

PORT OF NEWPORT BUDGET COMMITTEE MEETING

Monday, April 27, 2026, 10:00 a.m.
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/2026-04-27-2026-commission-april-27-2026-10-a-m-budget-committee>

Anyone interested in making virtual public comment must complete the form on our website and submit it by 8:00 a.m. on Monday, April 27, 2026.

I. Call to Order - *Presiding Commissioner*

II. Introductions - *Miranda*

III. Selection of Budget Committee Chair (Will preside over the remainder of the meeting)

IV. Budget Message – *Miranda*.....Page 22

V. Review Proposed Budget – *Brown*.....Page 2

- A. Department Overview
 - a. Administration - *Brown/Miranda*
 - b. Operations - *Bretz*
 - c. South Beach
 - d. Commercial Marina
 - e. International Terminal
 - f. NOAA

VI. Concluding Comments

VII. Public Comment

VIII. Committee Comments


IX. Present the Motion to Recommend the Budget to the Port Commission for adoption or hold a follow-up meeting.

Recommended Motions:

I MOVE to recommend the Port of Newport Commission approve the budget for Fiscal Year 2026-2027 in the amount \$22,717,132, which includes \$990,770 in unappropriated and reserve amounts.

I MOVE to recommend the Port of Newport Commission approve property taxes for Fiscal Year 2026-2027 at the rate of .0609 per 1000 of Assessed Value for the Permanent Rate Tax Levy, and in the amount of \$910,000 for the General Obligation Bond Levy.

X. Adjournment

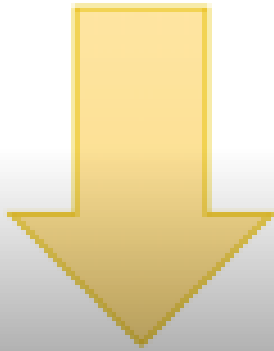


Port of Newport

2026-27 Budget Review

Budget Proposed by Budget Manager

The Budget Process



Phase 1

*Propose the
budget*

Phase 2

*Approve the
budget*

Phase 3

*Adopt the
budget*

Phase 4

*Changes after
adoption*

Municipal Budgeting

Where are we at in the process?

The 2026-27 budget Process



Highlights

- Total Budget for all funds is \$22.7 million
- Projects planned in the current fiscal year are in the budget of the department overseeing the projects.
- Projects that are recommended, but the Port lacks the funds, are in the Facilities Maintenance Budget.
- Projects that will not be initiated next year, are in the Facilities Maintenance Fund Projects list, but are not included as a part of the budget.
- We have added a South Beach Wharfinger/Customer Service Representative as a Permanent Full-Time employee but have eliminated seasonal staff in South Beach.
- Total Capital projects budget is \$2.6 million, including NOAA.
- Total Materials and Supplies is \$6.4 million, which includes 1.5 million for maintenance Dredging in NOAA, and 1.5 million in maintenance dredging in South Beach.
 - \$4.4 million in the General Operating Fund.
 - \$2.05 million in the NOAA fund.



Facilities Maintenance Fund

- Projects not expected to be started the current fiscal year, but these are projects that are more critical.
- Includes all known projects in projects list, but not in the budget.
- Removed from departmental budgets.

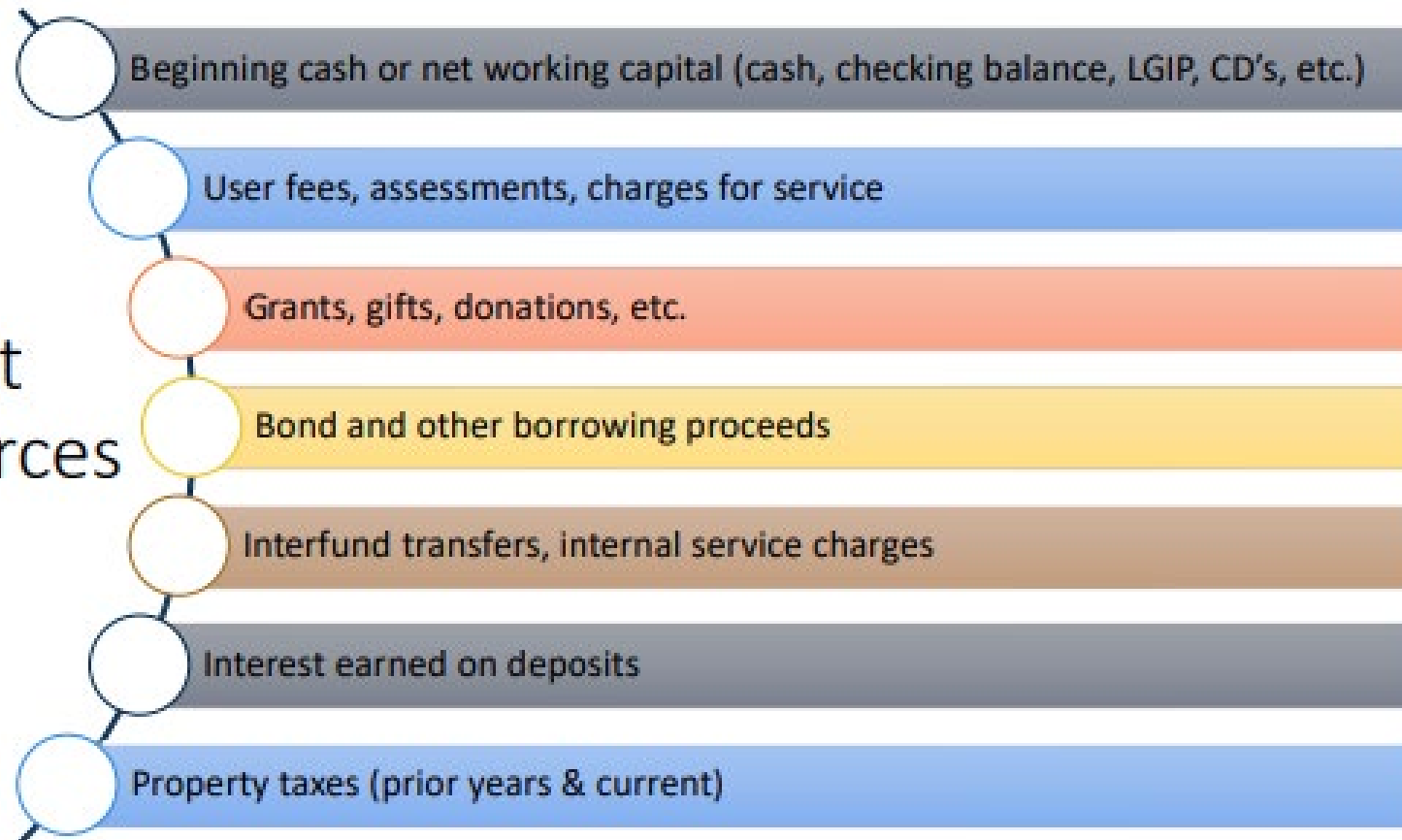


Reserve Fund

- Cash Balance is \$1.3 million
- Can borrow against the \$1.3 million but must be repaid within 10 years.
- This year staff anticipates borrowing against this fund, as shown on line 27.



Budget Resources



Revenues/Resources

Predicting an unsure revenue stream

Main Sources:

- RV Park – May be volatile this year.
- Lease revenue
 - Operations staff have moved, giving us another facility to lease
 - Portions of the Old Distillery are leased
 - High interest in the remainder of the old distillery building
 - High interest in the Spirits building
 - Need to determine future use for the Brewery Building

Increase in RV park revenue possible, due to policy changes

No longer accept long-term reservations for non-moorage customers

Increase in Facility Maintenance Fund

Added a 2% dredging surcharge for South Beach Marina
Added a 2% dredging Surcharge for Commercial Marina

No Increase in Grant Revenue

Reapplied for PD7 grant funding from MARAD – Project planning needs to be at 30%, all costs would probably be in the next budget cycle.

Non-Departmental

Loans and Interfund Transfers

(other than Governmental Obligation bonds)

FY 2034 Full Faith and Credit are fully paid

All loans at 3.87% or less

- New Loans added this past year:
 - None

For Fiscal year Ended		Fiscal Year Ending		6/30/2027		Fiscal year		2027		Port of Newport - Long Term indebtedness			
		Current Portion Long-term Debt											
		Issue Date	Issue Amount	Interest Rate	Bond/Loan	Beginning Balance	Current Fiscal Year Principal	Current Fiscal Year Interest	LT Debt	Year End Balance	Final Payment	Years Remaining	
GENERAL OPERATING FUND													
>d	2013 Full Faith and Credit	NIT/SB	2013	\$ 3,410,000		B - Other	1,068,818	227,654	14,504	613,510	841,164	12/1/2033	6.42
>d	State Loan Q10001	NIT	2013	\$ 1,300,000	3.00%	L	507,820	79,309	14,291	349,201	428,510	6/1/2032	4.92
>d	State Loan L120005	NIT	2013	\$ 3,000,000	3.87%	L	1,632,130	155,048	63,163	1,322,034	1,477,082	7/1/2034	7.00
>d	State Loan 525207 (Crane)	NIT	2024	\$ 587,345	3.57%	L	535,533	76,229	57,717	383,075	459,304	4/1/2044	16.75
>d	State Loan 525206 (admin Building)	AD	2024	\$ 950,000	2.25%	L	812,961	40,258	18,859	732,444	772,702	10/1/2044	
>d	State Loan L22001 (admin Building)	AD	2024	\$ 810,000	2.25%	L	727,481	34,326	16,080	658,830	693,156	10/1/2044	
>d	OR Loan 6554101 (NIT GAP FUNDING)	NIT	2012	\$ 400,000	0.00%	L	237,500	25,000	-	187,500	212,500	7/1/2036	9.00
>d	Loan for Seawall	SB	2024	\$ 1,140,000	3.36%	L	1,140,000	23,203	37,645	1,093,594	1,116,797	3/30/2055	27.75
Loans Total						6,662,242	661,027	222,259	5,340,189	6,001,215			
BONDED DEBT FUND													
	GO Bond 2016	NIT	2016	7,610,000.00		B	4,875,000	360,000	177,250	4,155,000	4,515,000	6/1/2037	10
	GO Bond 2019	NIT	2019	5,320,000.00		B	4,580,000	120,000	156,373	4,340,000	4,460,000	6/1/2041	14
Bonded Debt (GO Bonds) Total						9,455,000	480,000	333,623	8,495,000	8,975,000			
NOAA LEASE REVENUE FUND													
	Revenue Bond		2019	17,855,000		B	9,645,000	1,490,000	266,725	6,665,000	8,155,000	6/1/2032	5
TOTAL						25,762,242	2,631,027	822,606	20,500,189	23,131,215			
**first payment in FY 2023						FOR LB-1							
									Debt Outstanding 07/01				
									GOB	9,455,000			
									Other Bonds	9,645,000			
									Other Borrowings	6,662,242			
										25,762,242			

Administration

Completed

- New financial system fully operational and implemented
- Replaced reservation system in February 2026.
- Received Grant to dispose Abandon and Derelict Vessels
- Due to changes in the external party
 - Replaced Auditor
 - Replaced Managed Services Provider

Fiscal year 2026-27 Projects

- Replace 3-4 computers, this will be delayed, if possible
- Strategic Plan rewrite



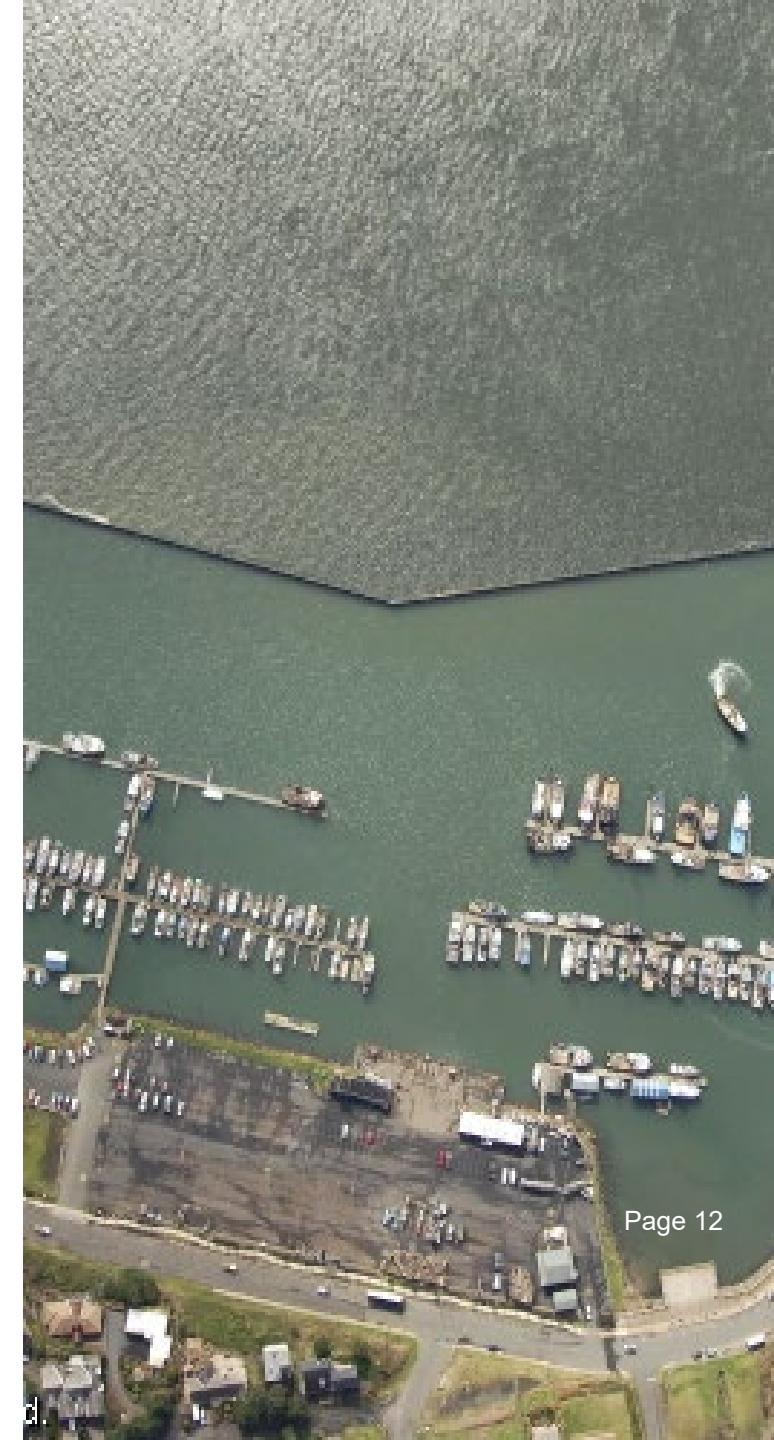
Commercial Marina

Completed

- Approval for Army Corp deepening channel next to seawall.
- Repairs on PD 7
- Repairs on PD 5

Fiscal year 2026-27

- Pedestal Replacements for Port Dock 5 (funding from Fac Main Fund)
- Continued planning on Port Dock 7 replacement
- Lease a new forklift
- Repair pilings on Port Dock 3 (critical)



Port Dock 7 Planning

- Original estimate \$35 million, now at \$42 million
- Project likely to be broken out sub-projects
- Waiting on grant funding decision from MARAD
- Have matching funds, if the Port receives this grant.
- Planning up to 90+ % included in grant.



International Terminal – Cargo and Non-Cargo

Completed

- Two Front End Loaders received
- Light Poles upgraded to LED lighting

Fiscal year 2026-27 Projects:

- Level 9 vacant acres of property (80% Grant Funded)
- Add fencing (80%Grant Funded)
- Repair RORO Pilings (50% grant funded)
- Identify additional Cargo Customers for Revenue boost.



South Beach

Completed

- The loss of Rogue Brewing placed many projects on hold
- Applied for Funding for dredging
- Found Tenants for portions of buildings previously leased to Rogue Brewing company.

Fiscal year 2026-27 Projects:

- Dredging Marina
- Repair/Replace Pilings on RV Park/Marina building
- Hang gutters on brewery building
- Feasibility study Rogue Building



NOAA

Completed

- Converted to a new system for maintenance at NOAA, expanding this system to the entirety of the Port.
- Completed Berth Survey
- Purchased New vehicle
- Fiscal year 2026-27 Projects
- Dredge berths



Bonded Debt

Overview:

- In 2037 the Government Obligation bonds are fully paid



Financial & HR

- Fully Implemented
- Reduced the amount of time required to prepare for and complete the audit
- Replaced Reservations system with a fully integrated system
- After one month:
 - System saving staff time
 - Most staff finding the system beneficial
 - System stable, all accounts reflect the correct balances
 - All reservations confirmed accurate.
- Still a lot to learn.....



Additional Questions?

Motion:

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BUDGET

Proposed by Budget Manager

Fiscal Year
2026-2027



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. The Capital Reserve Fund was dissolved during the past year; however, it is required to remain visible in the budget packet for an additional year. The former NOAA Capital Maintenance Fund has been repurposed as the Reserve Fund, which allows the Port to borrow funds internally and repay them over a designated period.

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.

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		
2 Fees, Licenses, Permits, Fines, Assessments & Other Service Charges	9,005,182	9,372,033	9,050,182		
3 Grants, Gifts, Allocations & Donations	315,599	7,711,250	6,513,490		
4 Revenue from Bonds and Other Debt	0	700,000	1,267,600		
5 Interfund Transfers / Internal Service Reimbursements	500,000	2,733,422	876,860		
6 All Other Resources Except Current Year Property Taxes	0	0	0		
7 Current Year Property Taxes Estimated to be Received	(164,980)	1,185,000	885,000		
8 Total Resources	13,290,298	28,720,095	22,717,132	28,720,095	28,720,095

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		
10 Materials and Services	2,649,371	6,258,135	6,619,173		
11 Capital Outlay	1,115,030	8,352,125	6,906,500		
12 Debt Service	3,469,660	3,619,654	3,526,703		
13 Interfund Transfers	500,000	2,733,422	876,860		
14 Operating Contingency	0	525,260	174,046		
15 Special Payments	0	0	0		
16 Unappropriated Ending Balance and Reserved for Future Expenditure	3,845,457	3,484,405	1,040,700		
17 Total Requirements	11,579,518	28,720,095	22,767,132	-	-

FINANCIAL SUMMARY - REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM *					
Name of Organizational Unit or Program FTE for that unit or program	Actual Amount	Adopted Budget	Proposed	Approved Budget	Adopted Budget
	2024-25	2025-26	2026-27	2026-27	2026-27
NOAA Lease Revenue Fund	2,519,045	5,699,753	4,250,000		
FTE	2.00	2.00	2.00		
Administration	1,934,283	2,545,521	2,513,123		
FTE	7.75	8.00	7.00		
General Op fund - Non Departmental	834,209	1,141,321	882,949		
FTE	0.00	0.00	0.00		
South Beach	2,317,323	4,044,246	3,565,074		
FTE	11.00	11.00	10.25		
Commercial Marina Operations	1,004,369	2,470,701	1,497,499		
FTE	8.00	8.50	8.25		
International Terminal Operations	703,902	2,670,131	1,665,047		
FTE	2.75	2.75	2.50		
Other non-Departmental Funds	1,977,059	10,148,422	8,393,440		
FTE	0.00	0.00	0.00		
Total Requirements	11,290,190	28,720,095	22,767,132	0	0
Total FTE	30.5	32.3	30.0	0.0	0.0

STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING			
Funds and General Operating Funds.			
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)	\$0.0609/1,000	\$0.0609/1,000	\$0.0609/1,000
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

Repair and replace Port infrastructure and facilities.

Reviewed 2025-03-11

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	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	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	0	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			14
15	0	0	700,000	15	Loans	1,167,600			15
16	0		530,000	16	Other GAP Funding	576,740			16
17	(12)		6,113,000	17	Total Other Resources	5,538,740	0	0	17
18	478,074	507,551	6,678,570	18	Total Resources, Except Taxes to be Levied	6,190,440	0	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	0	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	0	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	0	0	30
31				31					31
32				32	Capital Projects				32
33			0	33	Capital: Buildings	1,095,000	0	0	33
34			2,460,000	34	Capital - Equipment	2,595,000			34
35			50,000	35	Capital: Vehicles	0			35
36			0	36	Capital: Land Impr	1,010,000			36
37			3,500,000	37	Capital: Infrastructure	897,000			37
38	0	0	6,010,000	38	Total Capital Projects	5,597,000	0	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			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	0	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			51
52	733,936	0	6,678,570	52	TOTAL REQUIREMENTS	6,190,440	0	0	52

Dept (All)
 FUND-CODING 200
 Completed No

Funded Projects

Row Labels	Where	Brief Description	BUDGET	GRANTS	Other Loans
Fence for CM and Storage Lot	Capital: Land Impr	Homeland Security Grant	160,000	160,000	\$0
Fuel Tank Replacement	Capital - Equipment	Fuel tank is becoming uninsurable.	2,500,000	2,500,000	\$0
Lot storage space, Lease	Professional Services	Property Rental, plan on eliminating	24,000	0	\$0
Fishermans Parking Lot	Repairs and Maintenance	Regrade and add gravel to Port Dock 3.5 & 7 parking lots	14,000	0	\$0
Engineering and Planning: Service Dock Replacement, South Beach Marina	Capital: Infrastructure	(blank)	300,000	150,000	\$150,000
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 continue to function, Includes Pedestals, mb modified from 500,000 to 100000	230,000	0	\$0
Conditional, tenant Rebuild or Build new building for Tenant	Capital: Buildings	Build according to Customer Specifications, Load Repaid via Lease agreement	1,000,000	0	\$800,000
CONDITIONAL FUNDING, A, B and C dock landing float replacment	Capital: Buildings	Float Landing Repairs	95,000	0	\$0

Facilities Maintenance Reserve Fund Projects

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	45,000,000
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 Maintainance, 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
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			66,091,629

**FORM
LB-20**

RESOURCES
General Operating Fund
(Fund)

Port of Newport
(Name of Municipal Corporation)

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	2	
3				3 Previously levied taxes estimated to be received	0	3	
4				4		4	
5				5 Transfers In From		5	
6		530,130	6	Facilities Maintenance Fund	300,000	6	
7		0	7	NOAA Lease Revenue Fund		7	
8		0	8			8	
9	500,000	2,114,852	9	Reserve fund	488,160	9	
10		0	10	Bond Debt Fund	0	10	
11	500,000	2,644,982	11	Total Transfers In	788,160	0	0
12			12			12	
13			13	Revenues		13	
14			14	Operating Revenues		14	
15	110,988	69,821	70,000	15 Administration	80,000	15	
16				16		16	
17	110,988	69,821	70,000	17 Total Administration	80,000	-	-
18				18 Newport International Terminal		18	
19	180,060	173,830	171,000	19 Lease Revenues	177,182	19	
20	161,091	207,811	220,000	20 Moorage	220,000	20	
21	244,556	228,926	242,000	21 Hoist Dock Equipment Rental/Services	425,000	21	
22	189,051	327,324	312,700	22 Hoist Dock/FEES	375,000	22	
23	14,175		48,000	23 Cargo, Now in Hoist Dock Fees/Services	0	23	
24	127,808	2,500	60,000	24 Misc Revenues	1,000	24	
25	916,741	940,391	1,053,700	25 Total Newport International Terminal	1,198,182	-	-
26				26 Commercial Marina		26	
27	157,543	197,617	235,000	27 Lease Revenues	206,000	27	
28	808,628	663,553	720,000	28 Moorage	870,000	28	
29	128,368	106,390	128,000	29 Hoist Dock/Equipment Rental/Services	170,000	29	
30	296,094	249,553	300,000	30 Hoist Dock Services/FEES	420,000	30	
31	(10,800)	(15,767)	(10,000)	31 Discounts & Refunds	(300)	31	
32	32,548	86,464	48,000	32 Misc Revenues/Discounts	60,000	32	
33	1,412,381	1,287,810	1,421,000	33 Total Commercial Marina	1,725,700	-	-
34				34 South Beach		34	
35	479,736	555,241	600,000	35 Lease Revenue	337,000	35	
36	1,299,901	1,399,378	1,562,000	36 Moorage	1,500,000	36	
37		1,423	300	37 Hoist Dock Equipment Rental/Services	2,500	37	
38	261,801	277,581	325,280	38 Fees	290,000	38	
39		(129)	1,000	39 Misc Revenues	1,800	39	
40	1,339,316	1,382,413	1,600,000	40 RV Park Reservations	1,300,000	40	
41			0	41		41	
	(22,610)	(23,424)	(27,000)	Discounts & Refunds	(35,000)		
42	(4,006)		0	42	0	0	0
43	3,354,138	3,592,483	4,061,580	43 Total RV Park and Recreational Marina	3,396,300	-	-
44	5,683,260	5,820,684	6,606,280	44 Total Fees, Licenses, Permits, Fines, Assessments	6,400,182	-	-
45				45		45	
46				46 Non-operating Revenues		46	
47		37,575	12,000	47 Interest	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			51
52	47,857	203,024	250,000	52	Commercial Marina	0			52
53			1,158,250	53	International Terminal	361,350			53
54	169,448	0	120,000	54	Administration	120,000			54
55				55					55
56	283,841	315,599	2,278,250	56	Total Grants, Capital and other	2,131,350	0	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	0	0	61
62				62					62
63				63					63
64	0	0	0	64	Total from Bonds and Other Debt	100,000	0	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	0	0	66
67			130,000	67	Taxes estimated to be received	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	0	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		12
13				13	2026/7 Toyota Forklift Lease	5,000		13
14	70,352	74,696	80,000	14	State Loan Q10001	80,000		14
15	138,355	143,710	155,000	15	State Loan L120005	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		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		21
22		48,184	40,000	22	Building loan 950K, 525206	35,000		22
23		0	25,000	23	Sea wall Loan	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		25
26	732,188	618,181	695,000	26	Subtotal Principal	670,203	0	0
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
42	732,259	818,168	695,000	42	Total Debt Service	670,203	0	0
43				43	Transfers			43
44				44	OUT TO			44
45	5,976	16,041	88,440	45	Facilities Maintenance Fund	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	-	-
51				51				51
52			357,881	52	Operating Contingency	124,046		52
53	400,000	16,041	446,321	53	Total Transfers and Contingencies	212,746	0	0
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	-	-

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		1
2				2 Seasonal Staff		-		2
3		1,643	6,627	3 Overtime		6,629		3
4	83,879	75,526	80,058	4 Payroll Tax Expense		87,461		4
5		3,079	4,361	5 Workers' Compensation Insurance		6,016		5
6	143,855	155,499	210,566	6 PERS - Retirement		209,730		6
7	97,190	91,226	98,010	7 Health, Dental, & Life Insurance		85,344		7
8		8,187	8,216	8 Employee Incentives		8,170		8
9	2,909	6,349	3,810	9 Other Benefits		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	-	-
12	7.2	7.2	8.0	12 Total full-time equivalent (FTE)	7.00	7.00	8.00	8.00
13				## MATERIALS AND SERVICES	NOTES			13
14	290,010	319,189	385,000	14 Insurance		415,000		14
15	123,578	92,046	372,000	15 Professional Services		418,000		15
16	23,842	16,254	23,000	16 Marketing and Promotion		20,000		16
17	32,108	50,416	69,500	17 Dues and Subscriptions		47,500		17
18	15,599	13,137	20,000	18 Training and Education		15,000		18
19	17,538	18,716	25,815	19 Travel		15,000		19
20	35,608	22,911	40,000	20 Office and Admin Expense		20,000		20
21	59,356	52,695	68,000	21 IT Hardware and Software		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		23
24	37,315	61,280	60,000	24 Utilities		46,000		24
25	149,308	105,030	153,000	25 Contract and Support Services		64,000		25
26	6,743	256	9,200	26 Repairs and Maintenance		1,000		26
27			0	27 Equipment		0		27
28	7,441	2,066	3,000	28 Materials and Operating Supplies		3,500		28
29			1,000	29 Personal Protective gear		1,000		29
30		300	2,000	30 Port Clothing		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		34
35			0	35 Grant Expenses		0		35
36	307	9,991	5,000	36 Misc Expenses		1,000		36
37				37 Overhead				37
38	819,676	815,174	1,261,515	38 TOTAL MATERIALS AND SERVICES		1,241,000	-	-
##				## INTEREST EXPENSE				##
40	0	0	20,000	## Building loan 810K,L22001		16,500		40
41	0	0	25,000	## Building loan 950K, 525206		19,000		41
42				##				42
43				##				43
44				##				44
45	0	0	45,000	## TOTAL INTEREST EXPENSE		35,500	0	0
46				## CAPITAL OUTLAY				46
47				47 Capital Outlay				47
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	0	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			1
2			103,431	2	Seasonal Staff	1.00	44,777			2
3		8,630	5,285	3	Overtime		5,288			3
4	35,946	41,688	57,945	4	Payroll Tax Expense		57,401			4
5		18,519	26,010	5	Workers' Compensation Insurance		19,109			5
6	71,893	63,302	115,823	6	PERS - Retirement		111,651			6
7	110,352	75,229	117,612	7	Health, Dental, & Life Insurance		100,584			7
8			5,237	8	Employee Incentives		4,567			8
9		1,368	4,026	9	Other Benefits		12,144			9
10			5,000	10	Differential Pay		5,000			10
11	589,234	543,753	849,083	11	TOTAL PERSONNEL SERVICES		771,082	0	0	0
12	6.0	6.0	8.5	12	Total full-time equivalent (FTE)	8.25	8.25	8.50	8.50	8.50
				MATERIALS AND SERVICES						
13				13						13
14	6,884	5,752	6,500	14	Insurance		4,000			14
15		820	429,318	15	Professional Services		500			15
16	2,192	578	2,000	16	Marketing and Promotion		0			16
17			0	17	Dues and Subscriptions		0			17
18	1,455	1,170	3,000	18	Training and Education		1,000			18
19	1,365	313	2,500	19	Travel		250			19
20	855	1,397	1,900	20	Office and Admin Expense		1,000			20
21		11,250	15,000	21	IT Hardware and Software		0			21
22	0		90,000	22	Bad Debt Expense		15,000			22
23	29,365	15,813	25,000	23	Licenses and Permit Fees		0			23
24	196,436	193,256	180,000	24	Utilities		170,667			24
25	84,717	47,749	65,000	25	Contract and Support Services		20,000			25
26	141,770	108,990	252,400	26	Repairs and Maintenance		84,000			26
27	976	2,549	4,000	27	Equipment		1,000			27
28	34,992	12,030	46,000	28	Materials and Operating Supplies		10,000			28
29	1,640	767	2,000	29	Personal Protective gear		2,500			29
30	91	1,017	2,000	30	Port Clothing		500			30
31			0	31	Cargo Expenses		0			31
32	39,625	55,666	60,000	32	DSL and State Land Fees		44,000			32
33			0	33	Dredging		0			33
34	2,446	1,499	3000	34	Building and Land Leases		2,000			34
35			0	35	Grant Expenses		0			35
36			5,000	36	Misc expenses		500			36
37				37	Overhead					37
38	544,809	460,616	1,194,618	38	TOTAL MATERIALS AND SERVICES		356,917	0	0	0
				INTEREST EXPENSE						
				INTEREST						
39				39						39
40				40			7,000			40
41				41						41
42				42						42
43				43						43
44				44						44
45	0	0	0	45	TOTAL INTEREST EXPENSE		7,000	0	0	0
				CAPITAL OUTLAY						
46				46						46
47				47	Capital Outlay					47
48			0	48	Capital: Buildings		0			48
49			0	49	Capital - Equipment		0			49
50	3,067		0	50	Capital: Land Impr		0			50
51	862,260		427,000	51	Capital: Infrastructure		362,500			51
52	(25,121)		0	52	Capital: Vehicles		0			52
53	840,206	0	427,000	53	TOTAL CAPITAL OUTLAY		362,500	0	0	0
54	1,974,249	1,004,369	2,470,701	54	TOTAL REQUIREMENTS		1,497,499	0	0	0

Dept	CM
Completed	No
FUND-CODING	100

Row Labels	Brief Description	Where	Comment	BUDGET	GRANTS	LOANED	Gen Op Fund
Install new power pedestals PD5; Transfer funds from FMRF.	(blank)	Capital: Infrastructure	funding from Fac. Maint Res Fund	262,500	0	\$0	262,500
CRITICAL Port Dock 3 Platform Piling Repairs	Piling Repairs	Capital: Infrastructure	CRITICAL	100,000	0	\$0	100,000
New Forklift CM	Replace existing Forklifts, current forklift reaching EOL	Interest	New LEASE	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		1
2			52,468	2	Seasonal Staff	0.50	37,751		2
3		8,012	1,342	3	Overtime		2,604		3
4	15,416	26,648	21,980	4	Payroll Tax Expense		23,708		4
5		8,073	10,273	5	Workers' Compensation Insurance		8,334		5
6	32,382	45,248	43,782	6	PERS - Retirement		45,021		6
7	35,040	27,387	35,937	7	Health, Dental, & Life Insurance		30,480		7
8	113	0	2,025	8	Employee Incentives		1,975		8
9		853	1,146	9	Other Benefits		3,630		9
10		0	1,200	10	Differential Pay		1,200		10
11	245,975	338,926	342,827	11	TOTAL PERSONNEL SERVICES		332,344	0	0
12	2.5	2.5	2.75	12	Total full-time equivalent (FTE)	2.50	2.50	2.75	2.75
13				13	Notes				13
14	2	910	0	14	Insurance		6,500		14
15	6,064		0	15	Professional Services		30,275		15
16	413	27	125	16	Marketing and Promotion		0		16
17	0		800	17	Dues and Subscriptions		0		17
18	1,700		2,500	18	Training and Education		500		18
19	0	1,052	1,000	19	Travel		500		19
20	1,991	1,510	3,500	20	Office and Admin Expense		1,320		20
21	28	11,557	12,000	21	IT Hardware and Software		500		21
22	2799	528	3500	22	Bad Debt Expense		500		22
23	5,329	3,504	6,500	23	Licenses and Permit Fees		2,500		23
24	64,629	54,685	55,000	24	Utilities		58,571		24
25	63,829	28,831	70,000	25	Contract and Support Services		0		25
26	183,724	61,548	220,000	26	Repairs and Maintenance		237,306		26
27	1,396	940	3,000	27	Equipment		600		27
28	12,438	7,169	16,100	28	Materials and Operating Supplies		4,300		28
29		343	1,500	29	Personal Protective gear		600		29
30		441	1,000	30	Port Clothing		600		30
31			72,000	31	Cargo Expenses		115,631		31
32	27,530	28,423	32,000	32	DSL and State Land Fees		20,000		32
33	0		0	33	Dredging		0		33
34	24,011	22,001	14,000	34	Building and Land Leases		18,000		34
35	0		0	35	Grant Expenses		0		35
36		12,992	1,000	36	Misc expenses		500		36
37				37	Overhead				37
38	395,883	236,461	515,525	38	TOTAL MATERIALS AND SERVICES		498,703	0	0
39				39	INTEREST EXPENSE				39
40	21,293		17,654	40	Full Faith and Credit		9,000		40
41				41					41
42	21,209		17,000	42	State Loan Q10001		15,000		42
43	79,856		72,000	43	State Loan L120005		64,000		43
44			35,000	44	Mobile Crane		59,000		44
45	122,358	0	141,654	45	Total Interest Expense		147,000	0	0
46				46	CAPITAL OUTLAY				46
47				47	Capital Outlay				47
48			0	48	Capital: Buildings		0	0	-
49	588,645	128,515	-	49	Capital - Equipment		0	0	-
50			1,013,125	50	Capital: Land Impr		0		
51	1,353		657,000	51	Capital: Infrastructure		687,000		
52			-	52	Capital: Vehicles		0	0	-
53	589,998	128,515	1,670,125	53	TOTAL CAPITAL OUTLAY		687,000	0	0
54	1,354,214	703,902	2,670,131	54	TOTAL REQUIREMENTS		1,665,047	0	0

International Terminal Projects

FUND-CODING	100					
Dept	NIT					
Completed	No					
Projects in the Budget						
Row Labels	Brief Description	Where	Comment	GRANTS	LOANED	GEN OP FUND
Removal of Dredge Material	Contractually required	Repairs and Maintenance	(blank)	\$0	\$0	200,000
Planning, identify mix oif uses at NIT, may be used for Advertising	(blank)	Professional Services	(blank)	\$0	\$0	30,000
RORO Dock Repair	initial survey, included is \$200,000 contingency	Capital: Infrastructure	under agreement	\$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			1
2			33,939	2	Seasonal Staff	-	0			2
3		18,288	7,649	3	Overtime		15,311			3
4	51,567	67,710	70,790	4	Payroll Tax Expense		77,778			4
5		18,690	21,966	5	Workers' Compensation Insurance		20,121			5
6	87,280	94,035	157,849	6	PERS - Retirement		158,264			6
7	111,077	96,309	143,748	7	Health, Dental, & Life Insurance		124,968			7
8	71	241	6,417	8	Employee Incentives		6,327			8
9		2,195	11,841	9	Other Benefits		21,795			9
10		0	5,798	10	Differential Pay		5,798			10
11	790,141	854,315	1,038,446	11	TOTAL PERSONNEL SERVICES		996,598	0	0	11
12	10.0	10.0	11.00	12	Total full-time equivalent (FTE)	10.25	10.25	11.00	11.00	12
##				##	MATERIALS AND SERVICES	Notes				13
14	6,884	8,833	6,000	14	Insurance		30,000			14
15	10,151	3,216	15,000	15	Professional Services		117,000			15
16	945	10,054	12,000	16	Marketing and Promotion		10,000			16
17	0		800	17	Dues and Subscriptions		0			17
18	0	2,085	3,000	18	Training and Education		2,000			18
19	1,408	2,063	4,000	19	Travel		1,500			19
20	12,432	12,902	15,000	20	Office and Admin Expense		9,476			20
21	411	22,526	14,000	21	IT Hardware and Software		3,000			21
22	92,497	268,744	75,000	22	Bad Debt Expense		20,000			22
23	70,556	53,177	40,000	23	Licenses and Permit Fees		12,000			23
24	334,835	364,683	400,000	24	Utilities		425,000			24
25	402,773	289,393	300,000	25	Contract and Support Services		10,000			25
26	145,427	73,030	175,000	26	Repairs and Maintenance		70,000			26
27	2,079	1,145	35,000	27	Equipment		1,500			27
28	48,643	7,203	55,000	28	Materials and Operating Supplies		10,000			28
29	1,428	1,365	2,500	29	Personal Protective gear		2,000			29
30	315	937	3,500	30	Port Clothing		2,000			30
31			0	31	Cargo Expenses		0			31
32	14,420	2,970	30,000	32	DSL and State Land Fees		30,000			32
33			1,500,000	33	Dredging		1,500,000			33
34		5,120	10000	34	Building and Land Leases		3,500			34
35				35	Grant Expenses		0			35
36	8,999	1,777	15,000	36	Misc expenses		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	0	0	38
##				##	INTEREST EXPENSE					39
40	31,940	0	15,000	40	Full Faith and Credit		9,000			40
41	0	0	70,000	41	Sea Wall under Rogue		38,000			41
42				42						42
43				43						43
44				44						44
45	31,940	0	85,000	45	TOTAL INTEREST EXPENSE		47,000	0	0	45
46				46	CAPITAL OUTLAY					46
47				##						47
48	2,579,594		-	48	Capital: Buildings		200,000	0	-	48
49	17,685	14,357	60,000	49	Capital - Equipment		60,000	60,000	60,000	49
50		138,119	-	50	Capital: Land Impr		0	0	-	50
51		179,309	150,000	51	Capital: Infrastructure		0	150,000	150,000	51
52			0	52	Capital: Vehicles		0	0	-	52
53	2,597,279	331,785	210,000	53	TOTAL CAPITAL OUTLAY		260,000	210,000	210,000	53
54	4,573,563	2,317,323	4,044,246	54	TOTAL REQUIREMENTS		3,565,074	4,044,246	4,044,246	54

South Beach Projects

Dept	SB
Completed	No
FUND-CODING	100
Projects in the Budget	

Row Labels	Description	Brief Description	Comment	BUDGET	GRANTS	LOANED	GEN OP FUND
Capital - Equipment	REQUIRED ,Compactor for SB,	Compactors are wearing out	(blank)	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	Could this be part of the refurbishing?	200,000	\$100,000	\$100,000	0
Dredging	Conditional on Funding Dredging	South Beach Marina needs to be dredged	(blank)	1,500,000	\$1,500,000	\$0	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.	good sam ads	10,000	\$0	\$0	10,000
Professional Services	Events Center Feasability 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	(blank)	100,000	\$50,000	\$0	50,000
Insurance	Underground Storge Tank/Insurance	Fuel tank is becoming uninsurable.	every year	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				
2	3,403,401	3,084,497	2,934,000	2 Working Capital (Accrual Basis)	1,600,000		
3				3 Previously Levied Taxes Estimated to be Received	0		
4	2,913,619	2,594,317	2,765,753	4 Fees, Licenses., Permits, Fines	2,650,000		
5				5 Other Revenue			
6				6 Transfers In			
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			
10				10 Other Revenue			
11	0	0		11 Grants and Other			
12	0	14,568	0	12 Total Other Resources	0	0	0
13	0	0		13 Revenue Bond Proceeds			
14	6,317,020	5,693,382	5,699,753	14 Total Resources, Except Taxes to be Levied	4,250,000	0	0
15			0	15 Taxes Estimated to be Received	0	0	0
16	0	0		16 Taxes Collected in Year Levied			
17	6,317,020	5,693,382	5,699,753	17 TOTAL RESOURCES	4,250,000	0	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		1
2				2	Seasonal Staff		0		2
3		716	1,342	3	Overtime		1,341		3
4	45,952	17,919	18,255	4	Payroll Tax Expense		20,928		4
5		7,025	8,765	5	Workers' Compensation Insurance		7,515		5
6	31,482	33,656	40,008	6	PERS - Retirement		41,280		6
7	32,519	31,684	26,136	7	Health, Dental, & Life Insurance		24,384		7
8			1,753	8	Employee Incentives		1,810		8
9		667	1,038	9	Other Benefits		3,054		9
10				10	Differential Pay				10
11	265,898	257,618	277,732	11	TOTAL PERSONNEL SERVICES		286,503	0	0
12	2	2.0	2.00	12	Total full-time equivalent (FTE)	2.0	2.00	2.00	2.00
				MATERIALS AND SERVICES					
13				13		Notes			13
14	220,874	231,786	250,000	14	Insurance		250,000		14
15	23,003	45,193	50,600	15	Professional Services		5,000		15
16			8,077	16	Marketing and Promotion		8,077		16
17	1,571		2,500	17	Dues and Subscriptions		2,500		17
18	3,342		5,000	18	Training and Education		5,000		18
19	338		2,500	19	Travel		2,500		19
20	2,114		1,200	20	Office and Admin Expense		1,200		20
21	0	18,809	5,000	21	IT Hardware and Software		15,000		21
22				22	Bad Debt Expense		0		22
23	906	565	2,000	23	Licenses and Permit Fees		2,000		23
24	15,703	15,798	15,000	24	Utilities		15,000		24
25	84,206	21,157	30,500	25	Contract and Support Services		30,500		25
26	57,882	106,673	45,000	26	Repairs and Maintenance		155,000		26
27	9,367	2,993	6,000	27	Equipment		6,000		27
28	0		-	28	Cargo Expenses		0		28
29	10,430	11,351	34,000	29	Materials and Operating Supplies		34,000		29
30			1,000	30	Personal Protective gear		1,000		30
31		365	1,500	31	Port Clothing		1,500		31
32	11,451	11,823	12,800	32	DSL and State Land Fees		12,800		32
33	803,661		-	33	Dredging		1,500,000		33
34			-	34	Building and Land Leases		0		34
35			-	35	Grant Expenses		0		35
36	5,176		3,000	36	Misc expenses		0		36
37				37	Overhead				37
38	1,250,024	466,513	475,677	38	TOTAL MATERIALS AND SERVICES		2,047,077	0	0
				CAPITAL OUTLAY					
39				39					39
				CAPITAL OUTLAY					
40				40					40
41			0	41	Capital: Buildings		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			48
49	378,213	266,725	275,000	49	Interest		270,000			49
50	1,758,213	1,758,365	1,775,000	50	Total Debt Service		1,770,000	0	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			58
59	0	0	167,379	59	Total Transfers and Contingencies		50,000	0	0	59
60	0	3,129,539		60	Ending Fund Balance					60
61			2,945,965	61	Reserved for future Use		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	0	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**

Bonded Debt Fund

Bond Debt Payments are for:

- Revenue Bonds or
 General Obligation Bonds

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	3
4			4	Previously Levied Taxes to be Received	0	4
5	8,544		5	Interest		5
6			6	Transfers In	0	0
7			7	Transfers out	0	0
8			8	Proceeds from Refunding Bonds	0	0
9	8,544		9	Total Resources, Except Taxes to be Levied	108,000	0
10			10	Taxes estimated to be received	742,000	
11	837,997	(303,169)	11	Taxes Collected in Year Levied		
12	846,541	(303,169)	12	TOTAL RESOURCES	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
17	188,057	120,000	17	2019	January	125,000
18			18			
19			19			
20	435,000	153,500	20	Total Principal		495,000
				Bond Interest Payments		
21			21	Bond Issue	Budgeted Payment Mo.	21
23	109,100	95,000	23	2016 GOB	June	93,000
24	110,258	95,000	24	2016 GOB	January	86,000
25	82,500	80,608	25	2019 GOB	June	80,000
26	82,000	79,006	26	2019 GOB	January	80,000
27			27			
28			28			
29	383,858	349,614	29	Total Interest pymnt		355,000
##	818,858	503,114	30	Total Debt Service		850,000
31			31			
##			32	Contingency		
33	27,683		33	Ending Balance (Prior Years)		
34			34	Unappropriated Ending Balance		
35	0	0	35	Payment to Refunded Bond Escrow Agent	0	0
36	846,541	503,114	36	TOTAL REQUIREMENTS	850,000	0

RESOLUTION No. 2025-02

RESOLUTION ADOPTING THE BUDGET

BE IT RESOLVED that the Port of Newport Commission hereby adopts the budget for the fiscal year 2025-2026 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, 2025, 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	\$438,160

TOTAL APPROPRIATIONS, all Funds ... 21,676,432

Total Unappropriated and Reserve Amounts, All funds ... 1,040,700

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 2025-26

- (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 _____

X _____
Gil Silvia, President

X _____
Pat Ruddiman, Secretary/Treasurer