

# Port of Newport

# Harbor News

## IN THE SPOTLIGHT: Upgrades at the South Beach Marina

Investment in the South Beach Marina has taken on a “Lights! Camera! Action!” quality in 2020/21, with projects sure to improve the user experience at the recreational facility.

Lights comes in the form of electricity, with a project to replace nine power load centers already underway. The electrical system of the 500-plus slip marina, built in the late 1970s, has become dated over time, creating challenges for both the Port and the boaters who use the popular facility. The project, with a projected price tag of nearly \$600,000, will be completed by the start of Halibut season in May.

Cameras were installed around the facility early last fall, providing both the Port and marina moorage holders with improved security. Where previously there were none, the marina is now home to 26 surveillance cameras and Harbormaster Chris Urbach predicts that number will likely grow. The price tag totaled nearly \$27,000, but the Port had \$5,000 in grant help from the Special Districts Association of Oregon (SDAO).

Action is found in a host of other maintenance projects and improvements on the calendar for 2021. The south restrooms will get new siding and paint. The shower building will get new exterior paint. End ties at the end of four or five docks are expected to be rebuilt. Urbach is also planning to paint the marina store, the marina shop and possibly the Rogue cooerage building as well. There are also several electrical-related maintenance projects to be tackled.

Despite the challenges presented by COVID-19 in 2020, the marina continued to thrive, with occupancy of slips at 63.2 percent, which was an increase over 2019’s figure of

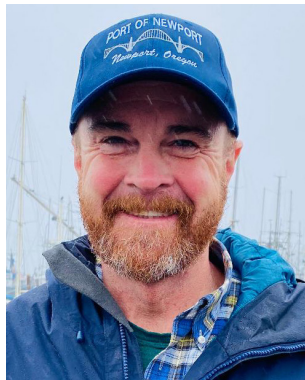


59.43 percent. Bill Hewitt, the RV Park supervisor who also handles marina reservations, indicates that 2021 reservations are already

higher than last year, forecasting another period of growth.

## Greetings from the Port Commission President

By Jim Burke



Despite the impacts of COVID-19, the Port of Newport had a very productive 2020 and is poised to accomplish even more in 2021. As Port Commission President, I am pleased to report that the organiza-

tion has made great strides in recent years.

At the beginning of this year, the Port re-

ceived a clean audit and the organization’s financial picture is strong. Thanks to the addition of key staff members who are committed to improving efficiencies, the Port has reduced expenses and come in under budget in most parts of the operation.

While COVID-19 has taken a toll on many organizations, the Port’s essential workers helped us navigate the situation largely unscathed. Port employees showed up for work at a time of great uncertainty and for that we thank them. Our Port Commission also became accustomed to virtual meetings and continues to work together for the good of the Port and the community.

A dedicated workforce, solid leadership and a productive Commission means we are focused on infrastructure and dredging projects for the commercial marina, making upgrades at the South Beach marina, addressing the needs of the Rogue Sea Wall, pursuing business for the International Terminal, and considering a more permanent home for the Port offices.

Even with an abundance of maintenance needs and many demands to balance, I can confidently say that the Port is on track and planning on the future.

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POSTAL CUSTOMER

# New owners breathe new life into Newport Belle B&B

Amidst the sportfishing boats, pleasure craft, and sailboats found at the South Beach Marina, one vessel stands head and shoulders above the rest. The three-story Newport Belle Bed and Breakfast is a one-of-a-kind moorage holder in the Port's recreational marina.

Built in 1993 and moved to Newport more than 25 years ago, the Newport Belle has two new captains at the helm. Randy and Paige Sanders purchased the permanently-docked paddle wheeler in December of 2019 after leaving the hustle and bustle of Las Vegas for quiet South Beach.

"We were tied to the corporate world and looking for an escape and something completely different. We found it, that's for sure," Randy said with a chuckle.

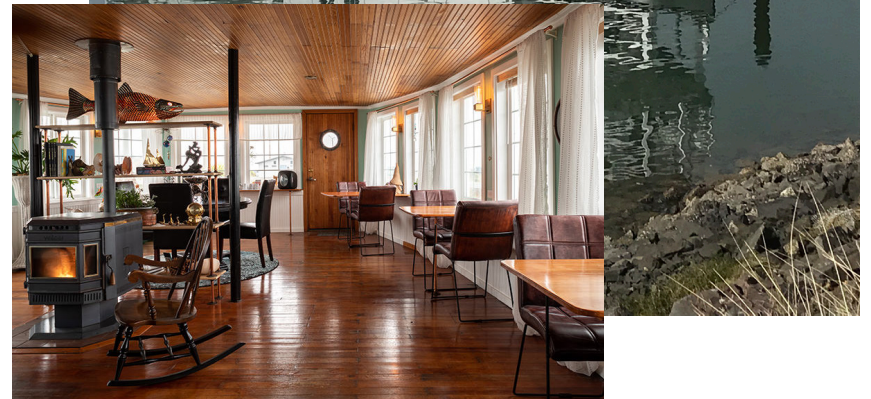
Renovations began as soon as the couple took ownership and continue today. After investing \$150,000, the new owners are satisfied with the inside and now focused on exterior improvements. Paige has a punch list that includes a new paint job, some exterior lighting, new signage, new bumpers and lines, and possibly new railings.

The Sanders opened for business in May and have been pleased with the initial response, welcoming visitors from all over the United States and beyond.

"Travel agents think we're a great stop for people traveling Highway 101. We are a destination," Randy said.

The Newport Belle features five guest rooms and offers both breakfast and a happy hour. In addition to a beautifully refurbished interior, guests look out at the surrounding boats, the Yaquina Bay bridge, and Pacific sunsets.

"We are just really happy to be here," Paige said. "The Port has been extremely supportive and we can't say enough on how they've helped us along. It was a big task to take it on and bring it up to speed and everybody was just great in getting behind us. We can't say enough about the community and how much we enjoy this area."



## PEOPLE OF THE PORT: Meet Aaron Bretz

Aaron Bretz has been the consistent, guiding force behind much of the Port's work since he was named director of operations in 2017.

The Ohio native came to the Port from the U.S. Coast Guard, where he finished his 21 years of service as a senior chief petty officer (E8). Exclusively at West Coast posts, Bretz spent more than 10 years here in the central coast area, including Florence, Newport, and Depoe Bay. Staying here was one reason why the Port job was a good fit.

As director of operations, Bretz wears a variety of hats at the Port. The nature of the work means he is involved in everything from

planning, to infrastructure management, to engineering, to grant writing.

"I rely on professionals to help me, but it is all of those things mixed together. That's the way the job evolved, in part because sometimes I have to ask myself who is better suited to do something," he said.

A prime example was the grant request for the Port Dock 5 pier replacement. Although grant writing wasn't typically his job, Bretz said he asked himself who could do it and ended up securing a \$1.2 million grant from the U.S. Department of Commerce's Economic Development Administration.

The Port has a number of outstanding infrastructure projects in need of attention and that list is uppermost in Bretz's mind.

"I really would like to get caught up with everything we need to do with our infrastructure maintenance on all sides of the bay," he remarked. "People aren't wrong when they ask about other projects. They all need to get done, so it comes down to what most urgently needs to be addressed."

Those projects reach beyond the commercial marina to include the recreational marina, the international terminal, the RV Park, and other Port holdings.

Although four years have passed since the close of his Coast Guard career, Bretz said one of the unusual parts of his job now is how people from the past become part of the present.

"I regularly cross paths with someone from the past and they don't realize it because I was one of those orange-clad, faceless people on the boat. Making those connections is really the neatest thing."



# Commercial Marina improvements gain momentum

The replacement of the Port Dock 5 pier is underway and is the first of what the Port is planning as a series of improvements to update the 60-year-old commercial marina.

The \$2.4 million project will replace the dilapidated pier, which is a wooden structure comprised of creosote wood pilings that serve not only as the access bridge to Port Dock 5, but also as the conduit for potable water, fuel lines, and power to the boats and fuel facility.

Investment into the commercial marina is important, as Port Dock 5 alone provides moorage for roughly 80 vessels that are small businesses in and of themselves.

In early 2020, the Economic Development Administration (EDA) of the U.S. Department of Commerce awarded the Port a \$1.2 million grant to replace the fixed dock, gangway, and gangway float. When it is finished, crew members will once again be able to drive trucks to the end of the pier for the transfer of equipment and supplies.

The new pier will also be an environmental improvement. The abundant wood pilings will be replaced by a greatly reduced number of steel piles and the concrete slab deck will include a stormwater collection system.

Tackling a project of this scope is done only with expert assistance. The Port has contracted with DOWL for engineering, HDR Inc for project management and Advanced American Construction Inc. to build the pier.



A simultaneous but completely separate project has electrical engineers planning for the replacement of power pedestals and transformers at the commercial marina this fall, bringing much-needed improvements.

“The pier replacement is really a launching point for a long-term vision for the commercial marina,” explained General Manager Paula Miranda. “The greatest need that we are focused on next is replacement of Port Dock 7, especially after a January storm meant the loss of 66 feet of dock.”

Port officials are currently working with a grant specialist to secure the funding for the engineering and planning work that must first occur at an anticipated price tag of roughly \$200,000.

With a change in vessel sizes, the aging of the existing commercial marina, and an ever-evolving commercial fishing industry, the Port’s long-term vision involves a complete redesign of the commercial marina. That ambitious project can only happen with new dredging.

In response to a Port request, the U.S. Army Corps of Engineers (USACE) went through a federal determination process in 2020 to address whether dredging into the marina will be considered. All signs point to a successful outcome, which moves the project into the feasibility study phase. That means a price tag of roughly \$900,000, with the Port of Newport covering half the cost, which the Port Commission has covered in this year’s budget.

If achieved, the federal channel would be dredged to 20’ below MLW (mean low water) through the entire marina. It would also create a turning basin and a deep channel to the hoist dock for larger boats.

Harbormaster Kent Gibson says “the goal of reconfiguration is to allow the berthing of boats that are getting longer and wider while also replacing a dilapidated Dock 7. There is no other way to accommodate the number of boats and the size of boats we need without it,” he said.

Miranda agrees. “As a Port, we are very focused on improving the commercial marina because it is necessary for the future success of the fishing fleet, but also for our flexibility when it comes to shipping opportunities at the International Terminal.”

## Port Checklist: 2021 is taking shape around Yaquina Bay

Projects on both sides of Yaquina Bay promise to keep Port employees and contractors busy in 2021. Here’s a list of some of the significant projects getting our attention...

- Study of the Rogue Sea Wall will take place in 2021, thanks in part to a grant from the Lincoln County Community and Economic Development Fund.
- Port Dock 5 pier replacement is underway.
- Upgrades to electrical system at the South Beach Marina will be complete in May.
- Plans and costs for a new Port administration building are under consideration and, if approved, would mean the start of construction sometime in late 2021.
- Grant applications are underway for a Port Dock 7 replacement plan, as well as for a marketing plan for the International Terminal.
- Dredging feasibility will be examined by the U.S. Army Corps of Engineers in 2021.

Keep an eye on all Port projects by monitoring our website at [portofnewport.com](http://portofnewport.com) or visiting our Facebook page.

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# Rogue operations continue to grow in South Beach

Despite the challenges of 2020, one of the Port's South Beach tenants has taken steps to, not only enhance its operations, but find new ways to showcase Newport.

After a trial run in early 2019, Rogue Ales & Spirits has expanded its operations at what used to be known as the House of Spirits tasting room. Renamed the Sunset Bar, patrons can now enjoy a beer, a cocktail, and a limited food menu either inside or outdoors overlooking the South Beach Marina and Yaquina Bay Bridge.

"This has been in the works for two years and it truly showcases one of the best views in Newport," explained Rogue President Dharma Tamm. "We did a test last year and it was successful, which is why we are expanding and making it even better."

Roughly 28 people can enjoy a beverage on the outdoor patio while watching the sun set behind the bridge. Inside, the capacity is around 12.

Behind the scenes on the brewery side of the operation, Tamm said a new can line will increase production at the South Beach location. Originally, the can line produced approximately 80 cans per minute. The new line will kick out 255 per minute, which is important considering the evolution from bottles to cans over the past five years.



Tamm believes that the convenience of transporting cans easily to a beach or on a hike and the easy recyclability of cans are the biggest drivers of change. And it's not just about beer. Rogue also cans CBD seltzer and cocktails in 12 ounce "sleek" cans.

Also on the "behind the scenes" side of the spectrum, he said Rogue is also focused on "continuously installing bigger and better wastewater systems."

Like all businesses, growth is both a thrill and a challenge for the folks at Rogue, but Tamm is feeling positive about the future.

"I'm particularly excited about how we continue to grow and how we work together with the Port to make sure it makes sense. That's a pretty fun partnership we have right now," he noted.

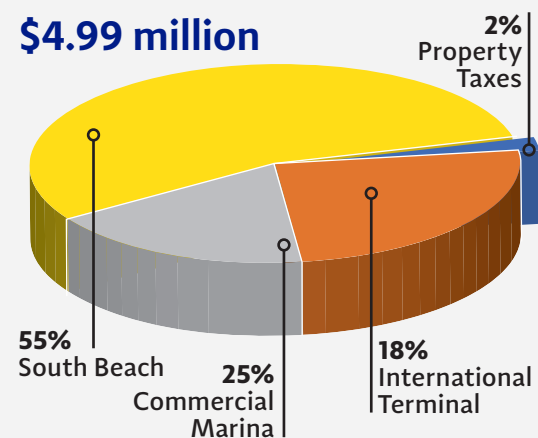


## FY 19/20 Financial Snapshot

### TOTAL REVENUES

General Operating Fund, excludes NOAA and all other funds

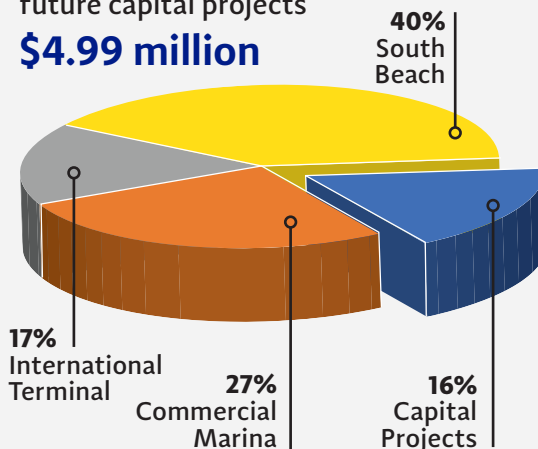
**\$4.99 million**



### TOTAL EXPENSES

General Operating Fund only, includes future capital projects

**\$4.99 million**



## Port of Newport At-A-Glance

### Port Commission



- Jim Burke, President
- Gil Sylvia, Vice President
- Walter Chuck, Sec/Treasurer
- Jeff Lackey
- Kelley Retherford

### Port Facilities



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

### Management



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

