

SUPPLEMENTAL PORT OF NEWPORT COMMISSION REGULAR MEETING

Tuesday, March 22, 2022, 6:00 p.m.

Microsoft Teams

Newport, OR 97365

This will be a virtual meeting, which means you can attend by registering or you can view the live stream of this meeting on our website: <https://www.portofnewport.com/2022-03-22-commission-meetings-2022-march-22-2022-6-00-p-m>

Anyone interested in making public comment must complete the form on our website and submit it by 11:00 a.m. on Monday, March 21, 2022: <https://www.portofnewport.com/2022-03-22-commission-meetings-2022-march-22-2022-6-00-p-m>

I. Call to Order

II. Changes to the Agenda

III. Public Comment (3-minute limit per person).....Page 2

IV. Consent Calendar

2022

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V. Old Business

- A. Items Removed from Consent Calendar

VI. New Business

- A. Approval of South Beach ParkMobile – *Brown*.....Page 39
- B. Approval of Permitting for Rogue Seawall Repairs – *Bretz*.....Page 41

VII. Staff Reports

- A. General Manager - *Miranda*.....Page 42
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B. Commissioner Reports

C. Calendar/Future Considerations 2022

Next Commission Meeting.....April 26, 2022

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

XI. Adjournment

From: [Gloria Tucker](#)
To: [Paula Miranda](#)
Subject: FW: Jan. 27 2022 South Beach Users Group meeting
Date: Tuesday, March 1, 2022 8:13:00 AM

From: Michael Coffey
Sent: Tuesday, March 1, 2022 6:45 AM
To: Gloria Tucker <gtucker@portofnewport.com>
Subject: Re: Jan. 27 2022 South Beach Users Group meeting

Good morning,

We noticed this week-end that there have been some improvements at the guest dock and H dock. Looks nice. Glad to see it.

One thing we have always liked about Newport is the Marina shower/restroom. They have got to be the best on the West coast. They are much nicer than places such as Port Angeles, Wa., Victoria, Canada, Florence and Reedsport, Or. and Monteray, Ca. It's been a few years since Morteray, hopefully it's improved.

Checked several charts and see that the green marker at the marina entrance is just a day marker. I was sure that use to be a flashing green. It would be nice if it was.

Have a good day
Mike Coffey



Virus-free. www.avast.com

February 22, 2022
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 virtually via Microsoft Teams. In attendance were Commissioners Burke, Sylvia, Retherford, and Chuck. Commissioner Lackey joined the meeting at 6:08 p.m. Also in attendance were General Manager Paula Miranda, Operations Director Aaron Bretz, Finance Director Mark Brown, and Administrative Assistant Gloria Tucker.

CONSENT CALENDAR

MOTION was made by Chuck, seconded by Retherford, to approve the consent calendar as presented. The motion carried unanimously in a voice vote (4-0).

OLD BUSINESS

Approval of Change Order Regarding Swede's Dock Pilings. Burke introduced the agenda item. Bretz reported Bergerson Construction performed some minor additional repairs as outlined in the report.

MOTION was made by Retherford, seconded by Sylvia, to authorize the General Manager to pay Bergerson Construction for additional work on Swede's Dock in the amount of \$1,675. The motion carried unanimously in a voice vote (4-0).

NEW BUSINESS

Review Draft FY 22-23 Budget. Burke introduced the agenda item. He noted the Commission can not discuss the budget until the first Budget Committee meeting in March. Miranda reported this is a draft budget, so it will not be the final product that goes before the Budget Committee. She stated staff are still working on a few things but wanted to give an idea of the budget. She noted some things may change because it's literally a draft. Sylvia added he appreciates notes beside each major change in the budget.

Approval of HR System. Burke introduced the agenda item. Brown reported as staff were looking at the payroll system, the payroll provider came out with an HR function that enables the Port to automate many of the things done manually today. He stated the savings will be in the amount of time putting the paperwork together and tracking things down. Burke added he appreciates the trend in efficiency by the Port.

Sylvia confirmed there would not be any further maintenance costs, just the monthly charge going forward.

MOTION was made by Sylvia, seconded by Chuck, to authorize the General Manager, or designee, to enter into an agreement with Integrated Data for Integrated Data's HR system and self-service portal at a cost of \$300 per month. The motion carried unanimously in a voice vote.

Approval of South Beach Wi-Fi Enhancement. Burke introduced the agenda item. Brown reported the Wi-Fi in South Beach has long been in need of upgrade. He stated with more people travelling and doing business remotely, the Port needs to have a reliable Wi-Fi system. He noted he stayed there for a short time before he found an apartment in Newport, and some days there was Wi-Fi and some days there wasn't. He indicated this would also expand services so the operations center would have a reliable and fast network connection and add Wi-Fi to the South Beach Marina docks. He added the users would have a good experience.

Retherford asked if the payment will be in this fiscal year or next fiscal year. Brown replied this will probably hit both budgets because of timing. He added there is about a 60-day lead time to get the equipment to drill underground. He noted there is budget this year, and he is budgeting for it next year as well.

Miranda noted this is one item she has received emails on in the past. She stated when people make comments about their stay at the RV Park, this is always one of the issues. She indicated with so many people commuting nowadays, and that place staying fuller than ever on a regular basis, she believes the project is quite important.

Burke noted he has heard complaints as well. He asked if they would find the conduit. Brown replied the likelihood is greater they will not find it. He noted Hyak does have some new tools to attempt to find it. Burke stated the Aquarium has used high pressure water. Brown noted they have a sounding device, but he will recommend high pressure water too. Sylvia asked who will own the equipment. Brown replied the Port will own the equipment and fiber. Sylvia confirmed there will be a two-year warranty.

MOTION was made by Chuck, seconded by Retherford, to authorize the General Manager or designee to enter into an agreement with Hyak for the South Beach Network Wi-Fi upgrade at a cost not to exceed \$85,954.37 plus a contingency of \$12,893.16 (15 percent). The motion carried unanimously in a voice vote.

Approval of Dredging Permit Consultation (SB, NOAA, NIT). Burke introduced the agenda item. Bretz reported staff are getting started on submitting the permits for the next three dredging projects, NOAA, South Beach, and the Terminal. He stated it's a pretty comprehensive effort. He noted they are going to have to do an individual consultation with the Corps to do South Beach. He added this proposal offers the most value. Burke clarified the past dredging at South Beach. Bretz stated one of the reasons this will be difficult to permit is it has been so long since the Port has done the permitting to get the berths dredged. Burke added the east ones are very shallow.

Sylvia confirmed Pacific Habitat Services will do the liaison work with permitting agencies as well produce data, material sampling analysis, biological opinions, and submitting permit applications. Bretz noted he will have to feed them some data. He stated this company is good at working with the Corps. He added people would think this is a rigid, scientific process, but that has not been his experience. He indicated it is helpful to have a person onboard who knows all the people involved making all the decisions, works with them regularly, and can provide them with the information they need to make their decision. Sylvia added it's good to have a bureaucratic artist.

MOTION was made by Lackey, seconded by Sylvia, to authorize the General Manager or designee to negotiate a contract with Pacific Habitat Services to provide consulting and permitting services for the above projects in an amount not to exceed \$45,000 (including a 7 percent contingency). The motion carried unanimously in a voice vote.

STAFF REPORTS

General Manager Report. Miranda apologized to the users of the Port because this past couple of months the Port has had a lot of shortage of staff due to injuries, illness, and turnover. She reported she truly appreciated those who stepped up in covering for folks. She noted Mark Brown and Mark Harris helped with the RV Park, and some folks in maintenance covered for different departments. She indicated a good note, today dirt was moved at the Admin Building, 2-22-22. She added, hopefully, this will go smooth. She stated the contractor has been trying to get ahead and ordering materials when the prices are good.

Miranda reported the Port is on a good trend, and the intent is to get this project completed in eight months. She noted the Port wrapped up the PD5 project. She stated one good note is the contractor that did the project just received an award from Associated General Contractors. She indicated this project will be highlighted because it was well done with federal funds. She added the Port got the permit to grade the 9 acres at the Terminal.

Miranda reported the contractors are waiting for the weather to be less wet. She explained the Port is trying to get rid of some material there. She noted there are some organic materials, which makes it a little bit harder to sell, but it still can be used; it's still clean. She stated the Port is trying to give it out for free before it has to haul out what's left. She indicated the Port does have an obligation with Rondys to get rid of that material. She added when the MARAD has the grant again for infrastructure for small ports, the Port will try to get some equipment and housing for that equipment at the Terminal.

Miranda reported Brown and his folks have been hard at work trying to implement the new financial and reservation system. She noted once things are more organized, the Port will be able to get slips assigned for the commercial area. She stated she knows that has been a desire for many, but staff need to be a little more ready. She indicated that would, hopefully, be coming in the next few months. She added financials continue to look good.

Miranda reported the Port has staff who are very good on staying on top of financials. She noted Bretz and his team have been great on keeping projects on track. She stated she is pleased where things are going. She indicated she is still working on grants and updated the Commission on current grant applications. She added she has been working with Representative Gomberg and his team on funding.

Miranda reported she was given the opportunity to speak before the Ways and Means Committee. She noted the state received a lot of federal funds to apply to infrastructure. She stated the Port has a good project. She indicated she listened to others who presented, and the Port's project is a good one. She added at the end of March there is a chance the mask mandate may be removed from the state and the Commission could meet in person.

Burke asked if the Commission is ready to go back to in-person meetings once the mandate is lifted. The Commission expressed support for in-person meetings.

Sylvia asked Brown about his report, if there was a standard set for speed upfront in PacSoft, since issues had been discovered. Brown replied PacSoft put one correction in place, and all of the sudden the maps are refreshing in about 2 seconds. He noted he informed them today of another issue that they will correct. He explained when the Port put together the RFP, it requested Software as a Service Solution. Sylvia asked if there would be further costs to the Port. Brown replied in the RFP, the Port stated it was not willing to pay any additional cost not included in RFP. He added they do have a solution, and the Port is not paying for it.

COMMISSIONER REPORTS

Sylvia reported he is part of the advisory committee reviewing the Yaquina Bay Estuary Management Plan. Miranda stated she is part of the steering committee, and the idea is to update the plan, which has been in place more than 20 years. She explained there are issues with environmental issues, climate change, and business needs. She noted there is a consultant reaching out to users.

Sylvia reported the advisory committee met today with the consulting group. He explained when the first plan was put together there was not the same emphasis on endangered species, climate change, or resilience. He noted these are new elements. He stated the plan has the same architecture with zoning requirements, but where the tension will build will be on intended and unintended consequences of new rules and policies for managing for the Yaquina Bay estuary.

Sylvia reported he is going to pay attention to the economic development side. He stated his sense is a lot of the folks with technical backgrounds are mostly biologists who may not be as focused on economic development. He noted there is not very good economic data. He explained everything will be spatially mapped, and there will be an atlas of Yaquina Bay. He added in the end, there will be decisions to make on tradeoffs between social, economic, and environmental issues in terms of rules and zoning. He indicated the project is moving quickly.

Miranda reported she spent an hour interviewing with the consultant. She explained she gave a lot of information on the businesses at the Port, and she shared the economic analysis done by Midwater Trawlers and the county. She noted she spent quite a bit of time on the investment the Port has made and what type of rules would hurt the Port. She stated she also explained some of the needs of the Port of Toledo. She indicated she made sure they were included in the steering committee too.

Miranda reported one of the biggest issues both ports have is finding places to place the dredge material. She noted there are also permitting issues and mitigation is a big problem. She indicated the Port will keep being involved as much as possible. Sylvia noted the strategy is to look for win-win opportunities. He stated his concern for the Port would be to find the Port locked into predetermined development and that it can't get out of the box. He indicated he will come back to the Commission as this goes forward. He added Yaquina Bay is considered the model, and all the other estuaries will have to undergo a new plan.

Burke asked what the timeline is to publish the plan. Miranda replied the contract is for a few years, but their goal is a year or a year and a half. She added she will come back with more details on that.

EXECUTIVE SESSION

Burke announced the Commission would enter executive session pursuant to ORS. 192.660(2)(f) – Exempt Public Records. He explained the rules of executive session. He stated there would not be further discussion after the executive session and adjourned the meeting.

ADJOURNMENT

Having no further business, the meeting adjourned at 6:52 p.m.

Port of Newport - General Operating Fund

Balance Sheet

As of February 28, 2022

	Feb 28, 22	Feb 28, 21	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
100 · General Operating Funds	3,039,905	3,469,014	(429,109)	(12)%
Total Checking/Savings	3,039,905	3,469,014	(429,109)	(12)%
Accounts Receivable				
11200 · Accounts Receivable	401,248	502,269	(101,022)	(20)%
11225 · Grants Receivable	2,776	144,054	(141,278)	(98)%
Total Accounts Receivable	404,024	646,323	(242,299)	(38)%
Other Current Assets				
11250 · Property Tax Receivable	10,024	12,973	(2,949)	(23)%
11255 · Allow for Bad Debt - CM	(20,000)	(20,000)	0	0%
11260 · Allow for Bad Debt - SB	(10,000)	(10,000)	0	0%
11270 · Undeposited Funds	29,856	32,791	(2,936)	(9)%
11300 · Prepaid Expenses	273,409	232,959	40,451	17%
11400 · Due from Other Funds	97,923	7,509	90,414	1,204%
11480 · PERS - NPA(L)	(647,914)	(647,914)	0	0%
11485 · PERS - Deferred OF	193,254	193,254	0	0%
11490 · Assets Held For Sale	31,887	0	31,887	100%
Total Other Current Assets	(41,562)	(198,429)	156,867	79%
Total Current Assets	3,402,367	3,916,909	(514,542)	(13)%
Fixed Assets				
11500 · Capital Assets	48,613,289	47,114,010	1,499,280	3%
Total Fixed Assets	48,613,289	47,114,010	1,499,280	3%
TOTAL ASSETS	52,015,656	51,030,918	984,738	2%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
12000 · Accounts Payable	217,407	454,651	(237,244)	(52)%
Total Accounts Payable	217,407	454,651	(237,244)	(52)%
Other Current Liabilities				
12016 · Retainage Payable	114,509	16,535	97,974	593%
12018 · Unclaimed Property Payable	6,434	3,933	2,501	64%
12020 · Lodging/Room Tax Payable	5,008	17,104	(12,096)	(71)%
12100 · Payroll Liabilities	113,120	162,523	(49,403)	(30)%
12200 · Due to other Funds	528,264	0	528,264	100%
12250 · Deferred Revenue	457,884	382,801	75,083	20%
12300 · Accrued Interest Payable	14,011	15,147	(1,136)	(8)%
12320 · Current Portion-Long Term Debt	550,980	535,814	15,166	3%
Total Other Current Liabilities	1,790,210	1,133,858	656,352	58%
Total Current Liabilities	2,007,617	1,588,509	419,108	26%
Long Term Liabilities				
12350 · Long Term Debt	5,127,215	5,708,731	(581,516)	(10)%
12800 · Bond Premiums	100,621	100,621	0	0%

Port of Newport - General Operating Fund

Balance Sheet

As of February 28, 2022

	<u>Feb 28, 22</u>	<u>Feb 28, 21</u>	<u>\$ Change</u>	<u>% Change</u>
12900 · PERS - Deferred IF	246,841	246,841	0	0%
Total Long Term Liabilities	5,474,676	6,056,193	(581,516)	(10)%
Total Liabilities	7,482,294	7,644,702	(162,408)	(2)%
Equity				
13003 · Committed Grant Match Funds	667,000	0	667,000	100%
13010 · GOF - Unassigned FB	36,677,896	36,402,710	275,186	1%
13015 · GOF - Contributed Capital FB	7,130,788	7,130,788	0	0%
13075 · GOF - Prior Period Adj	0	(21,009)	21,009	100%
Net Income	57,679	(126,272)	183,951	146%
Total Equity	44,533,362	43,386,217	1,147,146	3%
TOTAL LIABILITIES & EQUITY	<u>52,015,656</u>	<u>51,030,918</u>	<u>984,738</u>	<u>2%</u>

Port of Newport
General Operating Fund - Budget vs. Actual
 July 2021 through February 2022

	Jul '21 - Feb...	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
14000 · Lease Revenues	566,897	528,773	38,124	107%
14100 · Moorage	1,203,366	1,033,742	169,624	116%
14200 · Hoist Dock & Services	633,008	598,680	34,328	106%
14300 · Shipping Terminal Revenues	2,166	19,208	(17,042)	11%
14400 · RV Parks	900,276	810,338	89,938	111%
14500 · Launch Ramp & Trailer Storage	67,855	56,705	11,150	120%
14600 · Miscellaneous Revenue	87,987	7,333	80,654	1,200%
14700 · Permit Revenues	0	1,000	(1,000)	0%
Total Income	<u>3,461,555</u>	<u>3,055,779</u>	<u>405,776</u>	<u>113%</u>
Gross Profit	3,461,555	3,055,779	405,776	113%
Expense				
15000 · Personnel Services	1,322,485	1,560,996	(238,511)	85%
16000 · Materials & Services	1,698,310	2,946,352	(1,248,042)	58%
16990 · Depreciation Expense	1,125,464	984,781	140,683	114%
17000 · Debt Service	440,082	839,273	(399,191)	52%
Total Expense	<u>4,586,341</u>	<u>6,331,402</u>	<u>(1,745,061)</u>	<u>72%</u>
Net Ordinary Income	(1,124,786)	(3,275,623)	2,150,837	34%
Other Income/Expense				
Other Income				
18100 · Property Tax Revenue	121,342	70,053	51,289	173%
18200 · Interest Income	4,847	1,000	3,847	485%
18300 · Grants	114,148	0	114,148	100%
18600 · Gain/(Loss) on Sale of Assets	(1,520)			
18700 · Property & Dredge Sales	0	29,000	(29,000)	0%
18800 · Miscellaneous - Non-operating	126	0	126	100%
18900 · Transfers In from Other Funds	667,000	1,307,000	(640,000)	51%
Total Other Income	<u>905,943</u>	<u>1,407,053</u>	<u>(501,111)</u>	<u>64%</u>
Other Expense				
19000 · Capital Outlay	258,254	1,965,000	(1,706,746)	13%
19700 · Transfers Out to Other Funds	100,000	100,000	0	100%
19890 · Overhead Allocation	(2,963)	(2,450)	(513)	121%
Total Other Expense	<u>355,290</u>	<u>2,062,550</u>	<u>(1,707,260)</u>	<u>17%</u>
Net Other Income	<u>550,652</u>	<u>(655,497)</u>	<u>1,206,149</u>	<u>(84)%</u>
Net Income	<u>(574,134)</u>	<u>(3,931,120)</u>	<u>3,356,986</u>	<u>15%</u>

Port of Newport - General Operating Fund

Administration - Budget vs. Actual

July 2021 through February 2022

	Jul '21 - Feb 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
14600 · Miscellaneous Revenue	3,008	1,000	2,008	301%
14700 · Permit Revenues	0	1,000	(1,000)	0%
Total Income	3,008	2,000	1,008	150%
Gross Profit	3,008	2,000	1,008	150%
Expense				
15000 · Personnel Services	526,705	610,249	(83,544)	86%
16000 · Materials & Services	473,420	819,139	(345,719)	58%
16990 · Depreciation Expense	3,376	2,954	422	114%
17000 · Debt Service	8,400	552,595	(544,195)	2%
Total Expense	1,011,900	1,984,936	(973,036)	51%
Net Ordinary Income	(1,008,892)	(1,982,936)	974,044	51%
Other Income/Expense				
Other Income				
18100 · Property Tax Revenue	121,342	70,053	51,289	173%
18200 · Interest Income	4,847	1,000	3,847	485%
18300 · Grants	10,000	0	10,000	100%
18900 · Transfers In from Other Funds	667,000	1,307,000	(640,000)	51%
Total Other Income	803,189	1,378,053	(574,865)	58%
Other Expense				
19000 · Capital Outlay	68,340	1,225,000	(1,156,660)	6%
19700 · Transfers Out to Other Funds	100,000	100,000	0	100%
19890 · Overhead Allocation	(872,703)	(757,602)	(115,101)	115%
Total Other Expense	(704,363)	567,398	(1,271,761)	(124)%
Net Other Income	1,507,552	810,655	696,896	186%
Net Income	498,660	(1,172,281)	1,670,941	(43)%

Port of Newport
International Terminal - Budget vs. Actual
July 2021 through February 2022

	<u>Jul '21 - Feb 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
14000 · Lease Revenues	106,040	115,627	(9,587)	92%
14100 · Moorage	140,817	112,750	28,067	125%
14200 · Hoist Dock & Services	317,134	310,346	6,788	102%
14300 · Shipping Terminal Revenues	2,175	19,208	(17,033)	11%
14600 · Miscellaneous Revenue	56	0	56	100%
Total Income	<u>566,222</u>	<u>557,931</u>	<u>8,291</u>	<u>101%</u>
Gross Profit	566,222	557,931	8,291	101%
Expense				
15000 · Personnel Services	133,103	148,536	(15,433)	90%
16000 · Materials & Services	162,608	404,770	(242,162)	40%
16990 · Depreciation Expense	850,360	744,065	106,295	114%
17000 · Debt Service	220,622	261,435	(40,813)	84%
Total Expense	<u>1,366,693</u>	<u>1,558,806</u>	<u>(192,113)</u>	<u>88%</u>
Net Ordinary Income	(800,471)	(1,000,875)	200,404	80%
Other Income/Expense				
Other Income				
18300 · Grants	0	0	0	0%
18800 · Miscellaneous - Non-operating	126			
Total Other Income	<u>126</u>	<u>0</u>	<u>126</u>	<u>100%</u>
Other Expense				
19000 · Capital Outlay	2,469	230,000	(227,531)	1%
19600 · Contingency	0	0	0	0%
19700 · Transfers Out to Other Funds	0	0	0	0%
19890 · Overhead Allocation	19,855	18,108	1,747	110%
Total Other Expense	<u>22,325</u>	<u>248,108</u>	<u>(225,783)</u>	<u>9%</u>
Net Other Income	<u>(22,199)</u>	<u>(248,108)</u>	<u>225,909</u>	<u>9%</u>
Net Income	<u>(822,670)</u>	<u>(1,248,983)</u>	<u>426,313</u>	<u>66%</u>

Port of Newport
Commercial Marina - Budget vs. Actual
 July 2021 through June 2022

	Jul '21 - Jun 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
14000 · Lease Revenues	150,737	164,720	(13,983)	92%
14100 · Moorage				
14110 · Moorage Revenue	499,672	569,125	(69,453)	88%
14130 · Moorage Discounts & Refunds	(6,640)	0	(6,640)	100%
Total 14100 · Moorage	493,032	569,125	(76,093)	87%
14200 · Hoist Dock & Services				
14210 · Equipment Rental				
14212 · Small Forklift	64,631	100,844	(36,212)	64%
14216 · Large Forklift	63	9	54	715%
14220 · Hoist Dock Cranes	9,647	10,740	(1,092)	90%
14230 · 30 Ton Crane	0	59	(59)	0%
14232 · Tug - Work Boat	0	2,441	(2,441)	0%
14234 · Work Barge	895	0	895	100%
14236 · Skiff	738	639	100	116%
14240 · Labor	21,154	21,271	(117)	99%
Total 14210 · Equipment Rental	97,129	136,002	(38,873)	71%
14252 · Electricity	2,113	2,535	(422)	83%
14254 · Swedes Dock Electricity	407	2,302	(1,895)	18%
14256 · Water	0	323	(323)	0%
14264 · Lot Storage	71,839	99,435	(27,595)	72%
14266 · Pump Out Service	760	135	625	563%
14268 · Waste Oil Dump	1,695	4,251	(2,556)	40%
14270 · Net & Gear Maintenance	0	28	(28)	0%
14272 · Sail Boat Launches	475	419	56	113%
14280 · Service Dock Tie-up	101,863	147,798	(45,935)	69%
14282 · Swede's Dock Tie-up	12,979	20,292	(7,312)	64%
14284 · Wharfage	0	7,143	(7,143)	0%
14286 · Truck Toll	6,250	6,094	156	103%
14290 · Pallets	1,102	1,815	(714)	61%
14292 · Parking Permits	2,937	6,536	(3,599)	45%
Total 14200 · Hoist Dock & Services	299,549	435,108	(135,559)	69%
14600 · Miscellaneous Revenue				
14605 · Miscellaneous - Operating	1,942	0	1,942	100%
14625 · Late Fees	20,095	0	20,095	100%
14632 · Office Charges	68	0	68	100%
14690 · Discounts & Refunds	621	0	621	100%
Total 14600 · Miscellaneous Revenue	22,725	0	22,725	100%
Total Income	966,043	1,168,953	(202,910)	83%
Gross Profit	966,043	1,168,953	(202,910)	83%
Expense				
15000 · Personnel Services				
15010 · Salaries & Wages				
15011 · Salaries & Wages Expense	201,855	309,454	(107,599)	65%
15012 · Salaries & Wages-Overtime	9,618	11,064	(1,446)	87%
15013 · Salary and Wages-Seasonal/Temp	0	20,228	(20,228)	0%
15014 · Salaries & Wages-Accrued PR/PTO	(14,364)	0	(14,364)	100%
Total 15010 · Salaries & Wages	197,109	340,746	(143,637)	58%
15020 · Payroll Taxes & Benefits				
15021 · Payroll Taxes				
15022 · Payroll Taxes Expense	19,652	30,489	(10,837)	64%
15024 · Payroll Taxes- Accrued PR/PTO	(1,708)	0	(1,708)	100%
Total 15021 · Payroll Taxes	17,944	30,489	(12,545)	59%

Port of Newport
Commercial Marina - Budget vs. Actual
July 2021 through June 2022

	Jul '21 - Jun 22	Budget	\$ Over Budget	% of Budget
15030 · PERS - Retirement	31,360	51,395	(20,035)	61%
15040 · Workers' Comp Insurance	12,339	18,243	(5,904)	68%
15045 · Health Insurance	34,023	77,140	(43,117)	44%
15046 · Health Reimbursement Account	0	2,310	(2,310)	0%
15047 · Employee Assistance Program	0	1,394	(1,394)	0%
15050 · Employee Incentives & Other	0	4,614	(4,614)	0%
Total 15020 · Payroll Taxes & Benefits	95,666	185,585	(89,919)	52%
Total 15000 · Personnel Services	292,776	526,331	(233,555)	56%
16000 · Materials & Services				
16010 · Insurance				
16020 · Property	0	2,497	(2,497)	0%
16030 · Docks & Marine	4,381	26,781	(22,400)	16%
Total 16010 · Insurance	4,381	29,278	(24,897)	15%
16050 · Professional Fees				
16060 · Legal	150			
16065 · Other	3,226	625,000	(621,774)	1%
Total 16050 · Professional Fees	3,376	625,000	(621,624)	1%
16100 · Marketing & Promotion				
16110 · Advertising & Publications	753	232	521	324%
16120 · Promotion & Sponsorships	891	1,268	(377)	70%
Total 16100 · Marketing & Promotion	1,644	1,500	144	110%
16150 · Dues & Subscriptions	999			
16170 · Training & Education				
16175 · Conference Registrations	0	928	(928)	0%
16180 · Training & Education	834	5,927	(5,094)	14%
Total 16170 · Training & Education	834	6,855	(6,021)	12%
16190 · Travel	0	4,000	(4,000)	0%
16200 · Office & Admin Expenses				
16205 · Office Supplies	542	1,698	(1,156)	32%
16206 · Office Furnishings	0	80	(80)	0%
16215 · Postage & Shipping	1,184	1,195	(10)	99%
16220 · Cash Over/Short	9	(236)	245	(4)%
16225 · IT Hardware/Software & Supplies	1,424	2,608	(1,184)	55%
16235 · Bank Fees	0	7,622	(7,622)	0%
16237 · Merchant Bankcard Fees	4,007	2,705	1,302	148%
Total 16200 · Office & Admin Expenses	7,165	15,671	(8,506)	46%
16250 · Bad Debt Expense	1,968	10,000	(8,032)	20%
16270 · Licenses & Permits				
16272 · License & Permit Fees	0	4,000	(4,000)	0%
16270 · Licenses & Permits - Other	458			
Total 16270 · Licenses & Permits	458	4,000	(3,542)	11%
16300 · Utilities				
16305 · Electricity	51,910	90,527	(38,617)	57%
16310 · Water & Sewer	35,943	50,564	(14,621)	71%
16320 · Refuse & Recycling	17,042	26,989	(9,947)	63%
16322 · Oil & Water Recycling	1,749	1,114	634	157%
16325 · Telephone	302			
16330 · Cell Phone	226	560	(334)	40%
16300 · Utilities - Other	67			
Total 16300 · Utilities	107,239	169,755	(62,516)	63%

Port of Newport
Commercial Marina - Budget vs. Actual
 July 2021 through June 2022

	Jul '21 - Jun 22	Budget	\$ Over Budget	% of Budget
16350 · Contract & Support Services				
16352 · Electrical	942	227	715	415%
16354 · Engineering & Surveying	270,000	28,545	241,455	946%
16356 · Grounds & Parking Lots	2,841	1,209	1,632	235%
16358 · HVAC	405			
16362 · Janitorial	44	231	(186)	19%
16367 · Background Checks	87	44	43	196%
16368 · Plumbing	501	99	402	508%
16370 · Portable Restrooms	4,025	4,536	(511)	89%
16372 · Security	19,053	18,605	448	102%
16376 · Other	683	8,204	(7,521)	8%
16350 · Contract & Support Services - Other	69			
Total 16350 · Contract & Support Services	298,650	61,700	236,950	484%
16400 · Repairs & Maintenance				
16405 · Grounds	125	959	(834)	13%
16407 · Landscaping	100			
16410 · Buildings	34	13,543	(13,509)	0%
16415 · Docks	54,673	8,989	45,683	608%
16420 · Equipment	602	2,637	(2,035)	23%
16425 · Heavy Equipment	13,814	15,709	(1,895)	88%
16430 · Vessels	149	5,230	(5,081)	3%
16435 · Vehicles	647	3,834	(3,187)	17%
16440 · Other	323	98	224	328%
Total 16400 · Repairs & Maintenance	70,467	51,000	19,467	138%
16550 · Equipment				
16555 · Small Tools & Equipment	2,924	3,098	(174)	94%
16560 · Equipment Lease/Rental	80	152	(72)	53%
Total 16550 · Equipment	3,004	3,250	(246)	92%
16600 · Materials & Operating Supplies				
16605 · Electrical Supplies	162	1,486	(1,324)	11%
16610 · Equipment Supplies	233	862	(629)	27%
16615 · Restroom & Cleaning Supplies	3,056	5,129	(2,073)	60%
16616 · Breakroom Supplies	463	1,085	(621)	43%
16620 · Safety Equipment	2,668	5,118	(2,450)	52%
16621 · Port Clothing	624	1,632	(1,008)	38%
16630 · Fuel, Propane & Lubes	5,024	8,735	(3,711)	58%
16640 · Other Supplies	96	454	(358)	21%
Total 16600 · Materials & Operating Supplies	12,325	24,500	(12,175)	50%
16650 · Shipping Expenses - ILWU Wages	9			
16670 · DSL & State Land Fees	33,806	40,000	(6,194)	85%
16680 · Building & Land leases				
16685 · Modular Admin Office Expenses	217			
16690 · Modular Customs Office Expense	217			
16680 · Building & Land leases - Other	1,745	0	1,745	100%
Total 16680 · Building & Land leases	2,179	0	2,179	100%
16850 · Miscellaneous Expense				
16855 · Boat Disposal	0	30,000	(30,000)	0%
16850 · Miscellaneous Expense - Other	0	201,000	(201,000)	0%
Total 16850 · Miscellaneous Expense	0	231,000	(231,000)	0%
Total 16000 · Materials & Services	548,504	1,277,509	(729,005)	43%
16990 · Depreciation Expense	34,400	30,100	4,300	114%

Port of Newport
Commercial Marina - Budget vs. Actual
July 2021 through June 2022

	<u>Jul '21 - Jun 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
17000 · Debt Service				
17100 · Principal				
17304 · 2017 CM Forklift Principal	5,062	7,654	(2,592)	66%
Total 17100 · Principal	5,062	7,654	(2,592)	66%
17600 · Interest Expense				
17804 · 2017 CM Forklift Interest	214	261	(47)	82%
Total 17600 · Interest Expense	214	261	(47)	82%
Total 17000 · Debt Service	5,276	7,915	(2,639)	67%
Total Expense	880,956	1,841,855	(960,899)	48%
Net Ordinary Income	85,087	(672,902)	757,989	(13)%
Other Income/Expense				
Other Income				
18300 · Grants	63,857	0	63,857	100%
Total Other Income	63,857	0	63,857	100%
Other Expense				
19000 · Capital Outlay				
19200 · Buildings	0	86,000	(86,000)	0%
19300 · Docks & piers	146,418	1,698,000	(1,551,582)	9%
19400 · Vehicles and Equipment	0	63,000	(63,000)	0%
Total 19000 · Capital Outlay	146,418	1,847,000	(1,700,582)	8%
19890 · Overhead Allocation	323,971	290,160	33,811	112%
Total Other Expense	470,389	2,137,160	(1,666,771)	22%
Net Other Income	(406,532)	(2,137,160)	1,730,628	19%
Net Income	(321,446)	(2,810,062)	2,488,616	11%

Port of Newport
South Beach - Budget vs. Actual
 July 2021 through February 2022

	<u>Jul '21 - Feb 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
14000 · Lease Revenues	315,367	303,333	12,034	104%
14100 · Moorage	600,163	519,217	80,946	116%
14200 · Hoist Dock & Services	16,723	5,740	10,983	291%
14300 · Shipping Terminal Revenues	(9)			
14400 · RV Parks	900,276	810,338	89,938	111%
14500 · Launch Ramp & Trailer Storage	67,855	56,705	11,150	120%
14600 · Miscellaneous Revenue	62,217	6,333	55,884	982%
Total Income	<u>1,962,593</u>	<u>1,701,665</u>	<u>260,928</u>	<u>115%</u>
Gross Profit	1,962,593	1,701,665	260,928	115%
Expense				
15000 · Personnel Services	369,903	459,271	(89,368)	81%
16000 · Materials & Services	515,895	833,575	(317,681)	62%
16990 · Depreciation Expense	237,328	207,662	29,666	114%
17000 · Debt Service	205,784	19,967	185,817	1,031%
Total Expense	<u>1,328,909</u>	<u>1,520,475</u>	<u>(191,566)</u>	<u>87%</u>
Net Ordinary Income	633,684	181,190	452,493	350%
Other Income/Expense				
Other Income				
18300 · Grants	40,291	0	40,291	100%
18600 · Gain/(Loss) on Sale of Assets	(1,520)			
18700 · Property & Dredge Sales	0	29,000	(29,000)	0%
18800 · Miscellaneous - Non-operating	0	0	0	0%
18900 · Transfers In from Other Funds	0	0	0	0%
Total Other Income	<u>38,771</u>	<u>29,000</u>	<u>9,771</u>	<u>134%</u>
Other Expense				
19000 · Capital Outlay	41,026	360,000	(318,974)	11%
19600 · Contingency	0	0	0	0%
19700 · Transfers Out to Other Funds	0	0	0	0%
19890 · Overhead Allocation	525,913	446,884	79,029	118%
Total Other Expense	<u>566,939</u>	<u>806,884</u>	<u>(239,945)</u>	<u>70%</u>
Net Other Income	<u>(528,168)</u>	<u>(777,884)</u>	<u>249,716</u>	<u>68%</u>
Net Income	<u><u>105,516</u></u>	<u><u>(596,694)</u></u>	<u><u>702,209</u></u>	<u><u>(18)%</u></u>

NOAA Lease Revenue Fund

Balance Sheet

As of February 28, 2022

	Feb 28, 22	Feb 28, 21	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
11015 · NLRF Checking - FIB 1115	1,336,655	417,204	919,451	220%
11020 · Operating MM - FIB 9596	85,947	0	85,947	100%
11025 · NLRF MM Savings - FIB 9604	133,137	1,000,042	(866,904)	(87)%
11035 · NLRF - LGIP 6263	1,695,301	2,013,760	(318,459)	(16)%
11092 · Assignment of Deposit - OCB	63,807	63,561	247	0%
Total Checking/Savings	3,314,847	3,494,566	(179,719)	(5)%
Accounts Receivable				
11200 · Accounts Receivable	0	173	(173)	(100)%
Total Accounts Receivable	0	173	(173)	(100)%
Other Current Assets				
11300 · Prepaid Expenses	170,758	149,754	21,004	14%
11400 · Due from Other Funds	145	0	145	100%
11480 · PERS - NPA(L)	(34,101)	(34,101)	0	0%
11485 · PERS - Deferred OF	10,171	10,171	0	0%
Total Other Current Assets	146,973	125,824	21,149	17%
Total Current Assets	3,461,820	3,620,563	(158,742)	(4)%
Fixed Assets				
11500 · Capital Assets	21,565,457	23,101,687	(1,536,231)	(7)%
Total Fixed Assets	21,565,457	23,101,687	(1,536,231)	(7)%
Other Assets				
11800 · Bond Issue Costs, Net of Amort.	230,454	230,454	0	0%
11825 · Advance Refunding Valuation	459,546	459,546	0	0%
Total Other Assets	690,000	690,000	0	0%
TOTAL ASSETS	25,717,277	27,412,250	(1,694,973)	(6)%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
12000 · Accounts Payable	41,783	29,510	12,273	42%
Total Accounts Payable	41,783	29,510	12,273	42%
Other Current Liabilities				
12100 · Payroll Liabilities	11,061	11,400	(339)	(3)%
12200 · Due to Other Funds	97,923	7,518	90,405	1,203%
12300 · Accrued Interest Payable	189,784	201,373	(11,589)	(6)%
12350 · Current Portion-Long Term ...	1,320,000	1,290,000	30,000	2%
Total Other Current Liabilities	1,618,767	1,510,291	108,476	7%
Total Current Liabilities	1,660,551	1,539,801	120,750	8%
Long Term Liabilities				
12400 · Long Term Debt	15,245,000	16,565,000	(1,320,000)	(8)%
12800 · Less Current Portion-LT Debt	(1,320,000)	(1,290,000)	(30,000)	(2)%
12900 · PERS - Deferred IF	12,992	12,992	0	0%
Total Long Term Liabilities	13,937,992	15,287,992	(1,350,000)	(9)%
Total Liabilities	15,598,543	16,827,793	(1,229,250)	(7)%

NOAA Lease Revenue Fund

Balance Sheet

As of February 28, 2022

	<u>Feb 28, 22</u>	<u>Feb 28, 21</u>	<u>\$ Change</u>	<u>% Change</u>
Equity				
13000 · NLRF - Restricted FB-Bond Res.	1,761,721	1,766,260	(4,539)	(0)%
13003 · Committed Grant Match Funds	432,000	0	432,000	100%
13010 · NLRF - Unassigned FB	10,827,504	11,092,412	(264,908)	(2)%
Net Income	<u>(2,902,491)</u>	<u>(2,274,215)</u>	<u>(628,276)</u>	<u>(28)%</u>
Total Equity	<u>10,118,734</u>	<u>10,584,457</u>	<u>(465,723)</u>	<u>(4)%</u>
TOTAL LIABILITIES & EQUITY	<u>25,717,277</u>	<u>27,412,250</u>	<u>(1,694,973)</u>	<u>(6)%</u>

Port of Newport - NOAA Lease Revenue Fund

Budget vs. Actual

July 2021 through February 2022

	<u>Jul '21 - Feb 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
14000 · Lease Revenues	1,701,659	1,730,600	(28,941)	98%
14605 · Miscellaneous - Operating	145	0	145	100%
Total Income	<u>1,701,804</u>	<u>1,730,600</u>	<u>(28,796)</u>	<u>98%</u>
Gross Profit	1,701,804	1,730,600	(28,796)	98%
Expense				
15000 · Personnel Services	81,414	138,757	(57,343)	59%
16000 · Materials & Services	161,699	1,042,679	(880,980)	16%
16990 · Depreciation Expense	1,048,040	917,035	131,005	114%
17000 · Debt Service	1,760,919	1,760,950	(31)	100%
Total Expense	<u>3,052,073</u>	<u>3,859,421</u>	<u>(807,348)</u>	<u>79%</u>
Net Ordinary Income	(1,350,268)	(2,128,821)	778,552	63%
Other Income/Expense				
Other Income				
18200 · Interest Income	7,195	1,667	5,528	432%
18300 · Grants	0	0	0	0%
18900 · Transfers In from Other Funds	0	0	0	0%
Total Other Income	<u>7,195</u>	<u>1,667</u>	<u>5,528</u>	<u>432%</u>
Other Expense				
19000 · Capital Outlay	14,250	366,000	(351,750)	4%
19600 · Contingency	0	0	0	0%
19700 · Transfers Out	2,876,445	3,046,445	(170,000)	94%
19890 · Admin Overhead Allocation	2,973	2,459	514	121%
Total Other Expense	<u>2,893,668</u>	<u>3,414,904</u>	<u>(521,236)</u>	<u>85%</u>
Net Other Income	(2,886,473)	(3,413,237)	526,765	85%
Net Income	<u>(4,236,741)</u>	<u>(5,542,058)</u>	<u>1,305,317</u>	<u>76%</u>

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Port of Newport - NOAA Capital Maintenance Fund

03/14/22

Balance Sheet - NCMF

Accrual Basis

As of February 28, 2022

	Feb 28, 22	Feb 28, 21	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
11030 · Operating LGIP 6261	180,412	0	180,412	100%
11035 · NOAA - LGIP 6263	1,512,191	2,222,347	(710,157)	(32)%
Total Checking/Savings	1,692,603	2,222,347	(529,744)	(24)%
Other Current Assets				
11400 · Due from Other Funds				
11402 · Due from General Operating Fund	528,119	0	528,119	100%
Total 11400 · Due from Other Funds	528,119	0	528,119	100%
Total Other Current Assets	528,119	0	528,119	100%
Total Current Assets	2,220,722	2,222,347	(1,625)	(0)%
TOTAL ASSETS	2,220,722	2,222,347	(1,625)	(0)%
LIABILITIES & EQUITY				
Equity				
Net Income	2,220,722	2,222,347	(1,625)	(0)%
Total Equity	2,220,722	2,222,347	(1,625)	(0)%
TOTAL LIABILITIES & EQUITY	2,220,722	2,222,347	(1,625)	(0)%

NOAA Capital Maintenance Fund
Profit & Loss Budget vs. Actual
 July 2021 through February 2022

	<u>Jul '21 - Feb 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Income/Expense				
Other Income				
18200 · Interest Income	11,277	10,000	1,277	113%
18900 · Transfers In from Other Funds	2,209,445	2,559,727	(350,282)	86%
Total Other Income	<u>2,220,722</u>	<u>2,569,727</u>	<u>(349,005)</u>	<u>86%</u>
Other Expense				
19600 · Contingency	0	0	0	0%
19700 · Transfers Out	0	818,132	(818,132)	0%
Total Other Expense	<u>0</u>	<u>818,132</u>	<u>(818,132)</u>	<u>0%</u>
Net Other Income	<u>2,220,722</u>	<u>1,751,595</u>	<u>469,127</u>	<u>127%</u>
Net Income	<u><u>2,220,722</u></u>	<u><u>1,751,595</u></u>	<u><u>469,127</u></u>	<u><u>127%</u></u>

Port of Newport - Bonded Debt Fund

Balance Sheet

As of February 28, 2022

	Feb 28, 22	Feb 28, 21	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
400 · Bonded Debt Fund	268,600	114,712	153,887
Total Checking/Savings	268,600	114,712	153,887
Other Current Assets			
11250 · Property Tax Receivable	62,909	66,109	(3,199)
Total Other Current Assets	62,909	66,109	(3,199)
Total Current Assets	331,509	180,821	150,688
Other Assets			
11800 · Bond Issue costs, net of amort.	153,930	153,930	0
11825 · Advance Refunding Valuation	661,702	661,702	0
Total Other Assets	815,632	815,632	0
TOTAL ASSETS	1,147,141	996,452	150,688
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
12350 · Bonds Payable - Current	410,000	335,000	75,000
Total Other Current Liabilities	410,000	335,000	75,000
Total Current Liabilities	410,000	335,000	75,000
Long Term Liabilities			
12520 · 2016 Series Bonds	6,183,195	6,478,195	(295,000)
12525 · 2019 Series Bonds	5,045,000	5,160,000	(115,000)
12590 · Bond Premiums	704,598	704,598	0
12800 · Less Current Portion LTD	(410,000)	(335,000)	(75,000)
Total Long Term Liabilities	11,522,793	12,007,793	(485,000)
Total Liabilities	11,932,793	12,342,793	(410,000)
Equity			
13000 · BDF - Restricted FB	(11,528,780)	(11,824,095)	295,315
Net Income	743,128	477,755	265,373
Total Equity	(10,785,653)	(11,346,341)	560,688
TOTAL LIABILITIES & EQUITY	1,147,141	996,452	150,688

Port of Newport - Bonded Debt Fund

Profit & Loss Budget vs. Actual

July 2021 through February 2022

	<u>Jul '21 - Feb ...</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
18106 · Bond Levy Proceeds	953,471	836,288	117,183	114%
Total Income	953,471	836,288	117,183	114%
Gross Profit	953,471	836,288	117,183	114%
Expense				
17000 · Debt Service	210,371	831,242	(620,872)	25%
Total Expense	210,371	831,242	(620,872)	25%
Net Ordinary Income	743,101	5,046	738,055	14,726%
Other Income/Expense				
Other Income				
18200 · Bank Interest Income	27	100	(73)	27%
Total Other Income	27	100	(73)	27%
Net Other Income	27	100	(73)	27%
Net Income	<u>743,128</u>	<u>5,146</u>	<u>737,982</u>	<u>14,441%</u>

Port of Newport - Construction Fund

Balance Sheet

As of February 28, 2022

	<u>Feb 28, 22</u>	<u>Feb 28, 21</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
300 · Construction Fund	13,072	13,071	1
Total Checking/Savings	<u>13,072</u>	<u>13,071</u>	<u>1</u>
Total Current Assets	<u>13,072</u>	<u>13,071</u>	<u>1</u>
TOTAL ASSETS	<u>13,072</u>	<u>13,071</u>	<u>1</u>
LIABILITIES & EQUITY			
Equity			
13010 · CF - Unassigned FB	13,071	13,070	1
Net Income	1	1	0
Total Equity	<u>13,072</u>	<u>13,071</u>	<u>1</u>
TOTAL LIABILITIES & EQUITY	<u>13,072</u>	<u>13,071</u>	<u>1</u>

Port of Newport - Construction Fund

Profit & Loss Budget vs. Actual

July 2021 through February 2022

	Jul '21 - Feb 22	Budget	\$ Over Budget	% of Budget
Other Income/Expense				
Other Income				
18200 · Interest Income	1	0	1	100%
18400 · Loan Proceeds	0	640,000	(640,000)	0%
Total Other Income	1	640,000	(639,999)	0%
Other Expense				
19700 · Transfers Out to Other Funds				
19702 · Transfers Out to General Fund	0	600,000	(600,000)	0%
Total 19700 · Transfers Out to Other Funds	0	600,000	(600,000)	0%
Total Other Expense	0	600,000	(600,000)	0%
Net Other Income	1	40,000	(39,999)	0%
Net Income	1	40,000	(39,999)	0%

Port of Newport - Facility Maintenance Reserve Fund

Balance Sheet

As of February 28, 2022

	<u>Feb 28, 22</u>	<u>Feb 28, 21</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
200 · Facility Maintenance Rsrv Fund	525,625	372,567	153,059
Total Checking/Savings	<u>525,625</u>	<u>372,567</u>	<u>153,059</u>
Total Current Assets	<u>525,625</u>	<u>372,567</u>	<u>153,059</u>
TOTAL ASSETS	<u>525,625</u>	<u>372,567</u>	<u>153,059</u>
LIABILITIES & EQUITY			
Equity			
13005 · FMRF - Asgnd-Future Exp.	186,816	186,816	0
13006 · FMRF - Asgnd-CM Elec. Upgrades	238,000	138,000	100,000
13008 · FMRF - Asgnd-PD7 Replacement	51,095	0	51,095
13010 · FMRF - Unassigned FB	(102,796)	(63,182)	(39,613)
Net Income	<u>152,510</u>	<u>110,933</u>	<u>41,577</u>
Total Equity	<u>525,625</u>	<u>372,567</u>	<u>153,059</u>
TOTAL LIABILITIES & EQUITY	<u>525,625</u>	<u>372,567</u>	<u>153,059</u>

Port of Newport - Facility Maintenance Reserve Fund

Profit & Loss Budget vs. Actual

July 2021 through February 2022

	<u>Jul '21 - Feb 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
14600 · Miscellaneous Revenue				
14630 · Insurance Settlements	51,095			
Total 14600 · Miscellaneous Revenue	<u>51,095</u>			
Total Income	<u>51,095</u>			
Net Ordinary Income	51,095			
Other Income/Expense				
Other Income				
18200 · Interest Income	1,415	0	1,415	100%
18900 · Transfers In				
18902 · Transfers In from General Fund	<u>100,000</u>	<u>100,000</u>	<u>0</u>	<u>100%</u>
Total 18900 · Transfers In	<u>100,000</u>	<u>100,000</u>	<u>0</u>	<u>100%</u>
Total Other Income	101,415	100,000	1,415	101%
Other Expense				
19700 · Transfers Out	<u>0</u>	<u>315,334</u>	<u>(315,334)</u>	<u>0%</u>
Total Other Expense	<u>0</u>	<u>315,334</u>	<u>(315,334)</u>	<u>0%</u>
Net Other Income	<u>101,415</u>	<u>(215,334)</u>	<u>316,749</u>	<u>(47)%</u>
Net Income	<u><u>152,510</u></u>	<u><u>(215,334)</u></u>	<u><u>367,844</u></u>	<u><u>(71)%</u></u>

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**PON - General Operatind Fund
Accounts Paid Report
February 2022**

Date	Num	Name	Memo	Class	Paid Amount
02/07/2022	47274	Ocean Force - OLD OWNERS	Refund		
01/01/2022	Refund		Moorage Refund-Sold Boat November 2021	01-General Operating Fund:300-Commercial Marina	-320 50
TOTAL					-320 50
02/09/2022	47244	Pacific Shrimp/Seafood-Storage&Serv Tkts	Refund		
10/21/2021	CM 7/21 41		Lot Storage - paying Foulweather trawl	01-General Operating Fund 300-Commercial Marina	-1,980.40
TOTAL					-1,980.40
02/15/2022	47245	Amazon Capital Services Inc	PO # 10211		
02/01/2022	11NCY-WJJR-XFG3		PO # 10211	01-General Operating Fund:100- Administration	-89 58
TOTAL					-89 58
02/15/2022	47246	Baldwin General Contracting, Inc	Project # 20033		
01/31/2022	1		Project # 20033	01-General Operating Fund:100- Administration	-42,867 80
TOTAL					-42,867 80
02/15/2022	47247	Barrelhead Supply Inc	PO # 710491		
02/01/2022	315187		PO # 710491	01-General Operating Fund:700-South Beach	-100 28
TOTAL					-100 28
02/15/2022	47248	Business Oregon - IFA	Debt service 655-41-1230000927		
02/01/2022	65541 2022-02		bal 345,833.42	01-General Operating Fund:500-International Terminal	-2,083 33
TOTAL					-2,083 33
02/15/2022	47249	Central Lincoln PUD	SBM temp dock		
01/28/2022	302612071-22-1		SBM temp dock	01-General Operating Fund:500-International Terminal	-52 25
TOTAL					-52 25
02/15/2022	47251	City of Newport Room Tax	Transient room tax - December 2021		
02/15/2022	CON Rm Tax 2022-1		Transient room tax - December 2021 Transient room tax - December 2021	01-General Operating Fund:700-South Beach 01-General Operating Fund:700-South Beach	-2,128.64 -118 26
TOTAL					-2,246 90
02/15/2022	47252	Englund Marine Supply Co Inc	PO # 710489		
01/31/2022	991053/6		PO # 710489 PO # 710489	01-General Operating Fund:700-South Beach 01-General Operating Fund:700-South Beach	-120.00 -49.76
TOTAL					-169.76

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PON - General Operatind Fund
Accounts Paid Report
February 2022

Date	Num	Name	Memo	Class	Paid Amount
02/15/2022	47253	First Interstate Bank MC			
01/31/2022	1350 MB 2022-1		FIB MC - MB 1/2021 charges	01-General Operating Fund:100- Administration	-713.83
01/31/2022	8643 GT 2022-1		FIB MC - GT 1/2022 charges	01-General Operating Fund:100- Administration	-445.39
01/31/2022	3459 DM 2022-1		FIB MC - DM 1/2022 charges	01-General Operating Fund:500-International Terminal	-299.97
01/31/2022	1335 PM 2022-1		FIB MC-PM 1/2022 charges		-3,173.07
TOTAL					-4,632.26
02/15/2022	47254	Hyak	IT services - MS 365, web filtering, desktop support 2/15/22-3/14/22		
02/01/2022	30081		IT services - MS 365, web filtering, desktop support 2/15/22-3/14/22	01-General Operating Fund:100- Administration	-4,852.00
TOTAL					-4,852.00
02/15/2022	47255	Integrity Data	Monthly Subscription		
02/01/2022	CB03387		Monthly Subscription Fee 2/1-2/28/22	01-General Operating Fund:100- Administration	-200.00
TOTAL					-200.00
02/15/2022	47256	KOPIS			
01/28/2022	PCINV05070		Tangicloud licenses 1/19/22-11/30/22	01-General Operating Fund:100- Administration	-5,600.00
01/31/2022	PCINV05098		Jan Subscription	01-General Operating Fund:100- Administration	-500.00
01/31/2022	PCINV05216		BC Implementation/Pacsoft	01-General Operating Fund:100- Administration	-13,455.00
TOTAL					-19,555.00
02/15/2022	47257	Lincoln County Public Works	Fuel for trucks-Period 1/1/22-1/31/22		
01/31/2022	6275		Fuel for trucks -SB	01-General Operating Fund:700-South Beach:760-SB Operations	-90.46
TOTAL					-90.46
02/15/2022	47258	MacPherson Gintner & Diaz			
01/31/2022	82241		2522.01 General Business	01-General Operating Fund:100- Administration	-2,872.50
01/31/2022	82240		2522.114 CPT RL-PG	01-General Operating Fund:100- Administration	-450.00
TOTAL					-3,322.50
02/15/2022	47259	NW Natural			
01/20/2022	1584561-3 22-01		SB gas - shop	01-General Operating Fund:700-South Beach:760-SB Operations	-194.69
01/20/2022	1584562-1 22-01		SB natural gas	01-General Operating Fund:700-South Beach:710-SB Customer Service	-374.62
TOTAL					-569.31
02/15/2022	47260	Orkin	Act # 33231305-Pest Control		
02/01/2022	223913629		Pest Control	01-General Operating Fund:100- Administration	-45.00
TOTAL					-45.00

**PON - General Operatind Fund
Accounts Paid Report
February 2022**

Date	Num	Name	Memo	Class	Paid Amount
02/15/2022	47261	PacificSource Administrators Inc			
01/31/2022	15641		2021 invoice Flat Monthly Fee	01-General Operating Fund:100- Administration	-85.00
01/31/2022	37063		9/3/21 Invoice	01-General Operating Fund:100- Administration	-81.75
			9/3/21 Invoice	01-General Operating Fund:300-Commercial Marina	-13.00
			9/3/21 Invoice	01-General Operating Fund:500-International Terminal	-50.00
01/31/2022	37064		9/3/21 Invoice	01-General Operating Fund:700-South Beach	-50.00
			9/20/21 Invoice	01-General Operating Fund:100- Administration	-81.75
			9/20/21 Invoice	01-General Operating Fund:300-Commercial Marina	-13.00
			9/20/21 Invoice	01-General Operating Fund:500-International Terminal	-50.00
02/04/2022	52698		9/20/21 Invoice	01-General Operating Fund:700-South Beach	-50.00
			2/4/2022 HRE Insurance Withholding	01-General Operating Fund:100- Administration	-81.75
			2/4/2022 HRE Insurance Withholding	01-General Operating Fund:700-South Beach:760-SB Operations	-50.00
			2/4/2022 HRE Insurance Withholding	01-General Operating Fund:300-Commercial Marina	-13.00
02/18/2022	52699		2/4/2022 HRE Insurance Withholding	01-General Operating Fund:500-International Terminal	-50.00
			2/18/2021 HRE Insurance Withholding	01-General Operating Fund:100- Administration	-81.75
			2/18/2021 HRE Insurance Withholding	01-General Operating Fund:700-South Beach:760-SB Operations	-50.00
			2/18/2021 HRE Insurance Withholding	01-General Operating Fund:300-Commercial Marina	-13.00
02/28/2022	21378		2/18/2021 HRE Insurance Withholding	01-General Operating Fund:500-International Terminal	-50.00
			Flat Monthly Fee	01-General Operating Fund:100- Administration	-85.00
TOTAL					-949.00
02/15/2022	47262	Pioneer Connect			
02/01/2022	115083 2/2022		SB shop phone	01-General Operating Fund:700-South Beach:760-SB Operations	-40.85
02/01/2022	113823 02/2022		SB Office phone	01-General Operating Fund:700-South Beach:710-SB Customer Service	-222.69
TOTAL					-263.54
02/15/2022	47263	RentPrep Enterprise	Background checks		
02/01/2022	7437		Background checks	01-General Operating Fund:700-South Beach:710-SB Customer Service	-59.80
TOTAL					-59.80
02/15/2022	47264	TCB Security Services Inc.	Monthly Security		
02/01/2022	240200		Monthly Security	01-General Operating Fund:300-Commercial Marina	-2,116.95
			Monthly Security	01-General Operating Fund:700-South Beach:710-SB Customer Service	-2,116.95
			Monthly Security	01-General Operating Fund:700-South Beach:760-SB Operations	-2,116.95
			Monthly Security	01-General Operating Fund:500-International Terminal	-1,121.15
TOTAL					-7,472.00
02/15/2022	47265	Thompson's Sanitary Service Inc			
02/04/2022	12058 2022-1		Trash disposal - Int'l Terminal	01-General Operating Fund:500-International Terminal	-1,491.07
02/04/2022	13499 2022-1		Trash Compactor - CM Trash disposal	01-General Operating Fund 300-Commercial Marina	-899.33
02/04/2022	12514 2022-1		Trash disposal - SBOP	01-General Operating Fund:700-South Beach:760-SB Operations	-2,603.56
TOTAL					-4,993.96
02/15/2022	47266	Toyota Industries Commercial Finance Inc	Debt service - 2017 CM Forklift		
02/01/2022	4003408591		2017 CM Forklift - Principal	01-General Operating Fund:300-Commercial Marina	-641.56
			2017 CM Forklift - Interest	01-General Operating Fund:300-Commercial Marina	-17.99
TOTAL					-659.55

PON - General Operatind Fund
Accounts Paid Report
February 2022

Date	Num	Name	Memo	Class	Paid Amount
02/15/2022	47267	Toyota Lift NW			
01/29/2022	14805687		Forklift maintenance	01-General Operating Fund:300-Commercial Marina	-140.65
01/29/2022	14804881		PO # 35080 Toyota 8FGU18-35411	01-General Operating Fund:300-Commercial Marina	-157.11
TOTAL					-297.76
02/15/2022	47268	Voya (State of Oregon Plan)	Monthly Employee Contributions		
02/01/2022			Durkee, James (8024)	01-General Operating Fund:100- Administration	-50.00
TOTAL					-50.00
02/15/2022	47269	Amazon Capital Services Inc	PO # 10212		
02/02/2022	1DKY-HYQL-PVWX		PO # 10212	01-General Operating Fund:100- Administration	-49.29
TOTAL					-49.29
02/15/2022	47270	Barrelhead Supply Inc	PO # 710492		
02/02/2022	315242		PO # 710492	01-General Operating Fund:700-South Beach	-149.65
TOTAL					-149.65
02/15/2022	47271	National Business Solutions Inc			
01/31/2022	IN97719			01-General Operating Fund:100- Administration	-476.13
TOTAL					-476.13
02/15/2022	47272	Toyota Lift NW	PO # 35080 Toyota 8FGU30-C1677		
01/29/2022	14805574		Toyota 8FGU30-C1677	01-General Operating Fund:300-Commercial Marina	-149.71
TOTAL					-149.71
02/15/2022	47273	TWGW Inc NAPA Auto Parts	PO # 710490		
01/31/2022	935435		PO # 710490	01-General Operating Fund:700-South Beach	-134.95
TOTAL					-134.95
02/18/2022	47308	Alsco Inc	Towels and Mats		
01/27/2022	LPOR2775638		Towels and Mats	01-General Operating Fund:500-International Terminal	-32.95
TOTAL					-32.95

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**PON - General Operatind Fund
Accounts Paid Report
February 2022**

Date	Num	Name	Memo	Class	Paid Amount
02/18/2022	47276	Amazon Capital Services Inc			
01/11/2022	1C4T-W7PH-6L7X		PO # 10202	01-General Operating Fund:100- Administration	-57.32
01/12/2022	19YW-PTCF-19JV		PO # 710473	01-General Operating Fund:700-South Beach:710-SB Customer Service	-222.00
01/14/2022	1KYJ-W3T4-DQYD		PO # 710478	01-General Operating Fund:700-South Beach:710-SB Customer Service	-41.78
01/25/2022	1RQW-T6PW-JQCT		PO # 710486	01-General Operating Fund:700-South Beach:710-SB Customer Service	-444.00
01/27/2022	1M1G-F9YN-7LLM		PO # 10207	01-General Operating Fund:100- Administration	-19.98
01/30/2022	1DGR-616C-MFKW		PO # 710487	01-General Operating Fund:700-South Beach:710-SB Customer Service	-265.95
02/06/2022	1L9G-WCKQ-LTNP		PO # 10213	01-General Operating Fund:100- Administration	-68.39
02/07/2022	1DH1-WVXY-K77W		PO # 10214	01-General Operating Fund:100- Administration	-39.99
02/08/2022	16NX-P4WH-9W7G		PO # 10217	01-General Operating Fund:300-Commercial Marina	-59.91
TOTAL					-1,219.32
02/18/2022	47277	Barrelhead Supply Inc	PO # 315855		
02/17/2022	315855		PO # 315855	01-General Operating Fund:700-South Beach	-106.24
TOTAL					-106.24
02/18/2022	47278	bio-Med Testing Services Inc			
02/01/2022	89098		Dec 21	01-General Operating Fund:300-Commercial Marina	-29.00
			Dec 21	01-General Operating Fund:100- Administration	-29.00
02/01/2022	89562		Criminal Background Check	01-General Operating Fund:300-Commercial Marina	-69.00
TOTAL					-127.00
02/18/2022	47279	Bureau of Labor and Industries	Prevailing Wage-Proj # 3400-19-01/South Beach Maria Electric Loa...		
02/07/2022	PW-3400-19-01		WH-81	01-General Operating Fund:700-South Beach	-518.82
TOTAL					-518.82
02/18/2022	47280	Business Oregon - OBDD	Loan # 655-36-02 Q1001		
02/18/2022	655-36-02 2022-03		Loan # 655-36-02 Q1001	01-General Operating Fund:500-International Terminal	-5,724.99
			Loan # 655-36-02 Q1001	01-General Operating Fund:500-International Terminal	-2,075.01
TOTAL					-7,800.00
02/18/2022	47281	Century Link			
02/05/2022	541-265-4235 840B			01-General Operating Fund:100- Administration	-40.51
TOTAL					-40.51
02/18/2022	47282	CenturyLink - Lumen			
01/20/2022	277127458		Act # 82197054	01-General Operating Fund:100- Administration	-0.25
02/01/2022	280668244		Act # 82008600	01-General Operating Fund:700-South Beach	-67.02
TOTAL					-67.27
02/18/2022	47283	Coastal Refrigeration Heating & AC, Inc.	PO # 710493		
02/04/2022	i2905		PO # 710493	01-General Operating Fund:700-South Beach:760-SB Operations	-1,577.04
TOTAL					-1,577.04

PON - General Operatind Fund
Accounts Paid Report
February 2022

Date	Num	Name	Memo	Class	Paid Amount
02/18/2022	47284	CoastCom By Wave	Internet Service		
02/01/2022	121313501-0009298		Internet Service	01-General Operating Fund:700-South Beach:710-SB Customer Service	-1,016.03
			Internet Service	01-General Operating Fund:100- Administration	-500.00
TOTAL					-1,516.03
02/18/2022	47285	Copeland Lumber Yards Inc	PO # 50217		
02/03/2022	2202-227736		PO # 50217	01-General Operating Fund:500-International Terminal	-33.07
TOTAL					-33.07
02/18/2022	47286	Doug's Electric Inc	Commercial Dock Hoist #4		
02/03/2022	C36345F		Commercial Dock Hoist #4	01-General Operating Fund:300-Commercial Marina	-508.00
TOTAL					-508.00
02/18/2022	47287	Ecolube Recovery LLC	Used oil recovery		
01/06/2022	9865010622		Used oil recovery	01-General Operating Fund:700-South Beach	-124.60
TOTAL					-124.60
02/18/2022	47288	Harris, Mark	Reimbursement/Book		
01/31/2022	2022 1-R		Reimbursement/Book	01-General Operating Fund:100- Administration	-50.00
TOTAL					-50.00
02/18/2022	47289	Harvey's Lock & Key	PO # 10224		
02/02/2022	23620		PO # 10224	01-General Operating Fund:100- Administration	-28.00
TOTAL					-28.00
02/18/2022	47290	HDR Engineering Inc	PD 5 Pier Replacement 3200-16-01/Proj # 3400-20-03/EDA Proj # 0...		
02/11/2022	1200408882		PD 5 Pier Replacement 3200-16-01/Proj # 3400-20-03/EDA Proj # 07-...	01-General Operating Fund 300-Commercial Marina	-7,091.32
TOTAL					-7,091.32
02/18/2022	47291	Hyak			
02/08/2022	30058-fd-12539		Emergency Trouble Shooting 1/28, 1/29	01-General Operating Fund:100- Administration	-399.00
02/15/2022	30257		IT services - MS 365, web filtering, desktop support 2/1/22-2/28/22	01-General Operating Fund:100- Administration	-159.00
TOTAL					-558.00
02/18/2022	47292	Labor Law Center, LLC	PO # 10219		
02/09/2022	1000829225		PO # 10219	01-General Operating Fund:100- Administration	-158.70
TOTAL					-158.70

**PON - General Operatind Fund
Accounts Paid Report
February 2022**

Date	Num	Name	Memo	Class	Paid Amount
02/18/2022	47293	MASA - Medical Air Services Association	Group B2BPOP/Member ID 2083219/Tucker		
02/01/2022	119800		February 2022	01-General Operating Fund:100- Administration	-14 00
TOTAL					-14 00
02/18/2022	47294	Mobile Modular	Act # R1028034 24x60 Rent 2/13/22-3/14/22		
02/13/2022	2246578		Act # R1028034 24x60 Rent 2/13/22-3/14/22	01-General Operating Fund 300-Commercial Marina	-877 00
TOTAL					-877 00
02/18/2022	47295	Nathan Conklin	Refund/Robert Conklin reservation		
02/07/2022	Conklin		Refund/Robert Conklin reservation	01-General Operating Fund:700-South Beach	-1,414.15
TOTAL					-1,414.15
02/18/2022	47296	Newport Rental Service	PO # 50215		
02/03/2022	136280		PO # 50215	01-General Operating Fund:500-International Terminal	-81 00
TOTAL					-81 00
02/18/2022	47297	Newport Marine & RV Service Inc			
02/04/2022	231207		PO # 30351	01-General Operating Fund:700-South Beach	-869.62
02/07/2022	231317			01-General Operating Fund:300-Commercial Marina	-149 38
TOTAL					-1,019 00
02/18/2022	47298	Pacific Digital Works Inc	PO # 24415		
02/16/2022	24415		PO # 24415	01-General Operating Fund:100- Administration	-165 00
TOTAL					-165 00
02/18/2022	47299	PBS Engineering and Environmental Inc.	Proj - 0074074.000/Proj # 21-09-500-01/North McLean Point Grading		
02/11/2022	0074074.000-4		Proj #0074074 000 / Proj #21-09-500-01 - North McLean Point Grading	01-General Operating Fund 500-International Terminal	-202 99
TOTAL					-202 99
02/18/2022	47300	Petroleum Compliance Services LLC	PO #710496/Automatic Tank Gauge (ATG) Certification		
02/14/2022	2440		Automatic Tank Gauge (ATG) Certification	01-General Operating Fund:700-South Beach:760-SB Operations	-785 00
TOTAL					-785 00
02/18/2022	47301	Platt Electric Supply Inc			
01/31/2022	2J67946		PO # 35073	01-General Operating Fund:300-Commercial Marina	-69.38
01/31/2022	2K16868		PO # 35075	01-General Operating Fund:300-Commercial Marina	-80.26
02/01/2022	2L68232		PO # 35081	01-General Operating Fund:300-Commercial Marina	-631 08
TOTAL					-780.72

**PON - General Operatind Fund
Accounts Paid Report
February 2022**

Date	Num	Name	Memo	Class	Paid Amount
02/18/2022	47302	Sierra Springs			
02/05/2022	21798087 020522			01-General Operating Fund:100- Administration	-41 58
TOTAL					-41 58
02/18/2022	47303	Special Districts Insurance Services	Monthly health-dental-life insurance/03-0016278		
02/01/2022	Feb Health-Dental-Lf		Monthly health-dental-life insurance	01-General Operating Fund:100- Administration	-5,347.14
			Monthly health-dental-life insurance	01-General Operating Fund:300-Commercial Marina	-4,470.74
			Monthly health-dental-life insurance	01-General Operating Fund:700-South Beach:710-SB Customer Service	-2,668.64
			Monthly health-dental-life insurance	01-General Operating Fund:700-South Beach:760-SB Operations	-3,576.60
			Monthly health-dental-life insurance	01-General Operating Fund:500-International Terminal	-1,792.24
TOTAL					-17,855.36
02/18/2022	47304	Summit Public Relations Strat LLC	Communication support services/Jan 2022		
02/08/2022	745		Communication support services/Jan 2022	01-General Operating Fund:100- Administration	-750 00
TOTAL					-750 00
02/18/2022	47305	T & L Chemical Toilet Service	Pump out		
02/02/2022	16965		Pump out	01-General Operating Fund:500-International Terminal	-450 00
TOTAL					-450 00
02/18/2022	47306	[REDACTED]	WHA Insurance Reimbursement		
02/11/2022	Ins R		WHA Insurance Reimbursement	01-General Operating Fund:700-South Beach	-173 38
TOTAL					-173 38
02/18/2022	47307	Wells Fargo Financial Leasing	603-0208292 /30/22-2/27/22		
02/02/2022	2018781833		603-0208292 Copier Leases - North Office	01-General Operating Fund:100- Administration	-141.50
			603-0208292 Copier Leases - SB Office	01-General Operating Fund:700-South Beach:710-SB Customer Service	-141 50
TOTAL					-283 00
02/25/2022	47309	Amazon Capital Services Inc	PO # 72037		
02/04/2022	1KCT-7X9G-J7TJ		PO # 72037	01-General Operating Fund:700-South Beach:710-SB Customer Service	-69 69
TOTAL					-69 69
02/25/2022	47310	Century Link	Telephone-Monthly Charges Acct #541-265-9651 245B		
02/13/2022	541-265-9651-245B 2/		Telephone-Monthly Charges Acct #541-265-9651 245B	01-General Operating Fund 500-International Terminal	-40 51
TOTAL					-40 51
02/25/2022	47311	Critical Repairs LLC			
02/01/2022	1124		PO # 50223: outrigger jack	01-General Operating Fund:500-International Terminal	-5,017 00
TOTAL					-5,017 00

PON - General Operatind Fund
Accounts Paid Report
February 2022

Date	Num	Name	Memo	Class	Paid Amount
02/25/2022	47312	Mabe, Rick	Boots and rain gear		
02/22/2022	Feb 2022		Boots and rain gear	01-General Operating Fund:300-Commercial Marina	-624.40
TOTAL					-624.40
02/25/2022	47313	Rondys Inc dba Yaquina Industrial Park	Gear storage lease		
02/25/2022			Gear storage lease	01-General Operating Fund:500-International Terminal	-2,000 00
TOTAL					-2,000 00
02/25/2022	47314	Special Districts Insurance Services			
02/01/2022	37P16278-191 Q1		Quarterly general liability/property ins-Q1 Policy 37P16278 1/1/2022-1...	01-General Operating Fund:100- Administration	-48,565 26
TOTAL					-48,565 26
02/25/2022	47315	Verizon Wireless			
02/12/2022	9899403016			01-General Operating Fund:100- Administration	-215.24
				01-General Operating Fund:300-Commercial Marina	-33.44
				01-General Operating Fund:500-International Terminal	-92 61
				01-General Operating Fund:700-South Beach	-103 26
TOTAL					-444 55

NOAA Lease Revenue Fund
Check Detail
February 2022

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Paid Amount</u>
02/24/2022	EFT	Central Lincoln PUD	302612069	
02/04/2022	302612069 22-2		302612069-01-22 - Electric-Lease Property (Formerly Yaquina Bay Fruit...	-678.89
TOTAL				-678.89
02/15/2022	15270	First Cascade Corporation	NOAA Flooring	
01/31/2022	22005-1		NOAA Flooring	-14,250.00
TOTAL				-14,250.00
02/15/2022	15271	Pioneer Connect	bus-159375	
02/01/2022	159375 2022-02			-178.49
TOTAL				-178.49
02/15/2022	15272	Thompsons Sanitary Service		
01/31/2022	22644 2022-1			-583.95
TOTAL				-583.95
02/18/2022	15273	Amazon Capital Services Inc	A1FGJV116UT7J7	
01/31/2022	1NPG-QGLQ-3Q17		PO # 60089	-219.16
01/31/2022	191D-3JY7-6QTC		PO # 60089	-59.12
TOTAL				-278.28
02/18/2022	15274	Bureau of Labor and Industries	Prevailing Wage/Proj # 3200-16-0/NOAA Carpet Replacement	
02/07/2022	PW 3200-16-0		Prevailing Wage/Proj # 3200-16-0/NOAA Carpet Replacement	-258.47
TOTAL				-258.47
02/18/2022	15275	Special Districts Insurance Services	Mar Health-Dental-LF/Cst # 03-0016278	
02/01/2022	Mar Health-Dental-...		Mar Healh-Dental-LF	-896.12
TOTAL				-896.12

10:33 AM

03/14/22

NOAA Lease Revenue Fund
Check Detail
February 2022

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Paid Amount</u>
02/25/2022	15277	Special Districts Insurance Services		
02/01/2022	37P16278-191 Q1		Quarterly general liability/property ins-Q1 Policy 37P16278 1/1/2022-12/...	-12,452.49
TOTAL				-12,452.49
02/25/2022	15278	Verizon Wireless		
02/12/2022	9899403016			-26.90
TOTAL				-26.90



Staff Report – Parking South Beach

DATE: March 22, 2022
TO: Paula Miranda, General Manager
ISSUED BY: Mark Brown, Director of Finance and Business Services

Overview

During the budget cycle for fiscal year 2020-2021, the Port Commission approved a parking fee in South Beach, this fee excludes one permit for long term moorage holders. Port staff have been working to determine the best way to implement this fee. The individual cars that need this parking are typically friends of moorage holders, or they are accompanying someone who is launching a boat and going fishing out of the South Beach Marina. This creates extra traffic and wear and tear on the pavement in South Beach. Any fees collected will be set aside for repairs, replacement, or maintenance. The Port would like to fully implement the selected solution prior to July 1, 2022.

Details

Port staff examined expanding use of the Kiosks, (including adding kiosks) to collect this fee. Expanding the number of kiosks would allow the Port to place kiosks in convenient locations, the Port would have to add an additional 2 -3 kiosks, at a cost of \$6-8,000 each. The staff felt that this was too large of an expenditure. This expenditure would extend the return on investment, and therefore the Prot could not reinvest in facilities (or replace blacktop) soon enough.

The Port of the Dalles recently implemented a mobile parking solution. Patrons can use any mobile device to pay for parking in one of their parking lots. Port staff reviewed three (3) mobile parking solutions. Each parking solution charges a “convenience fee” (paid for by the person using the application) for using the application, this convenience fee ranges from .25 to .35 per transaction.

Feature	Application 1	Application 2	Application 3
Compatible Devices	All	All	All
Convenience Fee (Paid by Driver)	\$0.25	\$0.35	\$0.35
Signage (Port approves design)	Provides signage	Provides Signage	Provides Signage
Minimums	0	\$250.00 per month	0
Start up costs		\$1,000	
Annual Cost	\$3,250	0	Provides backend and

			enforcement application at no cost
		Offers Validation	Works with local business to design promotions
		Apple Watch Compatabiliy	Actively markets program to get the word out.

Recommendation

Based on the Port being able to reinvest monies into Port facilities, I am recommending the Port contract with ParkMobile to process the fee for parking in the South Beach Marina. At no cost to the Port, Parkmobile will design signage (and recommend locations) for South Beach for Port Approval. Once the signage is approved by Port staff, Port Maintenance staff will have to install the signage.

RECOMMENDED MOTION:

I motion the General Manager or Designee enter into an agreement with ParkMobile provide a platform to process parking fees.

###

OLD BUSINESS ITEM

DATE: March 21, 2022
RE: Rogue Seawall Repair Permitting
TO: Paula Miranda, General Manager
ISSUED BY: Aaron Bretz, Director of Operations

BACKGROUND

Funding from the State of Oregon in the amount of \$1.14M has been appropriated for the Rogue Seawall repair for FY 2022-23. This means that the in-water work for this project must be completed between 01 NOV, 2022 and 14 FEB, 2022. We do not yet have permits to complete this repair during that time period.

DETAIL

I've worked over the past week with five different consultants to try and generate adequate proposals for the permitting consultation to secure the in-water permits. The permitting itself is not terribly difficult to complete, but to date I've received a written notice from two firms declining to bid and a proposal from one firm. This meets the minimum of three standard, but I am still hoping to get two more proposals prior to the commission meeting. If we don't receive these proposals, we still have enough to move forward with the proposal we've received.

BUDGET IMPACTS

We have room in the capital budget to cover the cost of permitting for the project.

RECOMMENDATION

I RECOMMEND A MOTION APPROVING THE GM OR HER DESIGNEE TO SELECT A CONTRACTOR FOR PERMITTING ON THE ROGUE SEAWALL REPAIR WORK NOT TO EXCEED \$35,000.

GENERAL MANAGER MONTHLY REPORT

DATE: 03/22/22
PERIOD: 02/18/22 – 03/21/22
TO: Board of Commissioners
ISSUED BY: Paula J. Miranda, General Manager

OVERVIEW

In these past couple months, many of our staff have been busy testing and training in our new finance/reservation system. This, along with shortage of staff had presented a big challenge to the Port. However, we are almost at the end of it. With an outlook of launching the new system the first part of April, a big thanks goes to Mark Brown and the team behind on making this come to fruition. The new system will allow the Port to better streamline our finances and reservation system with better reporting and lots of time savings. Fortunately, we should also have covered for most employee spots available for the time being and the Port is ready for business as usual.

Next year's budget is set to start in April with hearing following in May. A packet should go out soon to the Commission and Committee members.

Our current finances are looking good and mostly as expected.

The Admin Building is moving right along. We have regular meetings with our contractor Baldwin General Contracting, Inc. and our Architect Dietmar Goebel, who all have been doing an excellent job thus far and we should be on tract as expected.

Final inspections are completed for Port Dock 5 Pier Project and Finance is getting ready to submit the last request to EDA.

As we get ready to move forward on the Port Dock 5 & 3 Electrical, a lot of discussion with users have been taking place. The final selection for the amperage will be decided soon after further evaluation.

The Commercial marina Channel Dredging is moving right along. Our Director of Operations has been attending the meetings with the Army Corps.

We are gearing up to eventually implement assigned moorage to our Commercial Marina. Our new reservation system should help us get ready for the change. However, those type of changes take time and a lot of preparation. So, we ask our users to be patient while we prepare for it.

Our biggest thank you to Rep. David Gomberg who was able to help the Port secure \$1.14 million dollars from the latest legislative session to address the issue with the Rogue Seawall. The project is estimated at \$1.4 million dollars and that should cover about 80% of the project. The Port is also including on this coming budget about \$250K to address repairs to the dock attached to the seawall. We are requesting funds to initiate the permitting process, which takes time, for work which will take place between this

coming Nov-Feb in-water work. Meanwhile, we are also applying to EDA grants for the match and dock repairs with hope that we can get this entire project financed by grants. We are also continuing working with the EDA on the Port Dock 7 plan grant.

Another opportunity has risen for the Maritime Administration (MARAD) grant known as Port Infrastructure Development Grant Program (PIDP), which is focus on grants for smaller ports. The Port is working on once again applying for the equipment and storage building at NIT.

While we are finalizing implementation of new breakers at the South Beach marina, we understand there has been a lot of frustrated users due to their boats not being configured to the use of the new breakers. We are testing and retesting everything and most of the issues have been on the boats and not in our system. This is a good reminder to boat owners to double check and make sure their boats are up to par to use our facilities. A lot of notices have been sent out and posted on our social media, website, etc. The new system is a necessary upgrade to provide better power and avoid future liability to the Port and its users. Another reminder that the Port through the Port's Facilities Code does not guarantee continuity of electric service to any vessel, the characteristics of any service that is provided, or the characteristics of the vessel service circuit breaker, and use of electrical service shall be at vessel Owner and Operator's own risk.

A big thanks to the Oregon State Marine Board who has been working with the Port on the removal and disposal of 12 vessels in South Beach. This should be a big savings to the Port, as we often are stuck with negligent boat owners leaving their boats behind, which costs a lot of money to the Port every year.

Finally, just a reminder that the Port is working with Mr. Jim Myers on the Seafood Cookoff for July 23rd. We are already lining up some sponsors. The event is intended to create an outreach to the Port on a regional level, which will also create a financial contribution to the Newport Fishermen's Wives from the proceeds.

Meetings/Trainings/Summits:

- 02/23/22 - Meeting with Jim Myers to discuss Seafood Cookoff
- 02/23/22 - YBEF
- 02/28/22 - Yaquina Bay Brownfield Initiative Wrap-Up Meeting
- 03/01/22 - OCWCOG Meeting
- 03/01/22 - Marina Store Lease Meeting
- 03/02/22 - Yaquina Bay Management Port Tour
- 03/03/22 - Economic Development of Lincoln County (EDALC) Meeting
- 03/04/22 - Communications Meeting
- 03/04/22 - SDAO Training (Executive Sessions)
- 03/04/22 - Administration Building Meeting Progress Meeting
- 03/05-03/18/22 - Vacation

Upcoming Schedule:

- 03/22/22 - Commission Meeting
- 03/23/22 - YBEF
- 03/25/22 - O2IH Standing Meeting (Blue Economy)
- 03/25/22 - Communications Meeting
- 03/31/22 - Business Oregon Training (ODOT)
- 04/01/22 - Administration Building Meeting Progress
- 04/05/22 - OCWCOG Meeting
- 04/05/22 - US Senator Jeff Merkley Local Leader Meeting
- 04/12/22 - Department Heads Meeting
- 04/12/22 - Coastal City/County/Port Managers Meeting (COG)
- 04/14/22 - Vision 2040 Meeting
- 04/15/22 - Administration Building Meeting Progress Meeting
- 04/19/22 - Directors Monthly Meeting
- 04/22/22 - Communications Meeting
- 04/22/22 - Administration Building Meeting Progress Meeting
- 04/26/22 - Commission Meeting



FINANCE DEPARTMENT MONTHLY REPORT

DATE: March 22, 2022
PERIOD: July 1, 2021 to February 28, 2022
TO: Paula Miranda, General Manager
ISSUED BY: Mark Brown, Director of Finance and Business Services

Financial reports reporting through February 28, 2022 are included in the commission packet and a copy is attached for your convenience.

Issues of Importance

Financial/ERP System

- PacSoft has been configured. Finance staff are now verifying all reservations are in PacSoft and Hercules. Once completed, we will bring online reservations back online. Finance staff will then audit the financial transaction to assure all charges in PacSoft are the same as Hercules. The March audit is complete, and April is 50-60% complete. We will audit the records in small bites each day, to spread out the load.
- PacSoft has made configuration changes which has improved the response many areas, Speed is still a concern, as is being able to work offsite. I have requested a direct connection to the server (called RDP), this should speed up the application, and allow users to work remotely.
- Information from PacSoft will automatically process and pass over to Business Central each evening. Within the next year, PacSoft will be deploying a Web Based version, at that time, the Port should have the information transfer immediately upon entry. I have requested pricing for this option.
- Business Central launch is on April 4.

Fiscal Manual

- A new fiscal manual is being written. This has been delayed due to the rollout and level of effort to get all the reservations into PacSoft. The level of detail is much greater than the current manual, and more policies and procedures are included in the manual. The goal is to clarify and keep a written document on the policies and procedures in detail, this will allow newly hired accounting staff to understand the Port's accounting methodology and will also act as a reference manual to when a question arises.

Employee Handbook

- Departments Heads are in the process of reviewing the Handbook as it is re-written, once reviewed and accepted it will be sent for review to the Port's attorney or HR answers, only then will it be brought forward to approval.

Audit RFP

- The current audit contract had a three-year term with no provision for extensions and has expired. A first draft of an RFP for an auditor has been written. I have assigned this task to Mark Harris, this should be ready for prior

to the next commission meeting.

Budget

- The proposed budget was given to you last month we will hold a budget committee meeting in April, with the hearing in May. A meeting request was sent out to determine the best date to hold the meeting.

Insurance

- The port's Environmental Impairment liability insurance has expired, WHA has found a carrier for this insurance. To reduce the annual cost, the Port will pay for a 3-year policy at a total cost of \$24,634. If purchased annually, the cost is \$13,579.07

GOF Balance Sheet (year to year comparison)

- The cash balance as of February 28, 2022 is \$3,039,905 a 12% (\$429,109), decline from February 28, 2020. This decline was expected as the Port paid approximately \$1.2 million for the Pier 5 project and \$270,000 to the Army Corp for the dredging feasibility study and is expending money for the new administrative building, however, the funds for the new administrative building will be reimbursed periodically.
- Accounts Receivable is 20% lower than last year.
- Accounts Payable is 61% lower as compared to February 2020.

Profit and Loss -

The Financial Reports are attached for your review and are included in the commissions packet. These are the February final reports.

The month-to-month budget is based on a 3-year average spending-revenue average. Revenues and expense budgets are allocated based on historical data; this should give the Port a better picture of how it is performing against the adopted budget.

General Operating Funds (GOF) – all divisions:

Budget vs. Actuals

- **Operating income** is favorable by \$405,776 (113%).
- **Operating expenses** are favorable by \$1,745,061 (72%)
- **Other income** is unfavorable by \$501,111 (64%)
- **Other expenses** are favorable by \$1,707,260 (17%)
- Overall, Net income is favorable.

Breakdown of programs

Administrative Budget

Budget vs. Actuals

- **Income** is favorable by \$1,008 (150%)
- **Expenses** are favorable by \$974,044 (51%).
- Capital Outlays are favorable.
- **Overall**, Administration budget is favorable.

International Terminal

Budget vs, Actuals

- **Revenues** are favorable by \$8,291 (101%).
- Squid have arrived, which will show continued improvement in income
- **Operating Expenses** are favorable by \$200,404 (80%).

- **Income** is favorable by \$426,313 (66%)

Commercial Marina

Budget vs. Actuals

- **Operating Revenues** are unfavorable by \$202,910 (83%)
- Revenues will be watched closely to determine if this is a trend or if tickets and Moorage was not entered for the February Month end.
- **Operating expenses** are favorable by \$960,899 (48%).
- **Net income** is favorable \$814,689
- When the new dock on Bay Blvd begins to load and unload vessels, we are unsure of the effect this will have on the hoist dock and services revenues.

South Beach

Budget vs. Actuals

- **Operating Revenues** are favorable by \$452,493 (350%).
- Port RV Park staff have reported cancellations due to the high price of fuel; this is being monitored closely to determine if any action is necessary. Currently Park revenues are 111% of budget.
- **Operating Expenses** are favorable by 191,566 (87%)
- **Net Income** is favorable by \$702,209 (18%)

NOAA Lease Revenue Fund

Balance Sheet

As of February 28, the Port had a cash balance of \$3,314,847 with an available balance of \$1,553,126; the remaining \$1,761,721 is reserved for the annual maximum debt service payment on bonds, as required.

Income Statement

Budget vs. Actuals

- Revenues are slightly unfavorable.
- Expenses are favorable by \$807,348 (79%).
- Net income is favorable by \$1,305,317 (76%)
- The carpet replacement project will have an impact on this budget, but the budget will remain favorable.

NOAA Capital Maintenance Fund

- The General Operating fund has paid the first installment to the NOAA Capital Maintenance Fund for the loan for the South Beach Load Center project. The fund has \$1,692,603 of cash available.

Bonded Debt Fund:

Balance Sheet

- The current available in the Bond Debt fund is \$268,600, an increase of \$153,887 versus February, 2020, this balance will be used to fund the Bond Debt payment on July 1, 2022.

Income statement

- Revenues are favorable by \$117,183 (114%).
- The Port has a sufficient cash balance in the Bond Debt fund to pay the July 1, 2022 Go-bond payment.

Construction Fund:

- No changes to report.
- All reimbursements from the State for the Administration building will come into this fund, then transferred to the General Operating Fund.

Facility Reserve Fund.

- No changes to report, once the Port Dock 3/5 Electrical upgrade project begins, \$138,000 will be transferred to the General Operating funds to cover a portion of the upgrade.
- The current cash balance in this fund is \$525,625.

Accounts Receivable:

The Port continues to work to collect outstanding balances, some focus has been on South Beach, particularly annual moorages. We are unable to do any collection activities on Live Aboard Vessels as there is a moratorium until March 31, 2022. For tenants that have applied for rental assistance, and can show evidence, they will have until September 30, 2022 or until their application is cancelled or denied.. The staff is beginning to focus on Commercial collections. The Port of Astoria has had some vessel owners charged with “Theft of Services” when they have a past due balance and refuse to pay.

- Discussions have been ongoing with the ORCA. The outcome is they are selling the 300-pot crab license, crab pots, and vessel. The balance owed will be paid in full. The vessel will not be released until payment-in-full has been received. The Port has given the estate a deadline of April 1, 2022 to sell the vessel, or the Port will hold an auction.
- Seawater Seafoods has agreed to pay \$5000 per week until paid in full.
- Two other vessels in South Beach are behind on payments, however, since they have liveaboards on them, they are considered a tenant. In early april, discussions will be held with the tenants to determine correct actions to take.
- The list below represents those Vessel owners or leaseholders with amounts outstanding 90 days or more, as of **February 15, 2022:**

	Current	30-Jan	31 - 60	61 - 90	> 90	TOTAL
Orca - 295549	0	272.7	713.48	742.92	26817.38	28546.48
Oregon Mariculture LLC	0	659.55	237.15	0	14421.93	15318.63
Pacific Rose - 554504	0	0	234.73	250.34	14278.36	14763.43
Angela June	0	2252.24	2466.49	228.59	13035.76	17983.08
Eclipse - 226744	0	0	3495.84	286.65	11597.87	15380.36
Seawater Seafoods Co	0	3046	4514.78	18951.74	9393.61	35906.13
Granville	0	76.8	230.69	2995.06	8777.3	12079.85
Valor III - 245645	0	150	268.79	266.35	7225.49	7910.63
Trondhjem - 241924	0	0	115.02	86.57	6997.06	7198.65
Luna	0	0	111.66	119.09	6586.97	6817.72
Ida May - 665118	0	470.88	570.21	568.6	6042.86	7652.55
Albatross - 980072	0	0	77.38	82.54	4707.54	4867.46
Foulweather Trawl LLC Lease	0	3801.39	3801.39	3801.39	3801.39	15205.56
Topaz - 573234	0	173.05	0	1773.04	3289.07	5235.16
Dawn Treader	0	103.75	337	2660.62	2609.46	5710.83
Lone Eagle	0	0	41.61	14.99	2531.74	2588.34
Int'l Provider	0	133.9	9038.7	1544.1	2491.92	13208.62
Midnite -250210	0	457.8	495.96	490.45	2319.61	3763.82
Leisure Lee II - OR337LF	0	366.24	1136.1	77.23	2273.5	3853.07
Roggy - 574577	0	0	37.13	39.59	2259.15	2335.87
First Hope I	0	750.1	157.98	2764.47	2208.2	5880.75
Sea Wolf - 270816	0	0	36.24	61.6	2204.32	2302.16
US Dept. of Commerce Grants	0	0	0	-2832.45	2161.94	-670.51
Saltybros LLC Boathouse Lease	160.22	160.22	160.22	160.22	1331.78	1972.66
Aurora Maid	0	302	496.03	21.9	1300.16	2120.09
Western Hunter - OR936AFK	0	3298.47	314.11	90.5	1220.94	4924.02
Tana C -544392	0	0	37.8	0	948.99	986.79
Buccaneer - 558467	0	0	15.07	0	916.94	932.01
Das Bug	0	0	0	221.16	827.67	1048.83
Eclipse - 503045	0	264.7	108.25	246.2	568.9	1188.05
Northern Ram - 979437	0	424.2	0	0	542.74	966.94
Faith II - 238244	0	0	7.66	16.08	465.74	489.48
Priority One	0	0	5.23	0	165.71	170.94
Chapter II	0	0	2.36	2.53	143.95	148.84
Gracie Arlene	0	76.8	78.41	83.48	98.36	337.05
LeAnn	0	0	3.29	0	96.67	99.96
Umatilla II	0	0	2.5	0	87.6	90.1
Pacific Cloud - 549931	0	26.5	27.5	27.5	54	135.5
Blue Pacific Ocean	0	857.87	309.55	27.5	53	1247.92
Irish Miss	0	0	1	1	35.68	37.68
BITE ME LLC	0	0	1	2.31	31.57	34.88
S/V Mana (Rec Boat)	0	0	1	1	24.3	26.3

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DIRECTOR OF OPERATIONS REPORT

DATE: 3/17/2022
PERIOD: February-March 2022
TO: Paula J. Miranda, General Manager
ISSUED BY: Aaron Bretz

OVERVIEW DIROPS

Summary:

This has been a busy month with lots of boats coming into the Commercial Marina. As is often the case, when the Commercial Marina gets busy, we experienced a significant increase in complaints. We have heard from annual moorage holders who are concerned that they can't find a place to moor, but for every one of them we received a complaint from boats that frequent Newport who can't get an annual moorage agreement. The problem is the same for both complaints; we don't have enough space, and we face a future where more boats will be coming to Newport. The importance of the redesign and rebuild of Port Dock 7 cannot be stressed enough. See my report below regarding changes in assigned moorage.

Detail:

- **Port Dock 5 Pier Project**
Final inspections are complete and the Port is in receipt of the as-built plans and maintenance information. Now we will set to maintaining the new asset. I am in the process of establishing a bridge inspection agreement with ODOT so that they will inspect the structure annually and provide us with corrective maintenance recommendations. Our preventative maintenance tasks will include painting in 5-7 years, sealing concrete, and sweeping. The agreement for inspection will come before the Commission when it's ready. It's at the State procurement office currently.
- **Army Corps CAP Section 107 Project (Commercial Marina Channel Dredging)**
I have spent a fair amount of time with the Corps economist trying to translate several issues that are generally expressed in terms of cargo into impacts for fishing businesses. The question of "delay" is one that can be somewhat abstract for people on both sides of the conversation to grasp, but it's an important factor in determining Corps projects, and we're definitely making progress.
- **Admin Building**
Building is underway, and we have been working with the architect to stay on top of approvals so that the builders can get supplies ordered early enough to come in. This is challenging given the current supply chain, but we're working through it.

- **Rogue Seawall Permitting**

With the good news of funding comes the inevitable re-ordering of priorities. In order to get the repairs done in the coming fiscal year, we will need to do much of the work during the in-water work window. This means that we have to push forward the permit applications right away. We should have enough time to get the permits, but we have started the process of determining who will be doing that work, and we have some good consultants to choose from who will be able to get things moving right away.

- **South Beach Electrical**

We are nearing the end of the replacement of breakers in South Beach. Users have apparently begun to forget that this change is in progress, so we've sent yet another email notice to 800+ users, and re-posted notices about what the change to GFI breakers means for boat owners. We also have stickers to place on the pedestals themselves reminding users that the Port does not guarantee the continuity of electrical service to any user, and the Port does not guarantee the characteristics of any service that is provided or the characteristics of the service breaker. This is a good reminder for all users of Port services; people often begin to take for granted what the Port provides, and when that changes as a matter of updating infrastructure, they often believe incorrectly that the Port is at fault for updating our facilities.

- **Port Dock 5 & 3 Electrical**

Just as we were ready to move ahead with the particular choices in pedestals, I started to hear some complaints and concerns about the amperage change. We previously talked a great deal about this change at CFUG meetings, but it appears that as we get closer to putting in new pedestals a number of boat owners have seriously begun to assess the impacts of increasing amperage to their vessels. Because the Port ordinance requires isolation transformers, the boats have them wired for the current 30 amp service. When we go to 50 amp, some of them (depending on how their boats are wired) may have a small investment in changing that amperage and distribution to conform to the new service. I talked to a number of owners who all have similar concerns, and I've gone back to our engineer to see if we have a potential still to provide a cheaper but better set of options for the service. I just got some of that information back from him yesterday and am still reviewing. There are several options we might be able to employ; as I write this, I'm still working to see what's in the realm of possibility.

- **Participation on the Connect Oregon Maritime and Final Review Committee**

I was asked to sit on the Connect Oregon Maritime and also the Final Review Committees. I participated in that process, which includes several public meetings.

- **Derelict Vessel Removal**

We've been working with OSMB this month to dispose of 12 vessels in South Beach that are no longer seaworthy and need to be removed from the Marina. They have agreed to consolidate the work and take on the contracting effort to remove as many of the vessels as possible. We are hopeful that we will be able to have enough funding to get all of them removed. OSMB is trying to make that happen, and is drafting the RFQ currently. We expect a pre-bid meeting the first week of April. The Port will not have to fund any of that work.

- **Assigned Moorage**

Unfortunately, we are not yet ready to implement 100% assigned moorage; as I have reported before, the change for the Port is not as simple of an adjustment as it might seem from the outside. Assigned moorage is actually something that the Port has considered to be impossible in the past, and we need several more things in place to complete. In particular, implementation of the new accounting software, which includes a new system for mapping and making reservations

for moorage in both marinas. Mark has been working very hard every day trying to bring that change in, but it affects the entire Port, so it's a major undertaking. We have been working to move more of the transient vessels to Port Dock 7, but we have to be careful about how many and what size of vessel we send to PD7 because of the state of that dock. Even trying to get the few boats to PD7 that we have been sending there has caused a significant increase in management hours. That factor is not seen by people outside the Port, but managing that type of change while maintaining the level of service demanded by users at our service locations (such as the hoist dock) is a significant challenge. We are moving forward the best that we can while trying to keep a very busy marina up and running.

- **Squid**

So far we've brought around 300,000 lbs of squid through Port facilities in a couple days of operating time. There will likely be more to come through the Port in the coming weeks; we are currently working on building a better pool of seasonal, experience forklift operators who can respond quickly to the need for help.

Newport International Terminal- Don Moon, Supervisor

Billable Services Performed this (February)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Forklift – 64.5 hrs | <input checked="" type="checkbox"/> Moorage – 63 days |
| <input checked="" type="checkbox"/> 30 Ton Hydraulic Crane – 31 hrs | <input checked="" type="checkbox"/> Hoist Dock Tie Up – 78.5hrs |
| <input checked="" type="checkbox"/> Labor – 74.25hrs | <input checked="" type="checkbox"/> 120V power – 0 days |
| <input checked="" type="checkbox"/> Other (over time) – 21 hrs | <input checked="" type="checkbox"/> 208V power – 66 days |

NOAA MOC-P Jim Durkee, Maintenance Supervisor

Special Projects:

Vessels Using the Facility Since My Last Report – NOAA vessels Hi'ialikai, Bell M. Shimada, Rainier. R/V Sikuliaq.

NOAA Staff are still primarily operating on minimal crew and work from home. Rainier and Shimada are in for the season

Replacement of one power pack and two battery packs in the warehouse battery back-up system.

Finished the carpeting of the offices and the tile refinishing in the warehouse building. Concrete resealing is underway.

Cleaning of exterior windows and gutters by Associated Cleaners.

Replaced a broken junction box on the pier cathodic protection system.

South Beach Marina, Chris Urbach, Harbormaster

☒ We had 713.5 launches for a total of \$4281

- Fish tables at CXT and central froze and blew out the copper
Action: Both Tables were completely re-plumbed with pex
- Mutiple GFI's have been installed in various pedestals in the marina.
Action: Continue every month installing GFI's when time is available.
- New crew member Dan Erickson started work on the south side.
Action: Continue Training and showing Dan how things work on the south side.
- Prepared Main RV park for Spiro Landscaping to start mowing in March
Action: Continue to work with Spiro for quality of work and upgraded landscaping
- We are still in the process of getting bids for painting on the Rogue distillery and Marina office