

PORT OF NEWPORT COMMISSION WORK SESSION AGENDA

Tuesday, August 22, 2017, 12:00 noon
OSU Extension Office
1211 SE Bay Blvd, Newport, OR 97365

- I. Call to Order 12:00
- II. General Manager Pro Tem Discussion 12:03.....p 3
 - A. John Todd Withdrawal letter
- III. General Manager Recruitment Process..... 12:13.....p 5
- IV. Existing Goal Setting Evaluation..... 12:28.....p 11
- V. Prioritize 6 Month Plan 12:38
 - A. Review Status of Shipping Plans
 - B. Determine Short Term and Long Term Action Items
- VI. Review Capital Improvements List 12:50.....p 19
 - A. Presentation on Budget Requirements
- VII. TIGER Grant Status 1:00.....p 23
- VIII. Public Comment..... 1:07
- IX. Adjournment 1:10

Regular meetings are scheduled for the fourth Tuesday of every month at 6:00 p.m.

The Port of Newport South Beach Marina and RV Park Activity Room is accessible to people with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours in advance of the meeting to Port of Newport Administration Office at 541-265-7758.

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John Todd
33321 S.E. Peoria Rd.
Corvallis, Oregon 97333
August 14, 2017

Karen Hewitt
Administrative Assistant,
Port of Newport
600 S.E. Bay Blvd
Newport, Oregon 97365

RE: General Manager Pro Tem Position

Dear Karen

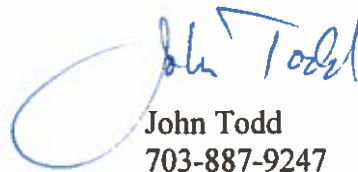
I wish to thank you for your support during my recent efforts to offer my services to the Port of Newport as the General Manager Pro Tem. Your help during the interview process was very gracious, and I appreciate your effort.

I wish to have you inform the Commissioners that I am no longer interested in the job as General Manager Pro Tem.

It was clear from the recent interview that two of the Commissioners recognized a number of issues exist with the current operations of the Port, but the remaining Commissioners do not appear to feel they have a problem and are not looking for solutions. That is sad, but it is reality. I have a history of being able to solve problems, but unless all of the Commissioners agree there are problems, I cannot help them. The presentation I offered, which was declined, identifies a number of issues that exist at the Port of Newport and some potential solutions. This was designed to show the Commissioners there is a positive path forward.

I wish the best for the people of Newport and hope they can be served well in the future.

Sincerely



John Todd
703-887-9247

Port of Newport “Revised” Job Announcement

GENERAL MANAGER

The Port of Newport is seeking an extraordinary individual to lead this dynamic port on the central Oregon coast. This executive level position must be dedicated to: innovative and strong leadership; developing markets for its deep draft shipping berth; supporting the commercial and sport fishing fleets; and providing quality service to lease holders, moorage holders and the public. A sound financial background and positive engagement at the state/federal levels and in the local community are vital attributes of the General Manager.

The Port of Newport is poised to resume shipping from its newly renovated International Terminal. Newport is Oregon’s busiest commercial and recreational fishing port and the Port of Newport provides moorage and services to both fleets. The Port holds leases with the National Oceanic and Atmospheric Administration’s Marine Operations Center-Pacific, the Oregon State University Hatfield Marine Science Center, Rogue Brewery World Headquarters, the Oregon Coast Aquarium, among others, and operates an RV Park.

About the Position

The General Manager serves under the direction of an elected five-member Board of Commissioners. The GM is responsible for the overall administration of the Port’s fiscal and personnel management (\$11.5m annual budget, 22 employees), development and maintenance of all Port facilities and properties, and other tasks as assigned by the Port Commission.

Qualifications for the Position

A Bachelor's degree in business administration, public administration or a related field is required. Past experience should include personnel management, fiscal budget management and/or an equivalent combination of education and experience which demonstrates the knowledge, skills and abilities necessary to successfully perform the essential duties of the job. At least five years of demonstrated experience in leadership and management with experience in the public sector including working with a board of elected officials, preferably in port or similar operations, or a combination thereof.

Salary and Benefits

Commensurate with qualifications and experience, negotiable

To be considered, visit: portofnewport.com for Job Description, Strategic Business Plan, Capital Facilities Plan, General Manager “Knowledge, Skills and Abilities” and more information about the Port of Newport. Submit a letter of introduction and resume postmarked by October 24, 2013:

Port of Newport General Manager Selection Process
Special Districts Association of Oregon
PO Box 12613
Salem, Oregon 97309-0613

PORT OF NEWPORT POSITION DESCRIPTION

GENERAL MANAGER

Position Overview

The General Manager for the Port of Newport is responsible for the overall administration of the Port's fiscal and personnel management, development and maintenance of all Port facilities and properties, and other tasks as assigned by the Port Commission. The General Manager serves at the will of, reports directly, and is accountable to the Port Commission.

Summary of Essential Duties

1. Responsible for leading the Port in its efforts to implement the goals and strategies outlined in its Strategic Business Plan, and to envision and accomplish sound business initiatives.
2. Responsible for marketing and outreach programs and representing the Commission in relationships with customers, local, state and federal officials, and the community.
3. Implements and maintains positive relationships with community resources, other critical users of Yaquina Bay, nearby Ports, and the media.
4. Responsible for all appointments, disciplinary actions, terminations and other personnel management actions for Port employees, and supervises/coordinates the activities of independent contractors when engaged in Port business.
5. Coordinates the activities of all consultants to the Commission, including legal counsel, planners, auditors, architects and engineers.
6. Provides the Commission with current information regarding business trends, market conditions, and opportunities relevant to the Commission's short and long-term goals.
7. Responsible for preparation, submission and adherence to the Port's annual operating budget and capital improvement planning in strict compliance with applicable Oregon budget law.
8. Provides leadership, direction and training to Port staff, always seeking to improve the overall efficiency, effectiveness and public perception of Port operations and personnel, and constantly striving to maximize staff's potential as individuals and as a team.
9. Regularly reviews Port departmental policies and procedures, and revises when appropriate, in consultation with the Port Commission.
10. Supervises and coordinates negotiation of rental/lease agreements, collective bargaining agreements, and other related business transactions.
11. Responsible for the regular inspection and timely maintenance of all Port facilities, compliance with all applicable laws and regulations, and the securing of all permits from regulatory agencies necessary to conduct Port business.

12. Oversees the scheduling of all Commission meetings following the guidelines of Oregon Public Meeting Laws. Attends all meetings unless excused by the Commission.
13. Assists the Commission in developing and maintaining communication with the Commission's constituency.
14. Performs other duties and responsibilities as assigned by the Commission.

Working Conditions

Primarily in an office setting with some travel. Requires weekend and evening work, often with intensive interaction with other individuals and groups. Extended hours of work may be required without additional compensation.

Contact with Others

Considerable contact with persons from within and outside the Port offices, including public speaking and communicating with federal/state/local officials, clients, tenants, contractors, union representatives, consultants and the general public.

Preferred Experience, Training and Knowledge

A Bachelor's degree in business administration, public administration or a related field. Experience should include personnel management, fiscal budget management and/or an equivalent combination of training, education and experience which demonstrates the knowledge, skills and abilities necessary to successfully perform the essential duties of the job.

A thorough knowledge of and/or the ability to continue to learn the practices of general port operations, economic development, personnel practices, public budget practices, property management, maritime commerce, operation of marine facilities and docks, dredging and wetland management practices including local, state and federal permitting processes are preferred.

Skills and Abilities

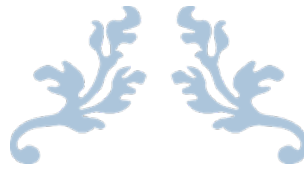
Proficiency in using information technology resources is desirable. Must be able to communicate effectively verbally and in writing; direct and supervise the work of others; maintain effective working relationships with Commissioners, staff, government representatives, the media, consultants, clients, union representatives and the general public; establish priorities; delegate job duties; accomplish goals and objectives; manage diversity; and act effectively as the General Manager of the Port.

Licenses

Valid driver's license and must be insurable by Ports insurance provider.

**Port of Newport
General Manager Hiring Process
Draft Timeline September 4, 2013**

June 25, 2013	Board Meeting, Approve agreement with SDAO, introduce job description, benefits package and selection process timeline review.
September 9, 2013	Final approval of job description and process timeline.
September 10, 2013	Recruitment Period Re-Opens
October 24, 2013	Recruitment Period Closes
October 29, 2013	Candidate resume's to Search Committees for review and ranking.
November 6, 2013	Search Committee Meeting in Newport to create a list of semi-finalists.
TBD	Selection process, Special Board of Commissioners Meeting and Selection Committee Interviews
TBD	Board of Commissioners announces tentative offer made to New General Manager.
January 2014	Complete Background checks and Final Agreement with Candidate
February 1, 2014	Start Date for New General Manager



2017 PORT OF NEWPORT COMMISSION GOAL SETTING

Including Mission, Vision and Organization Values



ADOPTED FEBRUARY 28, 2017
PORT OF NEWPORT
600 SE Bay Blvd., Newport, OR 97365

Mission, Vision and Governing Values

A. Mission Statement

Build and maintain waterfront facilities, and promote projects and programs in cooperation with other community organizations and businesses that will retain and create new jobs and increase community economic development.

B. Vision Statement

The Port of Newport will serve as the premier Oregon coast port for the commercial fishing fleets, for recreational fishing and tourism, and for ocean observation and marine research support. We will be one of the top two Oregon coast ports for waterborne commerce while protecting and enhancing the beauty and integrity of the natural environment which is the foundation of our working waterfront community.

C. Governing Values

- 1) **Leadership.** The Port of Newport accepts **responsibility** for taking the lead role on behalf of the citizens of the Port District in actively pursuing **economic progress**, which we believe means building and maintaining an economically diverse and thriving community that is resilient in its ability to respond positively to changing conditions and circumstances.
- 2) **Service.** Our business is public service – to the commercial and recreational fishing fleets, to the tourist and marine industries, to our lessees and visitors, and to the citizens of the Port District. Our intent is to strive constantly for **quality** in all the services we provide.
- 3) **Collaboration.** We pursue and maintain mutually supportive partnerships with our neighbors, including the private sector and local, state and federal government agencies. In the Port’s experience, the greater Newport community owes a significant part of its success to the foundational belief of governments and citizens alike to work with determination toward common goals in a spirit of mutual respect and cooperation.
- 4) **Accountability.** The Port serves as a steward of public resources. We manage our properties in a responsible manner, and support our personnel – our human resources – through regular feedback and evaluations designed to improve competence and performance.
- 5) **Sustainability.** The Port recognizes that we must manage the resources of the built environment and the natural environment in a manner that does not compromise the ability of future generations to meet their needs. To that end, we will maintain our capital facilities in working order, we will manage the funds entrusted to us wisely, prudently and ethically, and we will maintain policies that guide us in helping nurture a healthy estuary that is the foundation of our working waterfront.
- 6) **Optimism.** We have confidence in the importance of our mission, and in our ability to overcome obstacles, seize opportunities, and pursue our vision through steadfastness of purpose, awareness of our core values, and persistent focus on achievement.

2017 Port of Newport Goal Setting Summary

1. **Fund the International Terminal Shipping Facility**

This includes completing the financing for the ITSF project as well as developing markets for the facility when complete.

2. **Marketing and Public Relations**

This includes updating the website, along with improving marketing through Facebook and Yelp!

3. **Review Port Agreements**

This includes reviewing Moorage License agreements for all facilities for completeness, strengthen enforceability of moorage and storage agreements and reviewing agreements for environmental policy.

4. **Financial Strength**

This includes better defining of profit centers, reviewing contracted services for best value, determining how much Port is making/losing in a given area, and identifying strengths and liabilities.

5. **Review Capital Plan & Priorities**

In particular, moving the repair of the Rogue sea wall up on the priority list.

6. **Port of Newport Administrative Office**

This includes exploring options for building a new structure and looking at South Beach Annex as a potential location.

7. **Store Out of Date Gear to Make Room for Gear in Use**

This includes looking at both the International Terminal and the North Commercial lot for out of date gear or unusable materials.

8. **Security Cameras**

This includes installing additional cameras in the South Beach parking lot and Multi-Use areas.

9. **Convene Commercial Fishing Users Group Committee**

Start meetings for the newly established advisory committee.

10. **Annex Revamp**

This includes looking at the cost and feasibility of updating the Annex or using it for another purpose, perhaps as a location for the Port office.

11. **Rate Survey for Services and Equipment**

This includes looking at fees at the International Terminal and Commercial Marina, considering public facility vs. private rental fees, making sure we are charging appropriately and for all areas where charges would be applicable.

12. **Emergency Response Plans**

This includes reviewing and/or establishing emergency response plans for major events and determining responsibilities for the Port and Port Lessees.

13. Increase Communication with TCB

This includes providing the Commission with reports on safety related issues via daily reports, a monthly summary of TCB activities, and perhaps a Commission liaison with TCB.

14. Property Donations to the Port of Newport

This includes exploring the feasibility of soliciting and accepting property donations.

15. Review Facilities to Make Self-sustaining

This includes determining what it would take for each facility to break even on income/expenses.

16. Partner with Other Agencies

This includes looking at options for partnering with the City of Newport and/or others for training, maintenance and work sharing.

17. Continue Exploring a Landing Fee

This includes evaluating who and in what amount a landing fee may be assessed at the Commercial Hoist Dock.

18. Annual Training for Commission

Training to consider may include ethics, public records, SDAO.

19. Develop Criteria for Future Use of Remaining Port Property

This includes all remaining undeveloped parcels or re-vamp options.

20. Guidelines for Hoist Usage

This may include an on/off control allowing for PIN #s or key cards, posting “best practices” guidelines, and hoist safety training.

21. Contract Out Services

Services to consider may include cleaning and/or NCom forklift.

22. Succession Planning

This includes looking at future personnel needs at all facilities.

23. Monthly Reporting to Commission of RV Park Customer Feedback

24. Consider & Cost Out Equipment Operation to lease out to Private Operator

25. Schedule Quarterly Meetings with Individual Commissioners and Operations to go over Port Overall Perspective from their POV

26. Set aside \$50K-\$100K at end of fiscal year for SB Projects

27. Consider GO bond to fund all Ncom repairs & dredging (2 - 5 year) and run by Users Group

28. Deepen Triangle/Prism for NOAA Dredging

29. **Ordinance Review Group with TCB & Commission**
30. **NCom inventory completed by Port Personnel to free up TCB to Focus on Safety Issues**
31. **Cross Training of All Jobs at the Port**
32. **Move NOAA MOC-P Port Supervisor into an Office Inside the NOAA Building**
33. **Maximize Insurance Discounts**
34. **SB Dock Replacement/Refurbishment Every 1 - 2 years**
35. **Evaluate Port Potential Liability re: Charter Boats, etc/Addl insured Port of Newport**
36. **Better Boat/RV Inventory, Inventory Management Program**
37. **Equipment and Facility Damage Recoupment Policy**
38. **SB Vision Part of 2017 Goal Setting as a Separate Category**
39. **Marine Science Community Growth Outreach**
This would include non-professional community involvement
40. **Rewrite Mission and Vision Statement**
41. **Update Strategic Business Plan**
42. **2 - 5 years - Bring new Revenue Producing Interest - Out of the Box**
43. **Utilize the YFP Property by Renting Space to Fishermen**
44. **Identify all Dredging Needs for the Port**
45. **NIT - Have Rates Equal for All Users**

Port of Newport Commission Goals for 2017
 Goal Matrix by Oregon Administrative Rule for Port Strategic Business Plans
 Adopted Feb. 28, 2017

Overall Rank	GOAL	FINANCIAL	CAPITAL & MAINTENANCE	MANAGEMENT	ENVIRONMENTAL	MARKETING
1	Fund ITSF	1				
2	Marketing & Public Relations					1
3	Review MLAs and Agreements			1		
4	Financial Strength	2				
5	Review Capital Priorities/Rogue Sea Wall		1			
6	Port of Newport Office			2		
7	Store out of date gear/make room for gear in use			3		
8	Security Cameras			4		
9	Convene Commercial Users Group			5		
10	Rate Survey for Services & Equipment	3		6		
11	Annex Revamp		2			
12	Emergency Response Plans			7	1	
13	Increase Communication with TCB			8		
14	Property Donations to the Port	4				
15	Review Facilities to make Self-sustaining		3			
16	Partner with other Agencies			9		2
17	Continue Exploring a Landing Fee	5				
18	Annual Training for Commission			10		
19	Criteria for Future Use of Port Property		4			3
20	Guidelines for Hoist Usage			11		
21	Contract out Services	6				
22	Succession Planning			12		
23	RV Park Feedback report to Commission monthly			13		4
24	Consider and cost out Equipment lease to private operator	7				
25	Schedule Quarterly Meetings with Individual Commissioners and Operations to go over Port Overall Perspective from their POV			14		
26	Set aside \$50K-\$100K at end of fiscal year for SB Projects	8				
27	Consider GO bond to fund all Nicoma repairs & dredging (2 - 5 year) and run by Users Group	9				
28	Deepen Triangle/Prism for NOAA Dredging		5		2	
29	Ordinance Review Group with TCB & Commission			15		
30	NCom inventory completed by Port Personnel to free up TCB to Focus on Safety Issues	10		16		
31	Cross Training of All Jobs at the Port			17		
32	Move NOAA MOC-P Port Supervisor into an Office Inside the NOAA Building			18		
33	Maximize Insurance Discounts	11				
34	SB Dock Replacement/Refurbishment Every 1 - 2 years		6			
35	Evaluate Port Potential Liability re: Charter Boats, etc./Addl insured Port of Newport	12		19		
36	Better Boat/RV Inventory, Inventory Management Program	13				
37	Equipment and Facility Damage Recoupment Policy		7			
38	SB Vision Part of 2017 Goal Setting as a Separate Category			20		
39	Marine Science Community Growth Outreach					5
40	Rewrite Mission and Vision Statement			21		

Port of Newport Commission Goals for 2017
 Goal Matrix by Oregon Administrative Rule for Port Strategic Business Plans
 Adopted Feb. 28, 2017

Overall Rank	GOAL	FINANCIAL	CAPITAL & MAINTENANCE	MANAGEMENT	ENVIRONMENTAL	MARKETING
41	Update Strategic Business Plan			22		
42	2 - 5 years - Bring new Revenue Producing Interest - Out of the Box					6
43	Utilize the YFP Property by Renting Space to Fishermen	14		23		
44	Identify all Dredging Needs for the Port		8		3	
45	NIT - Have Rates Equal for All Users	15		24		

**PORT OF NEWPORT
RESOLUTION NO. 2017-06**

**A RESOLUTION UPDATING THE PORT OF NEWPORT'S CAPITAL
IMPROVEMENT PROJECT PRIORITIZATION LIST AND IDENTIFYING THE
INTERNATIONAL TERMINAL SHIPPING FACILITY AS THE PORT'S TOP
CAPITAL PRIORITY.**

WHEREAS, the Port of Newport adopted a Strategic Business Plan (SBP) and a Capital Facility Sub-plan (CFP) January 14, 2013; and

WHEREAS, the Board of Commissioners last updated the Capital Improvement List (CIL) with Res. No. 2016-04 on May 24, 2016; and

WHEREAS, the Board of Commissioners as part of its annual budget work session on April 4, 2017 reviewed the Capital Improvement Project Prioritization List (CIL), including completed projects, and re-visited the list with the Port's Budget Committee on May 9, 2017; and

WHEREAS, the CIL includes over \$30-million worth of capital projects; and

WHEREAS, the Port of Newport Board of Commissioners finds that the International Terminal Shipping Facility meets the goals and objectives stated within the Strategic Business Plan; and

WHEREAS, the Commission understands the importance of reviewing the CFP annually, removing completed projects, adding new projects, adjusting project planning level costs and re-prioritizing based upon public and staff input; **NOW THEREFORE**

**THE PORT OF NEWPORT BOARD OF COMMISSIONERS RESOLVES AS
FOLLOWS:**

Section 1. The following projects are identified as the top priorities for Fiscal Year 2016-17:

- A. International Terminal Shipping Facility (ITSF).....\$6,500,000
- B. Port Dock 5 Approach Pier Engineering\$115,000
- C. Replace 3000 lb. Toyota Forklift (payment).....\$9,000
- D. Replace 9000 lb. Hyster H-90 Forklift (payment)\$15,000
- E. Maintenance Trucks.....\$20,000
- F. New Fish Fillet Table in South Beach\$75,000
- G. Asphalt Replacement at IT.....\$12,700
- H. Install West Berth Water Stand at IT\$6,900
- I. South Beach RV Sewage Dump\$26,000

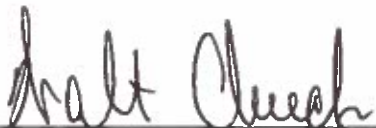
Section 2. The Port of Newport's Capital Improvement List is attached as Attachment "A".

Section 3. Capital projects related to the Port's lease with the NOAA Marine Operations Center are listed separately and can be found in the NOAA Fund budget.

Section 4. Res. No. 2016-04 and other Previous Capital Improvement Prioritization Lists are hereby repealed.

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS this 23rd day of May, 2017.

ATTEST:



Walter Chuck, President



Patricia Patrick-Joling, Secretary/Treasurer

Capital Improvements List From Department Heads

1. INTERNATIONAL TERMINAL				
Priority	CFP Priority	Project	Cost Estimate	Reference document
S	1	Consolidation lay-down yard for break-bulk, container shipping	\$6,657,779.00	2015 TIGER
S	1	Purchase used work truck for Terminal	\$8,000.00	
S	1	Grading of Hall Property (1)	\$515,961.00	2015 quote
S	1	Grading of Port's 9-acre lot (1)	\$51,596.00	2015 quote
S	1	Replace H90 Forklift	\$50,000.00	
S	1	Security Fencing	\$17,000.00	
S	1	Asphalt spot repairs to ~ 1,500 s.f.	\$12,699.00	R&D bid 1-20-17
S	1	Install water stand pipe at west berth, branching off of existing line	\$6,900.00	2-8-17 bid from Rau Plumbing
L	2	International Terminal Fire Water Line Loop	\$138,732.00	2013 CFP
N	2	Replace H250 with newer model	\$30,000.00	
L	2	Asphalt Parking Lot area west of shop	\$110,000.00	2014 quote
L	2	Re-Asphalt northwest end of lot	\$84,000.00	2016 quote
L	3	Purchase and install 2nd hoist for use on W berth	\$130,000.00	2013 quote
SUBTOTAL			\$7,812,667.00	

2. COMMERCIAL MARINA				
Priority	CFP Priority	Project	Cost Estimate	Reference document
S		PD-5 Pier Engineering - Preliminary Work	\$115,000.00	OBEC
S		PD-5 Pier Engineering - Shovel Ready Alternative	\$200,000.00	OBEC
S		New/additional /Forklift	\$36,000.00	FY1516 REQ
S		replace Rods/ 1-Waler/Rub boards/new bumpers/ triangles/PD-5C	\$270,000.00	+
S		Port Dock 5 Pier Improvements/ Alt 1+3	\$3,241,281.00	
S		replace rods/Rub boards/ Dock 5X	\$25,000.00	
S		Replace rods/UHMW rub boards/Dock 3	\$110,000.00	
S		replace rods/bumpers/rub boards/6 walers Dock 5B	\$350,000.00	
S		replace finger rods/triangle tops/ wooden rub boards Dock 7 fingers	\$30,443.00	
N		Hoist dock electrical replacement	\$25,000.00	
N		PD-7 E/F Docks (1)	\$1,031,921.00	FY1516 REQ
N		Marina Dredging	\$2,230,323.00	2013 CFP
N		Port Dock 7 Replacement	\$3,703,719.00	2013 CFP
N		replace pilings on Sweeds dock/ move dock 50' to the West	\$195,356.00	
N		New Swing #4 Hoist w/ Extension	\$17,479.00	FY1516 REQ
N		#3 Hoist Replacement	\$134,150.00	FY1516 REQ
M		Hoist Dock (Center Section) Replacement w/ Hoist upgrade (2)	\$694,447.00	FY1516 REQ
L		Port Dock 1 Replacement	\$816,997.00	2013 CFP
L		40' x 60' x 14' New Shop	\$165,107.00	FY1516 REQ
L		Hoist Dock Expansion (to west)	\$1,547,882.00	FY1516 REQ
L		Replace Used Oil Tanks & Purchase Oil/Water Separator	?	
SUBTOTAL			\$14,625,105.00	

3. RECREATIONAL MARINA & RV PARK				
Priority	CFP Priority	Project	Current Cost	Reference document
S		Relocate RV SS dump site	\$12,000	FY17 request
S		Landscaping in Marina RV Park	\$30,000	
S		Install New Fillet Table Top of F-Dock	\$75,000	
S		Repair Service Dock	\$100,000	
S		Replace rip rap in SW corner of marina/fishing pier walkway	\$30,958	FY1516 REQ
N		Electrical Load Centers South Beach Marina	\$108,933	2013 CFP
N		Residing buildings in marina (south, central)	\$50,000	FY1516 REQ
N		Paint OPS building and marina store	\$10,319	FY1516 REQ

N		Picnic Bunker Rebuild	\$39,216	2013 CFP
		Landing Float Repair Bottom of A-Dock	\$50,000	
N		Wastewater Pump Station Replacement - South Beach	\$32,680	2013 CFP
N		New electrical pedestals	\$144,469	FY1516 REQ
N		Marina Dredging	\$2,924,712	2013 CFP
N		Reconstruction of Recreational Marina Docks	\$141,613	2013 CFP
N		Pavement Reconstruction/Seal Coating (all areas)	\$435,756	2013 CFP
L		Renovate RV Park Annex	\$300,000	2013 CFP
L		South Beach Marina Fuel Facility - Tank Replacement	\$228,759	2013 CFP
L		OSMB Service Dock Trail Connection	\$3,100,000	OSMB WAG
?		Oregon State Police dock (\$39,500 total assume \$20,000 fund from OSP)	\$20,000	FY17 request
SUBTOTAL			\$7,834,415	

4. OTHER FACILITIES				
Priority	CFP Priority	Project	Original Cost Estimate	Reference document
N		New Port Offices/Parking Area/Customs Office	\$900,000	Capri 2014
N		Rogue Brewery (Dry Moorage Building) North Wall/Siding Replacement	\$300,000	2013 CFP
N		Rogue Brewery (Dry Moorage Building) Foundation/Seawall Stabilization	\$2,100,000	2013 CFP
L		Fishing Pier Replacement	\$3,600,000	2013 CFP
SUBTOTAL			6,900,000	

5. VEHICLES				
Priority		Project	Original Cost Estimate	Reference document
S		Maint Dept - 1 utility trucks	\$20,000	FY16 request
N		utility truck for Commercial side	\$20,000	FY1516 REQ
N		Maint Dept - 1 utility trucks	\$20,000	FY16 request
SUBTOTAL			\$60,000.00	

Total **\$37,232,187**

S = Short Term (This Fiscal Year)
 N = Near Term (1 - 5 yrs)
 L = Long Term (5+ years)



GENERAL MANAGER'S REPORT

DATE: 08/16/2017
RE: International Terminal Shipping Facility Report
TO: Port of Newport Board of Commissioners
ISSUED BY: Aaron Bretz

SUMMARY:

We continue to keep up the compliance effort with permits issued for the Newport International Terminal (NIT), and to complete the dredging estimates for the NIT. I have contacted the U. S. Department of Transportation (USDOT) and the U. S. Maritime Administration (MARAD) to determine what is needed to extend the timeline of the TIGER Grant. Bob Bouchard of MARAD has scheduled a visit to discuss the way forward with Port representatives. As of yet, no extension has been granted; this meeting is necessary to provide MARAD with the criteria needed to make a decision on such an extension. They requested that I provide them with a brief narrative of the situation as it currently exists. Although the funding has also not yet been revoked; the terms used in the grant are that the USDOT "may" terminate its obligations if the timeline is not met. There has been no change to the status of the contracts relating to NIT development.

DETAIL:

- If we intend to keep the TIGER Grant, we will need to present to MARAD our clear and precise intentions for the NIT project, including but not limited to:
 - Current status of funding from other sources
 - New estimated start of construction
 - An account of the facts that caused the delay
 - A clear indication that we are making progress toward starting construction
- It must be understood by all commissioners that loss of this grant does incur an opportunity cost that consists not only of the immediate revenue, but also in terms of political fallout for the entire State of Oregon
 - This point has been made clearly and forcefully to me by executives in federal and state government

OPTIONS:

If the commission decides to do nothing, the TIGER Grant will be lost.

If the commission desires to keep the TIGER Grant available, we will need to work hard to convince MARAD to keep it open. We would need to change the nature of the conversation from that of a dichotomy between shipping and fishing into a conversation about what needs to currently change to allow them to operate in parallel. In doing so, it appears that the discourse fits generally into two categories. There needs to be *discussion* (rather than simple statements) about: a) operational aspects of a parallel operation and b) the economic feasibility of the current offer in question. These discussions will generate the specific items of contention, and from those we can determine what needs to be changed about the current situation in order to progress.

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