc	Trash/Garbage - NIT	General Operating	International Terminal	\$ 1,508.57
5/27/2026	15256	Thompson's Sanitary Service Inc	Trash/Garbage - NOAA	NOAA		\$ 558.40

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Date	Check/invoice	Vendor	Description	Fund	Department	Amount
5/27/2026	15256	Thompson's Sanitary Service Inc	Trash/Garbage - SB Marina	General Operating	South Beach	\$ 3,013.22
5/27/2026	15257	Verizon Wireless	Admin Lines	General Operating	Administration	\$ 229.68
5/27/2026	15257	Verizon Wireless	CM Lines	General Operating	Commercial	\$ 113.83
5/27/2026	15257	Verizon Wireless	NIT Line	General Operating	International Terminal	\$ 34.08
5/27/2026	15257	Verizon Wireless	NOAA Lines	NOAA		\$ 44.45
5/27/2026	15257	Verizon Wireless	SB Lines	General Operating	South Beach	\$ 71.85
5/27/2026	15258	Bill's Pest Control LLC	Contract and Support Services	NOAA		\$ 1,085.00
5/27/2026	15259	Chris' Appliance Repair Kings III Emergency	Repairs and Maintenance	General Operating	South Beach	\$ 1,675.00
5/27/2026	15260	Communications, LLC	Professional Services - 3mnth Contract	NOAA		\$ 220.50
5/27/2026	15261	Service Lighting & Electrical Supplies	Operating Supplies	NOAA		\$ 155.26
5/27/2026	15261	Service Lighting & Electrical Supplies	Operating Supplies	NOAA		\$ 486.80
5/27/2026	15262	City of Newport Room Tax	Accrued City Lodging Taxes	General Operating	South Beach	\$ 2,369.74
5/27/2026	15263	Copeland Lumber Yards Inc	Operating Supplies	General Operating	Commercial	\$ 3.30
5/27/2026	15263	Copeland Lumber Yards Inc	Operating Supplies	General Operating	Commercial	\$ 5.94
5/27/2026	15263	Copeland Lumber Yards Inc	Operating Supplies	General Operating	Commercial	\$ 10.50
5/27/2026	15263	Copeland Lumber Yards Inc	Operating Supplies	General Operating	Commercial	\$ 4.36
5/27/2026	15263	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 2.99
5/27/2026	15263	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 8.49
5/27/2026	15263	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 2.52
5/27/2026	15263	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 16.99
5/27/2026	15263	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 5.57
5/27/2026	15263	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 5.75
5/27/2026	15263	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 34.99
5/27/2026	15263	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 34.99
5/27/2026	15263	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 47.99
5/27/2026	15263	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 1.89
5/27/2026	15263	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 167.01
5/27/2026	15263	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 2.85
5/27/2026	15263	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 8.78
5/27/2026	15263	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 17.19
5/27/2026	15263	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 5.57

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Date	Check/invoice	Vendor	Description	Fund	Department	Amount
5/27/2026	15263	Copeland Lumber Yards Inc	Repairs and Maintenance	General Operating	Commercial	\$ 32.29
5/27/2026	15263	Copeland Lumber Yards Inc	Copeland Lumber Yards Inc	General Operating	Commercial	\$ 250.10
5/27/2026	15264	DOWL	Capital Outlay - Infrastructure	General Operating	Commercial	\$ 8,143.00
5/27/2026	15265	Englund Marine Supply Co Inc	Repairs and Maintenance	General Operating	Commercial	\$ 27.54
5/27/2026	15265	Englund Marine Supply Co Inc	Personal Protective Equip. and Gear	General Operating	Commercial	\$ 63.69
5/27/2026	15265	Englund Marine Supply Co Inc	Personal Protective Equip. and Gear	General Operating	Commercial	\$ 300.40
5/27/2026	15265	Englund Marine Supply Co Inc	Personal Protective Equip. and Gear	General Operating	Commercial	\$ 136.49
5/27/2026	15265	Englund Marine Supply Co Inc	Personal Protective Equip. and Gear	General Operating	Commercial	\$ 136.49
5/27/2026	15265	Englund Marine Supply Co Inc	Personal Protective Equip. and Gear	General Operating	Commercial	\$ 7.99
5/27/2026	15265	Englund Marine Supply Co Inc	Personal Protective Equip. and Gear	General Operating	Commercial	\$ 113.05
5/27/2026	15265	Englund Marine Supply Co Inc	Personal Protective Equip. and Gear	General Operating	Commercial	\$ 23.10
5/27/2026	15266	It's All About Satellites	Repairs and Maintenance	General Operating	South Beach	\$ 29.99
5/27/2026	15266	It's All About Satellites	Repairs and Maintenance	General Operating	South Beach	\$ 2,599.00
5/27/2026	15266	It's All About Satellites	Repairs and Maintenance	General Operating	South Beach	\$ 590.00
5/27/2026	15267	Jim Durkee	Health, Dental and Life Insurance	NOAA		\$ 1,000.00
5/28/2026	PPI09479	Columbia River IT Solutions	IT Hardware and Software	General Operating	Administration	\$ 1,587.00
5/28/2026	PPI09479	Columbia River IT Solutions	IT Hardware and Software	General Operating	Administration	\$ 299.00
5/28/2026	PPI09479	Columbia River IT Solutions	Shipping and Freight	General Operating	Administration	\$ 65.60
5/28/2026	PPI09479	Columbia River IT Solutions	IT Hardware and Software	General Operating	Administration	\$ 290.00
5/20/2026	PPI09529	PERS-Autopay	Retirement Payable	General Operating		\$ 5,135.53
5/20/2026	PPI09530	PERS-Autopay	Retirement Payable	General Operating		\$ 21,577.01
5/5/2026	PPI09531	PERS-Autopay	Retirement Payable	General Operating		\$ 5,257.67
5/5/2026	PPI09532	PERS-Autopay	Retirement Payable	General Operating		\$ 22,104.19
5/30/2026	PPI09533	City of Newport Water**AUTOPOST**	Water	General Operating	Commercial	\$ 791.09
5/30/2026	PPI09534	City of Newport Water**AUTOPOST**	Water	General Operating	Commercial	\$ 60.58
5/30/2026	PPI09535	City of Newport Water**AUTOPOST**	Water	General Operating	South Beach	\$ 377.43
5/30/2026	PPI09536	City of Newport Water**AUTOPOST**	Water	General Operating	South Beach	\$ 605.62
5/30/2026	PPI09537	City of Newport Water**AUTOPOST**	Water	General Operating	South Beach	\$ 337.04
5/30/2026	PPI09538	City of Newport Water**AUTOPOST**	Water	General Operating	International Terminal	\$ 1,289.53

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Date	Check/invoice	Vendor	Description	Fund	Department	Amount
5/30/2026	PPI09539	City of Newport Water**AUTOPOST**	Water	General Operating	Commercial	\$ 482.36
5/30/2026	PPI09540	City of Newport Water**AUTOPOST**	Water	General Operating	South Beach	\$ 1,047.03
5/30/2026	PPI09541	City of Newport Water**AUTOPOST**	Water	General Operating	South Beach	\$ 221.01
5/30/2026	PPI09542	City of Newport Water**AUTOPOST**	Water	General Operating	South Beach	\$ 2,332.68
5/30/2026	PPI09543	City of Newport Water**AUTOPOST**	Water	General Operating	South Beach	\$ 710.24
5/30/2026	PPI09544	City of Newport Water**AUTOPOST**	Water	General Operating	South Beach	\$ 342.74
5/30/2026	PPI09545	City of Newport Water**AUTOPOST**	Water	General Operating	South Beach	\$ 482.52
5/30/2026	PPI09546	City of Newport Water**AUTOPOST**	Water	General Operating	South Beach	\$ 1,666.52
5/30/2026	PPI09547	City of Newport Water**AUTOPOST**	Water	NOAA		\$ 213.94
5/30/2026	PPI09548	City of Newport Water**AUTOPOST**	Water	General Operating	International Terminal	\$ 193.31
5/30/2026	PPI09549	City of Newport Water**AUTOPOST**	Water	General Operating	Commercial	\$ 2,550.60
5/30/2026	PPI09550	City of Newport Water**AUTOPOST**	Water	General Operating	South Beach	\$ 236.06
5/30/2026	PPI09551	City of Newport Water**AUTOPOST**	Water	General Operating	Administration	\$ 1,672.66
5/30/2026	PPI09552	City of Newport Water**AUTOPOST**	Water	General Operating	Commercial	\$ 134.08
5/30/2026	PPI09553	City of Newport Water**AUTOPOST**	Water	General Operating	South Beach	\$ 125.88
5/30/2026	PPI09554	City of Newport Water**AUTOPOST**	Water	General Operating	South Beach	\$ 470.56
5/30/2026	PPI09555	City of Newport Water**AUTOPOST**	Water	General Operating	South Beach	\$ 928.66

Accounts Paid Report

May 2026

Date	Check/invoice	Vendor	Description	Fund	Department	Amount
5/30/2026	PPI09556	City of Newport Water**AUTOPOST**	Water	General Operating	South Beach	\$ 101.26
5/30/2026	PPI09557	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	Administration	\$ 387.79
5/30/2026	PPI09558	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	Administration	\$ 621.81
5/30/2026	PPI09559	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 219.11
5/30/2026	PPI09560	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 1,076.41
5/30/2026	PPI09561	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 982.75
5/30/2026	PPI09562	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 290.89
5/30/2026	PPI09563	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 979.98
5/30/2026	PPI09564	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 646.21
5/30/2026	PPI09565	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 738.74
5/30/2026	PPI09566	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 41.45
5/30/2026	PPI09567	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 840.01
5/30/2026	PPI09568	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 949.33
5/30/2026	PPI09569	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 283.71
5/30/2026	PPI09570	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	Commercial	\$ 2,238.02
5/30/2026	PPI09571	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	Commercial	\$ 368.69
5/30/2026	PPI09572	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 187.01

Accounts Paid Report

May 2026

Date	Check/invoice	Vendor	Description	Fund	Department	Amount
5/30/2026	PPI09573	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	Commercial	\$ 1,547.69
5/30/2026	PPI09574	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 68.42
5/30/2026	PPI09575	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 41.70
5/30/2026	PPI09576	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 136.55
5/30/2026	PPI09577	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 48.03
5/30/2026	PPI09578	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 80.47
5/30/2026	PPI09579	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 78.69
5/30/2026	PPI09580	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 158.45
5/30/2026	PPI09581	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	Commercial	\$ 408.34
5/26/2026	PPI09582	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	Commercial	\$ 527.89
5/30/2026	PPI09583	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	Commercial	\$ 32.48
5/30/2026	PPI09584	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 528.61
5/30/2026	PPI09585	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 157.47
5/30/2026	PPI09586	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 141.04
5/30/2026	PPI09587	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 823.91
5/30/2026	PPI09588	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 296.28
5/30/2026	PPI09589	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 405.15

Accounts Paid Report

May 2026

Date	Check/invoice	Vendor	Description	Fund	Department	Amount
5/30/2026	PPI09590	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	Commercial	\$ 72.50
5/30/2026	PPI09591	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 99.68
5/30/2026	PPI09592	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	International Terminal	\$ 377.94
5/30/2026	PPI09593	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 43.90
5/30/2026	PPI09594	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	International Terminal	\$ 812.83
5/30/2026	PPI09595	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	International Terminal	\$ 1,256.35
5/30/2026	PPI09596	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	South Beach	\$ 85.24
5/30/2026	PPI09597	Central Lincoln PUD**AUTOPOST**	Electricity	General Operating	Administration	\$ 33.29
5/31/2026	PPI09600	Sorren CPA's, PC	Professional Services	General Operating	Administration	\$ 1,250.00
5/31/2026	PPI09627	Thompson's Sanitary Service Inc	Trash/Garbage	NOAA		\$ 1,537.68
5/31/2026	PPI09628	Thompson's Sanitary Service Inc	Trash/Garbage	General Operating	International Terminal	\$ 1,508.57
5/31/2026	PPI09629	Thompson's Sanitary Service Inc	Trash/Garbage - SB Marina	General Operating	South Beach	\$ 4,275.12
5/31/2026	PPI09630	Thompson's Sanitary Service Inc	Trash/Garbage - Port dock 7	General Operating	Commercial	\$ 3,447.62
5/30/2026	PPI09641	Central Lincoln PUD**AUTOPOST**	Electricity	NOAA		\$ 429.79
5/19/2026	PPI09642	NW Natural	Natural Gas - SB Shop	General Operating	South Beach	\$ 75.42
5/19/2026	PPI09643	NW Natural	Natural Gas - RV Park	General Operating	South Beach	\$ 279.63
5/30/2026	PPI09649	Direct TV**AUTOPOST**	TV Services for RV Park	General Operating	South Beach	\$ 585.60
Total Spend						
May 2026						\$ 400,323.70



EXECUTIVE DIRECTOR MONTHLY REPORT

DATE: 06/23/2026
PERIOD: 05/19/2026 – 06/15/2026
TO: Board of Commissioners
ISSUED BY: Paula J. Miranda, Executive Director

OVERVIEW

This has been a month of dealing with deadlines. Some of which has changed.

Here are some of the highlights for the month:

South Beach

RV Park: We are working on a Facebook/Website marketing effort to attract more people this Summer. Unfortunately, with prices of gas, there have been a lot of cancellations.

Derelict Vessels: We got BUSTER out of South Beach, and we will continue working with the Port of Toledo on getting the other vessels out by the end of the Summer. They will remove SEAWOLF next.

Rogue: We are still waiting for the bankruptcy. Unfortunately, many deadlines didn't allow me to focus on the Sunset Bar as I wish. Starting the following week things should be a little smoother and hopefully I can focus on getting someone to fill that space.

Dredging: I will be presenting to NWACT on the Connect Oregon grant application. Although we asked for 70% of the funds, if we get Congressionally Directed Spending, we will only need 50%.

North Restrooms: Staff have been working on repairs together with the city on the water meter shut off valve. Unfortunately, meanwhile, the restrooms will stay closed. These are less used, so hopefully it will be less of an inconvenience to the public.

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 7 Electrical Pedestal: We just opened up the bids today, and unfortunately, they once again came up twice as high as was budgeted. We will need to figure out a plan of action moving forward.

Port Dock 7 Restrooms: Unfortunately, we had a lot of problems with vandalism and had to shut down the restrooms temporarily. Our staff have worked on repainting and adding lockable toilet paper dispensers. Every time this happens, we have to change our access cards, which is a hassle for staff and users.

Newport International Terminal

RORO Dock Piling Assessment: A selection of contractor has been made by staff but needs final approval from USDA before bringing before commission. Unfortunately, we are still waiting.

Remainder PIDP Grant: The RFP for grading and fencing went out, but needs to be resubmitted, as there were a lot of questions regarding the material type.

New Dolphin: An application to Connect Oregon grant has been submitted. This project will help deconflict cargo vs fishing by providing an additional 200' of berthing plus unblocking the hoist when cargo vessels are at port. I will present to NWACT on June 25th, along with the dredging project.

NOAA

NOAA MOC- P Pier Fire: We are under contract and moving forward with the work.

NOAA Lease: The Request for Information is out. The form is quite simple. I also had a conversation with their Real Estate Department about renewal. I think our chances are very positive. The concept is to renew for 5 years with another 5 years extension. The RFI has been extended until July 1, 2026.

Financials:

We are continuing watching the state of our finance since the Rogue loss. We are managing our projects very carefully. But we continue to maintain our reserved funds above the required amounts and continue to tap away in must-do projects.

Audit: The new auditor will start performing field work on July 27th with the rest of the work completed in September.

Elite Dynamic: The system continues to work better every day, as staff get better used to it.

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

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

Miscellaneous:

The Port has been selected to be on the nationwide TV show, the World's Greatest (Bloomberg). They will be here filming on 07/15.

Meetings/Trainings/Summits:

05/21 - OPPA Board Meeting

05/21 - PNWA Membership Meeting

05/25 - Memorial Day - Office Closed

05/26 - Meeting with PNWA
05/26 - Commission Meeting
05/27 - City of Newport Sustainable Destination Mgmt. Plan Advisory
05/28 - Meeting with Rep. Hoyle
05/28 - YBEFF
05/29 - Communications
05/29 - Interview/Survey with Eugene Airport
06/01 - Meeting with Director of Operations
06/02 - Meeting with EDALC
06/03 - Rogue Facilities Tour with Commissioners
06/03 - Meeting with Larry Osborne
06/03 - Meeting with WHA Insurance
06/04 - Meeting with EDALC
06/05 - Meeting With Sea Grant on Energy
06/10 - Coastal City/Port/County COG meeting
06/10 - Meeting with Merkley Staff regarding NOAA
06/11 - SDAO Board Meeting
06/12 - Communications Meeting
06/12 - PNWA Meeting
06/15 - Meeting with Operations Director
06/15 - Meeting with Finance Director
06/15 - Review Sea Grant Fellowship Applications
06/16 - PNWA Executive Committee
06/16-06/18 - PNWA Summer Conference (Newport)
06/19 - Juneteenth - Office Closed
06/23 - Meeting with RV Supervisor
06/23 - Meeting with Dept. Heads
06/23 - Commission Meeting

Upcoming Schedule:

06/24 - Commercial Fishing Users Group
06/25 - Commercial Marina Quarterly Meeting
06/25 - CWACT Meeting (Connect Oregon Presentations)
06/26 - PNWA Meeting
06/29 - Meeting with Operations Director
06/29 - Meeting with Finance Director
06/30 - Meeting with RV Supervisor
07/01 - EDALC/YBEF Joint Meeting
07/03 - Fourth of July Holiday - Office Closed
07/08 - Lower Columbia Harbor Safety in Newport (Speaking engagement)
07/10 - Communications Meeting
07/13 - Meeting with Director of Operations
07/13 - Meeting with Finance Director

07/14 - Dept. Heads Monthly meeting
07/15 - World's Greatest filming day
07/16 - Sea Grant Meeting
07/16 - Hatfield Social
07/16 - PNWA Membership Meeting
07/27 - Meeting with Director of Operations
07/27 - Meeting with Director of Finance
07/28 - OSU COMES Research Symposium
07/28 - Regular Commission Meeting



FINANCE DEPARTMENT MONTHLY REPORT

DATE: 27 May 2026
PERIOD: July 1, 2025 to May 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 May 31, 2026. Also included are revenue comparison charts reflecting year-to-date (YTD) revenues compared to the prior year, all Fund Balance Sheet, 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 audit times are tentatively scheduled. The Auditor will perform preliminary field work the week of July 27th, the remainder, which is the main part, will be in late September.

Managed Serviced Provider (MSP) RFP

Columbia River IT Solutions (CRITS), was onsite on May 11. The switchover is complete, the switchover was very smooth, with most not even realizing it had occurred. CRITs is now starting to roll out specific IT training to staff, to make sure that our data remains secure.

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.

Revenue Recognition

New guidelines were Developed for how to use the reservation features based on how the revenue is recognized.

Account Receivable

We are adding new receivable accounts and moving items out of Accounts Receivable. Starting in June, there will be the following accounts:

Name	Who is included
Accounts Receivable - CM	Commercial Marina/International Terminal
Accounts Receivable - SB	South Beach
Lease Receivable – Current	All Leaseholders
Property Tax Receivable	Property Taxes
Accrued FSA	Records Liability related to Employee withholdings

Rationale:

Using a single system has enabled us post in specific accounts based on the customer profile and Product. GASB 87 requires a lease receivable account for current and non-current receivables. By posting them into separate accounts, it reduces the workload and shows where the receivables are originating from.

Bankruptcy

The Auction at Rogue brewery has occurred. Shannon has indicated we should hopefully get \$200,000, but at this time there a lot uncertainty. The Port expects the distillery to be emptied at any time.

Year-to-Year Revenue Comparison – General Operating Fund

Area	CY Revenue	PY Revenue	Variance	
Leases	1,025,637	827,285	198,352	Favorable
Moorage	2,346,136	2,040,583	305,553	Favorable
RV Spaces	967,406	1,106,477	-134,071	Unfavorable

Nationally, RV Space revenue has declined

** The Port stopped invoicing Oregon Brewing for their leased space. The Port filed a claim for over \$1.2 million with the Bankruptcy Court.

Fiscal year Department Revenue Comparison – General Operating Fund

Area	Moorage	RV Space	Services	Fees	Lease	Misc	Totals*
South Beach	1,279,312	967,406	6,256	239,914	469,285	1,402	2,963,575
Comm Mrna	903,436		184,060	216,525	181,230	294,873	1,780,124
NIT Cargo	53,090		122,351	12,913			188,354
NIT Fishing	110,298		361,549	175,413	375,121	74	1,022,455

RV Park and Marina Occupancy

Occupancy figures have been update to include February, this is possible since all reservations that ended January 1 or later were imported into Elite Dynamics.

Winter pricing is currently under review to determine whether adjustments could help improve both occupancy and revenue during those months. After comparing our performance with external benchmarks, we found that lower occupancy is consistent across the United States. Special offers were approved by the Executive Director.

Main RV Park

Occupancy Percent

Month	2022-23	2023-24	2024-25	2025-26
July	96.28%	102.73%	98.56%	94.11%
August	98.74%	101.16%	99.80%	97.16%
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%	

RV Park Annex

Occupancy Percent

Month	2022-23	2023-24	2024-25	2025-26
July	85.71%	92.99%	89.21%	79.84%
August	85.11%	94.17%	91.90%	88.71%
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%	

Dry Camp

Occupancy Percent

Month	2022-23	2023-24	2024-25	2025-26
July	53.04%	55.90%	45.30%	36.36%
August	43.50%	57.37%	44.40%	36.18%
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%
June	20.24%	18.86%	16.52%	

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
July	95.84%	91.33%	89.87%	92.54%
August	94.46%	90.60%	88.20%	93.32%
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%	

Transient Vessels Occupancy Percent

Month	2022-23	2023-24	2024-25	2025-26
July		73.07%	65.61%	63.8%
August		68.95%	52.80%	70.07%
September		59.72%	70.05%	63.75%
October		33.74%	38.98%	33.11%
November		25.37%	34.72%	29.35%
December		22.27%	27.55%	26.25%
January		20.92%	27.11%	28.49%
February		27.53%	26.59%	16.48%
March		28.45%	27.69%	
April	3.56%	28.47%	30.37%	
May	15.99%	44.49%	38.31%	
June	23.52%	45.00%	41.81%	

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

Month	2022-23	2023-24	2024-25	2025-26
July	59.94%	77.00%	79.66%	74.37%
August	83.30%	83.20%	80.65%	75.45%
September	62.82%	79.07%	79.36%	83.87%
October	63.30%	79.28%	75.69%	74.74%
November	67.44%	81.04%	73.21%	76.02%
December	69.72%	81.79%	74.90%	74.42%
January	75.65%	79.66%	78.26%	73.27%
February	82.12%	80.05%	79.72%	62.79%**
March	77.63%	79.29%	76.71%	63.91%
April	75.79%	77.30%	75.65%	56.14%
May	76.40%	76.03%	70.49%	55.34%
June	77.30%	74.18%	77.65%	

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

Financial Analysis

This has been carried forward from last months report, as there were questions about this analysis.

Microsoft Co-pilot was used to benchmark the Port of Newport versus other Coastal Ports

Compared ports

- Port of Newport (coastal, fishing-centric, mixed enterprise/tax levy)
- Port of Astoria (coastal, diversified marine/tourism)
- Port of Coos Bay (coastal, rail + industrial focus)

Sources include past audited financial statements for each port.

1. Size & Balance-Sheet Position (Context)

Port	Total Assets (approx.)	Total Liabilities	Net Position
Newport	\$51M	\$9.7M	\$40.5M
Astoria	~\$120–140M	~\$70–80M	~\$50–60M

Coos Bay	~\$230–260M	~\$170–190M	~\$60–80M
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Benchmark takeaway

- Newport is **mid-sized among coastal ports** but carries **exceptionally low leverage** compared to Astoria and Coos Bay.

Leverage & Solvency

Liabilities-to-Assets Ratio

- Newport: ~19%
- Astoria: ~55–60%
- Coos Bay: ~70–75%
-

Interpretation

- Newport has **by far the strongest balance sheet** among coastal Oregon ports in terms of solvency.
- This gives Newport:
 - Greater borrowing capacity
 - Lower long-term risk exposure
 - Strong resilience in downturns

3. Liquidity & Reserves (Mixed vs Peers)

Cash & Current Position

- Newport's **current ratio (<1.0)** is **weaker than Astoria and Coos Bay**, which both maintain higher operating cash buffers tied to debt and capital programs.

4. Exposure to Debt & Pension Risk

- **Coos Bay:** Significant long-term debt tied to rail, terminals, and intermodal development; pension and OPEB exposure remains material [portofcoosbay.com]
- **Astoria:** Moderate pension exposure and infrastructure debt; more sensitive to tourism-driven revenue swings [portofastoria.com]
- **Newport:**
 - Pension impacts evident but manageable
 - No material debt overhang
 - Strong capacity to absorb PERS volatility

5. Operating Volatility Comparison

Port	Revenue Volatility	Mitigating Factors
Newport	Moderate, the loss of Rogue will have a significant impact, but may also further diversify revenue	diverse leases
Astoria	High	Tourism + cruise sensitivity
Coos Bay	High	Rail volumes, large projects

Newport stands out for having:

- Stable lease and marina base
- Fishing industry exposure balanced by reserves

6. Strategic Benchmark Summary

Where Newport Outperforms Oregon Peers

Lowest leverage
Strongest unrestricted fund balance
High financial flexibility
Low debt-service risk

Where Newport Trails Peers

Cash-on-hand liquidity
Current ratio below peer norms
Recent negative net asset trend (while peers also volatile)

7. Bottom-Line Benchmark Conclusion

Among Oregon’s coastal ports, Port of Newport has the strongest balance sheet and reserve position, with lower financial risk than Astoria or Coos Bay. While short-term cash management merits attention, Newport is better positioned than its peers to weather revenue shocks, fund capital needs internally, or strategically leverage debt if desired.

**General Operating Fund
Budget Vs Actual**

Balance Sheet

Financial Statements through May 31, 2026 are included for your reference.

General Operating Fund Cash Position

In January, Port staff transferred \$700,000 from Reserve Funds to the General Operating Fund. The current General Operating Fund balance is \$-601,897 and remaining Reserve Funds of \$1,315,024. By December 31, 2026 we hope to transfer a portion of this balance back to the Reserve fund. Between February and April, the Port incurs a higher concentration of expenses, some of this is due to annual software licensing, insurance renewals, and other first-of-year activity.

At some point this year, the Port will see funds from the Rogue bankruptcy that will improve the ports liquidity.

General Operating Funds (GOF) FY 2025-26, Budget Vs Actual:

* Includes a portion of Rogue Brewery lease.

All Departments	
Narrative	Amount
Operating Revenue is favorable by	568,943
Operating Expenses are favorable by	2,022,941
Operating Income is favorable by	2,402,406
Non-operating Revenue is unfavorable by	2,330,659
Non-Operating Expenses are favorable by	2,129,092
Non-operating Income is unfavorable by	201,568
Income before Loans and Deprec is favorable by	2,390,317
Loans	0
Overhead Allocation is	186,219
Depreciation expense is	1,646,398

Variance Explanation

Overall the Port has done well against projected income and expenses. Even with the loss of Rogue Brewery. The Port was unable to complete some of its projects, this will be discussed in the departmental sections.

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 this department is required by the Department of Revenue.

Non-Departmental, Department 000	
Narrative	Amount
Non-operating revenue is unfavorable	1,944,982
Non-Operating Expenses are favorable	96,069

Variance Explanation

This will be corrected. The budget for debt service used a straight line model, rather than looking at actual expenditures month to month, this variance should switch to positive next month.

Administrative Department

Administration, Department 100	
Narrative	Amount
Operating revenue is favorable by	143,217
Operating expenses are favorable by	230,752
Operating income is unfavorable by	373,969
Non-operating revenue is unfavorable by	93,552
Non-operating expenses are unfavorable by	6,375
Non-operating income is unfavorable by	99,927
Depreciation expense is	92,905

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	610,457
Operating Expenses are favorable by	674,596
Operating Income is favorable by	1,285,053
Non-operating Revenues are unfavorable	277,193
Non-Operating Expenses are favorable by	118,336
Non-Operating Income is unfavorable by	158,857
Net income (before Deprec & loans) is favorable by	1,126,197
Depreciation expense is	139,409
Overhead allocation is	614,053

Variance Explanation

- Major projects have not be completed including the electrical work on Port Dock 5, Permits for Port Dock 7, and planning for Pacific Seafood processing.

International Terminal, Department 500..501	
Narrative	Amount
Operating revenue is favorable by	218,371
Operating expenses are favorable by	173,154
Operating income is favorable by	459,129
Non-operating revenue is favorable by	746,068
Non-operating expenses are favorable by	1,774,130
Non-operating income is favorable by	2,520,198
Income before Deprec and Loans is favorable	2,979,327
Depreciation expense is	1,099,907
Overhead allocation is	182,825

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

Some projects that were projected to be complete, are not yet complete. Squid have been a boon to the International Terminal this year, with a record number of pounds being offloaded. That combined with the Terminal Services have put the International Terminal into a positive position this year, even when overhead and depreciation is included!

South Beach, Department 700	
Narrative	Amount
Operating revenue is unfavorable	429,649
Operating expenses are favorable	868,392
Net operating income is favorable	471,525
Non-operating revenue is unfavorable	750,000
Non-operating expenses is favorable	146,931
Non-operating income is unfavorable	603,069
Income before Deprec and Loans is unfavorable	131,544
Depreciation expense is	500,395
Overhead Allocation is	488,816

Variance Explanation:

No major projects were completed in South Beach this past year, this includes the RV park overhang, dredging, a new compactor, and engineering for a new Service Dock.

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 \$2,266,404. After meeting the required bond set-aside, approximately \$504,683 remains available in the NOAA Fund.

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	152,832
Operating expenses are favorable by	60,358
Operating income is unfavorable by	92,474
Non-operating revenue is favorable by	27,116
Non-operating expenses are favorable by	36,117
Income before Deprec and Loans is favorable	28,584
Depreciation expense is	1,148,412
Overhead Allocation is	186,219

Variance Explanation (NOAA)

None.

Other Fund Balances

Reserve Fund (Fund 600)

Cash available. after transfer of \$700,000 1,315,024

Bonded Debt Fund (Fund 400)

Cash available: The Port has \$590,523 set aside for Bond Payments, more tax payments are expected to be received.

The Port has received 1,056,717 out of an estimated \$1,055,000 which is more than expected.

Facility Maintenance Fund (Fund 200)

The Port has \$579,403 set aside for future projects.

Money has been set aside in the Facilities Maintenance fund for the electrical upgrades to Port Dock 5, and the proceeds from parking fees are received in this fund for future replacement of road surfaces.

Aging Report is being sent separately with notes.

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May 31, 2026 Aging

No.	Name	61-90 days	Over 90 days	Comment
C00105	Lewis Hill	85.50	0.00	
C00132	Tiburon Fisheries; Cap Elza	129.31	0.00	will seize if not fully paid on 06/16
C00176	Russel Diede	163.60	0.00	
C00201	Trident Seafoods Corp; Majesty	342.00	0.00	
C00204	Trident Seafoods Corp; Pacific Ram	315.40	0.00	
C00205	Trident Seafoods Corp; Marcy J	45.60	0.00	
C00306	JKO Enterprises LLC	860.05	0.00	
C00320	Emerald Sea LLC	205.20	0.00	
C00372	Brad Scudder	33.65	0.00	
C00455	John Ellis ; Miss Yvonne	33.65	0.00	
C00511	Cory & Lindsey Cole; Miss Emmaline	130.37	0.00	
C00673	Gladius Fisheries	330.75	0.00	
C00755	Ben Clampitt	1,705.70	0.00	
C00775	Pillar Mountail Ltd.	496.61	0.00	
C00787	Travis Hoblet; Lady Jaye	96.72	0.00	
C00911	Brett Hearne	38.00	0.00	
C00916	Mease Fisheries LLC	109.65	0.00	
C00967	Leslie Lee, Inc.	761.31	0.00	
C00982	Joe Lindholm Jr	76.00	0.00	
C00983	Miss Tiffanie LLC	304.00	0.00	
C00988	Big AZ Corp	296.40	0.00	
C01018	PACIFIC FISHERIES, LLC	33.65	0.00	
C01032	Joe Rock	769.64	0.00	
C01039	Tana C Inc.	57.47	0.00	
C01071	Western Breeze LLC	380.00	0.00	
C01079	Seawater Seafoods Co	192.05	0.00	
C01103	Argos Inc; Timmy Boy	224.98	0.00	
C01119	Sterling Morris	330.60	0.00	
C01132	BJ Thomas LLC	470.56	0.00	
C01175	Reliance Fisheries, Inc; Winona J	3,581.00	0.00	

May 31, 2026 Aging						
C01178	Ripka Fisheries LLC	1,575.83	0.00			
C01185	Sarah Belle LLC	1,956.14	0.00			
C01188	F/V Pacific Inc.	931.38	0.00			
C01193	Red Boat Inc/Trustin Inc	3,559.71	0.00			
C01241	Raven Enterprises Inc	305.31	0.00			
C01247	Surgener Fisheries- Triggerfish	57.47	0.00			
C01255	Big Wave Partnership	2,910.17	0.00			
C01262	Taylor Brooks LLC	468.02	0.00			
C01279	ASK	212.80	0.00			
C01280	Surgener Fisheries- Tommy John	91.12	0.00			
C01284	Yager Fisheries LLC	3,871.88	0.00			
C01288	Marathon Fisheries Inc	634.60	0.00			
C01291	Ryan Morgan; Redemption	195.52	0.00			
C01295	Retherford Fisheries Inc.	344.04	0.00			
C01300	Tempo LLC	1,145.83	0.00			
C01310	Lynch Fisheries	673.47	0.00			
C01322	North American Fishing LLC	467.04	0.00			
C01334	Derek Andersen	750.00	0.00			
C01679	Kindred Fisheries, Inc; Saint Joseph	170.23	0.00			
C01697	PACIFIC PROVIDER INC. LADY KAYE	1,087.90	0.00			
C01807	Hale Abels	96.72	0.00			
C01813	Matheson Marine Services	120.42	0.00			
C01815	West Coast Seafood LLC	2,980.71	0.00			
C01835	Pacific Draggers Inc	588.75	0.00			
C01862	Southern California Seafoods	37,729.68	0.00	Reaching out		
C01863	Big Dog Fish Company	782.42	0.00			
C01886	Gladius Fisheries	157.65	0.00			
C01887	Oregon Oyster Farms	910.00	0.00			
C00412	Gary Lewis	0.00	5.16			
C00573	Samantha Auteri	2,702.59	8.05	Working through issues		
C01166	Bobby Dixon	0.00	16.20			
C01463	Robert Dady	0.00	25.92			

May 31, 2026 Aging						
C01746	Travis Taylor	0.00	30.00			
C00998	Anthony Pettis	227.08	33.65			
C01219	Sundad Fisheries LLC	595.16	33.65			
C01329	Overcast Blast LLC	0.00	33.65			
C01180	Challenge Fisheries Inc.	270.50	36.48			
C00331	Keith Johnson	0.00	36.77			
C01527	Chestnut Fisheries LLC	5,217.59	38.00			
C00953	Matheson Marine Services	0.00	46.92			
C00072	Barry Hacker	0.00	51.84			
C00582	Shaunna Adams	0.00	54.45			
C01254	Aquarius Inc.; Monde Uni	100.00	57.47			
C00722	Jayne Fontaine	0.00	64.70			
C00697	Dan Krouse	0.00	65.32			
C00139	Anona Kay Enterprises, LLC	1,385.22	67.30			
C00978	James Emory- Robin ANN	91.12	67.30			
C01552	Gary Stubblefield	0.00	70.50			
C01147	Elic Stafford	0.00	76.23			
C00735	Doug Phillips	38.00	81.00			
C00688	Ken Dixon	0.00	87.44			
C01228	Crabby Fish, Inc.; Deacon	1,068.84	91.12			
C01646	Dan Adams	0.00	95.07			
C01094	Jordani Seafoods; Evolution	0.00	96.72			
C01633	Kelvin Vaughan	45.60	97.20			
C01250	Daniel Goodell	0.00	106.64			
C01275	Mark Whittier; Alana Ann	934.48	114.94			
C01266	Jaka B Fisheries	388.67	120.08			
C01385	Frank Button	60.80	121.60	Lot Storage		
C01075	Kenneth Hayner	33.65	142.35			
C00999	Alan Baird	291.57	148.70			
C00187	Harrison Tibbetts	0.00	184.00			
C01225	Burlin Phillips	0.00	205.20			
C01115	Bob Kemp	762.97	226.10			
C00981	Alfonso Barrera	0.00	231.28			

May 31, 2026 Aging

C00633	Dan Lay	0.00	232.28		
C00099	David Day	96.72	236.03		
C00529	Sam Andrews	0.00	237.75		
C01181	Patriot Fisheries	2,942.50	247.00		
C00549	Angela & Don Carter	0.00	250.00		
C01177	RG Fisheries LLC	309.79	252.32		
C00790	Tom Nagy	0.00	257.60	Paid \$200.00	
C00525	Deborah Lane	0.00	259.26		
C00670	Lori Baker	0.00	265.59		
C01312	Harlan Matthews	401.23	280.36		
C00777	Travis Collier	0.00	334.88		
C00969	F & S Fisheries	513.00	356.93		
C00763	John Foster	0.00	400.72		
C00747	Clint Henry Young	0.00	435.76		
C01246	Rigel Greenway	0.00	436.93		
C00657	Pablo Garin	0.00	449.53		
C00353	Donald Koskela	0.00	457.30		
C01599	Jonathan Knape	0.00	468.00		
C00543	Scott Hewitt	0.00	473.83		
C00718	Chris Wright Jr.	0.00	510.74	Sent to collections	
C01155	Corsair Inc	868.06	533.26		
C00262	Dustin & Kristi Winn	0.00	550.00		
C01722	Michael Sorensen Sr - Miss Raven LLC	0.00	550.00		
C01063	Robert Clark	0.00	586.46	LOT storage, contacting robert	
C00138	Steve Lovin - Lucky One	0.00	593.28		
C00769	Marty J Martinez Jr.	451.44	599.90		
C01274	Mark Whittier	33.65	605.41		
C00381	NMFS/NOAA; Last Straw	0.00	653.42		
C00774	Justin Kruse	0.00	688.05		
C00636	Steve Lovin	382.86	693.32		
C00167	Safe Coast Seafoods	176.70	707.77		
C01005	Greg Dewar	225.92	720.76		

May 31, 2026 Aging						
C01060	Fresh Wild Tuna, LLC	1,225.37	751.51			
C00011	Cape Cleare Inc	368.60	768.12			
C01680	Kindred Fisheries, Inc; Paige Marie	193.44	821.73			
C00960	Pacific Seafood Pacific Surimi	1,115.57	851.20			
C01253	F/V Mark 1 LLC	0.00	870.57			
C00240	Free Spirit Seafood LLC	0.00	871.23			
C00494	ODFW - Ophiodon	0.00	904.78			
C01305	F & S Fisheries	598.50	1,030.33			
C01093	Lloyd Dale Doyle Jr	0.00	1,032.19			
C00457	Paul Fisher	0.00	1,055.60			
C00810	Jon Snawder	0.00	1,363.44	Reached out several times, sent to collections		
C00961	Raymond Carel -Saltybros LLC Lease	0.00	1,495.95			
C00840	Billeter Marine - Regulator	0.00	1,514.78			
C00161	Matt Munkres	406.98	1,684.42			
C00937	Billeter Marine	1,997.83	1,692.52			
C01816	Carver Inc -Fuel Dock PD5	135.77	1,707.56			
C00394	Daniel Kistler	0.00	1,710.72			
C00444	Jason Albee	0.00	1,717.01			
C01136	JC Fisheries Inc.	4,736.23	1,740.98	Calling		
C01465	David Lane	-100.00	1,744.16			
C00175	Russel Diede	0.00	1,821.61			
C01169	Brett Pankey	542.43	2,156.97	Paying down,pay plan		
C00471	Gregory Temple	0.00	2,301.44			
C00936	Billeter Marine - Pacific Eagle	0.00	2,597.18	Calling customer		
C00303	Aaron (Zhang Yuan) Tang	0.00	2,616.10			
C00542	Treg Montagne	0.00	2,616.10			
C00694	Sarah Runions	0.00	2,616.10			
C01150	Kaleb Thorson	0.00	2,616.10			
C01512	Bruce Garrett	0.00	2,616.10			
C01224	BP Fishing	33.65	3,021.66			
C00363	Johnny Russell	860.06	3,175.90	Has made recent payments		
C01695	Bob Rudel	0.00	3,253.56			
C01868	Living Pacific Seafood LLC	31,221.86	3,280.50	in contact with customer		

May 31, 2026 Aging						
C00739	Edy Carrillo	0.00	3,292.80	ready to send to collections		
C01141	F/V Lady Law, Inc.	491.09	3,299.62	Phone Contact		
C00750	Valerie Karnes	0.00	3,580.36			
C01179	Deena Cooper	799.31	3,613.75	Phone Contact		
C00462	Chris Garrett	0.00	3,908.76			
C01830	Newport Fab Shop	1,920.90	3,982.38			
C00023	Jerry Biddinger; Eclipse	96.72	4,120.37	Regular communications occuring, on payment plan		
C01720	Rodney Snyder	0.00	4,323.33			
C01257	Natalie Gail LLC	1,076.49	4,652.15	Ongoing Communication		
C01637	Bill McCurdy- B05	0.00	4,880.33			
C00649	Micah Bicker	0.00	5,396.72	Seized, Write off, Collections		
C01201	Pat Dean	0.00	5,406.39	Purchase Vessel Paying off balance		
C00792	Brookings Fishing Charters	0.00	5,981.24	Purchased from Rogue, Paying off balance		
C00711	Wade Hensley	0.00	6,408.52	Seized		
C01159	Rogue Fisheries	587.21	8,135.08	No Services, ready to Seize		
C01064	Mark Richardson	247.00	9,040.96	In Communication		
C01741	Rasela Strasburg	0.00	9,447.98	working to get funds		
C00133	Tiburon Fisheries LLC; Defiant	0.00	9,454.09	No Services/Sieze on 17th		
C00672	Transmarine Navigation Corporation	0.00	50,566.17	Sent email, called, must include contact in emails, ,processing payment		
C01823	Oregon Brewing Company	25,614.56	166,570.56	Bankruptcy		



DIRECTOR OF OPERATIONS REPORT

DATE: 6/15/2026
PERIOD: May 2026-June 2026
TO: Paula J. Miranda, Executive Director
ISSUED BY: Aaron Bretz

OVERVIEW DIROPS

Summary:

South Beach has picked up and we've had some busy days lately. Crews in all locations have been doing a lot of mowing and trimming since the summer has kicked in. We're preparing to undertake sidewalk repairs at the Fishermen's Memorial Walkway to level the sidewalk in front of the Commercial Marina. The Terminal has slowed down a bit for summer, but grounds maintenance has been ongoing.

Detail:

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

Awaiting notification from USACE that we're moving into the implementation phase.

- **NOAA MOC-P Pier Fire**

We are under contract currently, and WCC has notice to proceed. They've begun procuring supplies, and have sent us some requests for information, which we have been processing with the engineers.

- **RORO Dock Piling Assessment**

Have followed up twice with USDA prior to moving into contracting, awaiting a reply.

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

BUSTER has been removed from South Beach and taken to the Port of Toledo. They will dispose of this vessel when they do the rest. The next boat to go out is SEA WOLF.

- **Dredging**

Still on hold pending funding. Shoaling in South Beach continues to be an increasing problem as shown in last month's report.

- **Port Dock 5 Electrical Pedestals**

Bids are coming in now for the project; they will be opened on 15JUN.

- **PIDP Grant**
Quarterly report was accepted, and our request to extend the timeline to readdress the quantity of vegetation was approved.
- **Repairs of Port Dock 7 from sinking of ASHELLA RHELYNN**
Seeking quotes using previous line drawings of the dock as well as recent photos.
- **Rogue Bankruptcy Properties**
Ninkasi had a forklift and pallets delivered; I expected them to have already moved out the whiskey, but it's not been moved yet.
- **New Dolphin at Terminal**
Permit process is ongoing.

Newport International Terminal- Don Moon, Supervisor

Billable Services Performed this Period (Jan-Feb)

- Forklift –76 hrs
- Hydraulic Crane 33.75 hrs
- Hoist Dock Tie Up –60.25 hrs
- Net Work – 6 days
- Labor – 103.5 hrs
- Other Overtime Billed 11 hrs
- Moorage – 131 Days
- Axles- 20
- 120V power – 0 hrs
- 208V power – 101 Days

Cargo Related Operations:

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

Harbormaster- Kody Robinson

South Beach Marina:

Boat launches, May 1st- June 1st \$ 6833 @ 569 launches

Recreational Marina:

The Vessel Buster got held up getting removed. Buster is at the Port of Toledo. Crew is fully moved into new shop and starting to settle in. Internet has been installed and no technical issues. Through rod on entrance section of state police dock are failing and will need to be replaced.

We are continuing to work on isolating power at the various Rouge buildings in preparations for new tenants. We are waiting for Power box to arrive to do the work on the old Sunset Bar and Port Power. We have acquired our DEQ permit for the fuel dock. Crew has been working on repairs to the water meter shut off valve for the North Restrooms, and now the city will also be replacing their valve as well. Valves are being ordered and an estimated 2 weeks to arrive. We are still trying to fit in lot striping and will start at the Bridge lots and work our way north through the facility.

Commercial Marina:

Port Dock 7 bathrooms are completed with new graffiti coating on walls to help with that issue, and lockable toilet paper dispensers have been installed as well. All previous distributed access cards for the bathrooms have been removed from system and new ones are being distributed to owner only. Crew continues to maintain derelict vessels even as we acquire/seize new ones. We are still trying to get time and work on material for repairs to PD7 to try and keep it together as best as possible. Sea lions have been extremely bad on all docks except PD3. This still holds, with working around hoist operations and landscape duties. Crew continue Organizing in multiple areas. Staff will be getting gutters and a light wash on administrative buildings. With good weather coming around we anticipate getting this done in the next week. Oil room is still operating smoothly with posted signs, and staying cleaner and more organized. We still get complaints about charging and convenience but it's been nice keeping it in better condition.

Staffing:

We anticipate have the commercial marina maintenance 2 position filled this week along with a seasonal fill in as well. We will be filling the wharfinger this week as well.

Equipment:

Crane 2 is down in the commercial marina due to cylinder backflow line. We anticipate another week for repairs. We will need to rebuild brush unit on sweeper due to extensive use. Will be getting prices on golf carts for park host and staff doing RV park inventory.

NOAA MOC-P – Jim Durkee Supervisor

Currently on leave; will add to next month's report.