



M E M O R A N D U M

TO: Interested Parties
FROM: Kyle Stevens, President
DATE: January 8, 2026
SUBJECT: Port of Coos Bay Commission Meeting Notice

The **Board of Commissioners** of the Oregon International Port of Coos Bay will hold its Regular Commission Meeting at **11:00 a.m., Thursday, January 15, 2026**, in the Port’s Commission Chambers located at 125 W Central Avenue, Suite 230, Coos Bay, Oregon 97420, and live on YouTube.

Members of the public are invited to attend the meeting in person or view the meeting live on the Port’s YouTube Channel at the following link: www.youtube.com/portcoos.

Members of the public may provide public comment in person, via Zoom, or in writing. If members of the public would like to provide public comment during the meeting via Zoom, please call the Administrative office at 541-267-7678 by 8:30 a.m. on Thursday, January 15, 2026. Written comment will be accepted until 8:30 a.m. on Thursday, January 15, 2026 by sending an email to portcoos@portofcoosbay.com with the subject line ‘Public Comment’.

An **Executive Session** has also been scheduled on **Thursday, January 15, 2026**, immediately after the Commission Meeting, as authorized under ORS 192.660(2), to:

- (e) conduct deliberations with persons designated by the governing body to negotiate real property transactions;
- (f) consider information or records that are exempt by law from public inspection;
- (g) consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations; and
- (j) carry on negotiations under ORS Chapter 293 with private persons or businesses regarding proposed acquisition, exchange or liquidation of public investments.

KS/cs

**OREGON INTERNATIONAL PORT OF COOS BAY
REGULAR COMMISSION MEETING
11:00 a.m., Thursday, January 15, 2026**

Port Commission Chambers, 125 West Central Avenue, Suite 230, Coos Bay, Oregon 97420
Watch Live on YouTube: www.youtube.com/portcoos

Mission: Promoting sustainable development that enhances the economy of southwest Oregon and the State.

*ORS 777.065: The Legislative Assembly recognizes that assistance and encouragement of enhanced world trade opportunities are an important function of the state, and that development of new and expanded overseas markets for commodities exported from the ports of this state has great potential for diversifying and improving the economic base of the state. Therefore, development and improvement of port facilities suitable for use in world maritime trade at the Ports of Umatilla, Morrow, Arlington, The Dalles, Hood River and Cascade Locks and the development of deepwater port facilities at Astoria, **Coos Bay**, Newport, Portland and St. Helens is declared to be a state economic goal of high priority.*

T E N T A T I V E A G E N D A

- 1. CALL MEETING TO ORDER**
- 2. INTRODUCTION OF COMMISSION, GUESTS AND PORT STAFF**
- 3. PORT PROJECT UPDATE**
 - A. Presentation of FY 2024/25 Annual Financial ReportAmanda Moore, Baker Tilly
 - A. Port and Rail Financial UpdateMegan Richardson
- 4. CONSENT ITEMS** **Page**
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 - C. 2026Res01: Declaration of Emergency 730.54..... Rick Adamek, 40
 - D. Appointment of FY 2026/27 Budget Officer Lanelle Comstock, 43
- 7. OTHER**
 - A. City of Coos Bay Front Street Multi Use Trail Project & the RailroadLanelle Comstock
 - B. Strategic Business Plan Public Comment PeriodLanelle Comstock
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- 9. PUBLIC COMMENT**
- 10. COMMISSION COMMENTS**
- 11. NEXT MEETING DATES**
 - A. PCIP Commission Meeting - Tuesday, February 3, 2026, 8:00 a.m.
 - B. Regular Commission Meeting - Thursday, February 19, 2026, 11:00 a.m.
- 12. RECESS TO EXECUTIVE SESSION**
- 13. ADJOURN**

Consent Items

DRAFT
OREGON INTERNATIONAL PORT OF COOS BAY
Coos Bay, Oregon
REGULAR COMMISSION MEETING
11:00 a.m., Thursday, December 18, 2025

Port Commission Chambers, 125 Central Avenue, Suite 230, Coos Bay, Oregon 97420

This is not an exact transcript. To watch a live stream of this meeting, go to www.portofcoosbay.com.

ATTENDANCE

Commission:

Kyle Stevens, President; Nick Edwards, Vice President; Kyle ViksneHill, Treasurer; Elise Hamner, Secretary; and Arnie Roblan, Commissioner.

Staff:

Lanelle Comstock, Chief Executive Officer; Melissa Cribbins, Executive Director of the PCIP Project; Megan Richardson, Director of Finance and Accounting; Matt Friesen, Director of External Affairs; Rick Adamek, Director of Asset Management; Brian Early, General Manager, Coos Bay Rail Line; Ray Dwire, Charleston Marina Manager; Krystal Karcher, Administrative Services Manager; and Christina Sanders, Administrative Assistant.

Media & Guests:

Brian Points; Carson Valley; Jan Hodder; Mike Graybill; Christine Moffitt; Carmen Matthews; Steve Skinner; Jamie Fereday; Jennifer Wirsing; Tallon Trentz; Eric Quella; Drew Farmer; and Patrick Momsen.

1. CALL MEETING TO ORDER

President Stevens called the meeting to order at 11:01 a.m.

2. INTRODUCTION OF COMMISSIONERS, GUESTS AND PORT STAFF

3. PORT PROJECT UPDATE

A. Final Strategic Business Plan Update Presentation

Points Consulting presented the Port’s strategic business plan update, outlining long-term goals, objectives, and capital improvement priorities for the next decade. The discussion emphasized aligning infrastructure investments and market development with the Pacific Coast Intermodal Port Project (PCIP), including commercialization studies underway to support public–private financing and carrier engagement.

B. Port and Rail Financial Update

Megan Richardson delivered the October financial update for both the Port and the Coos Bay Rail Line. The Port’s operating income reached \$346,000, surpassing the budgeted \$296,000 by approximately

\$50,000, reflecting stronger-than-expected performance. Ms. Richardson highlighted that this positive variance was driven by higher revenues and efficient cost management.

Ms. Richardson reviewed CBRL’s financial position, noting key revenue streams and expense trends compared to budget, emphasizing areas of improvement and any operational challenges impacting profitability.

4. CONSENT ITEMS

- A. Approval of November 20, 2025 Regular Commission Meeting Minutes
- B. Approval of November Invoices
- C. Approval of Lease Agreement Renewal

Upon a motion by Commissioner ViksneHill (second by Commissioner Edwards), the Board of Commissioners voted to approve the November 20, 2025 Regular Commission Meeting Minutes, November Invoices and Lease Agreement Renewal. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

5. MANAGEMENT REPORTS

All Management Reports were included within the Meeting Packet.

6. ACTION ITEMS/REPORTS

A. 2025Res12: Port of Coos Bay Rate Schedule

As part of the annual budget process, the Charleston Marina Complex rates are reviewed each year and may be adjusted by the Consumer Price Index (CPI) and/or by market analysis. Each year, staff surveys the rates and schedules of comparable facilities.

Charleston Marina RV Park rates are evaluated in November and December of each year to better serve summer customers. This ensures that long-term summer customers do not experience an unexpected rate adjustment in mid-season.

Port staff compared similar RV parks in the region and found the Port’s daily, weekly, and monthly rates tend to be comparable. A major difference is that similar RV parks in the region have different rates based on peak season or off-season. The peak season rates vary from a 10% to 30% increase over the off-season rates.

Port staff recommends establishing a “peak season” rate of 10% over the “off-peak season” rate. This rate would be in effect from May 1 through October 31 each year. This rate establishment is based on market analysis, overall maintenance needs, and projected maintenance projects. Peak season rates have been discussed with the Charleston Advisory Committee. The off-peak season rates will not incur an increase from the existing rates.

The proposed changes are set forth in the table below. The daily and weekly rates also incur a 1.5% Coos County Lodging Tax and a 9.5% Charleston Area Lodging Tax, which are not included in these listed rates.

Rate Type	2026 Off-Peak Season Rate (Current Rate)	Recommended 2026 Peak Season Rate
Standard Hook Up - Daily	\$47.72	\$52.49
Standard Hook Up - Weekly	\$263.68	\$290.05
Standard Hook Up - Monthly	\$739.14	\$813.05
Deluxe Hook Up - Daily	\$50.11	\$55.12
Deluxe Hook Up - Weekly	\$280.39	\$308.43
Deluxe Hook Up - Monthly	\$781.73	\$859.90
Pull Through Hook Up - Daily	\$53.70	\$59.07
Pull Through Hook Up - Weekly	\$295.89	\$325.48
Pull Through Hook Up - Monthly	\$823.07	\$905.38
Pull Through Deluxe Hook Up - Daily	\$57.73	\$63.50
Pull Through Deluxe Hook Up - Weekly	\$318.08	\$349.89
Pull Through Deluxe Hook Up - Monthly	\$884.80	\$973.28
Mega Deluxe Hook Up - Daily	\$88.52	\$97.37
Mega Deluxe Hook Up - Weekly	\$487.72	\$536.49
Mega Deluxe Hook Up - Monthly	\$1,356.75	\$1,492.43
Yurts - Daily	\$68.02	\$74.82
Yurts - Weekly	\$319.75	\$351.72

The following are additional proposed changes:

- Port Staff continues to evaluate trends and needs for RV Park guests visiting the Charleston Marina RV Park. As RVs continue to increase in size, so does the need for larger RV sites. Port Staff have identified sites within the RV Park that are minimally used where four standard, less-desirable sites could be used together to accommodate the need for larger sized RVs. This will create the “Mega Deluxe Site.” Included within the meeting packet was a map and conceptual plan to establish the Mega Deluxe Site. The recommended rates for these sites, based on square foot, are listed in the table above.
- Going forward, due to the uncompensated demand of Staff time when a reservation is changed or canceled, Port Staff recommends establishment of a “Reservation Change / Reservation Cancellation Fee” of \$15.00 per occurrence. Fees of this nature are consistent with industry standards.
- In an effort to increase occupancy, Staff is also requesting the ability to offer advertised discounted rates, as needed.

The Rate Schedule also reflects an increase to “RV Storage” rates. This increase was brought to the Commission in 2024 but not accurately reflected in the Rate Schedule. The proposed red lined 2025/26 Port of Coos Bay Rate Schedule was included within the meeting packet.

Pursuant to Port Policy, the Rate Schedule must be modified by resolution of the Port Commission. Upon Commission approval of the resolution, the revised Port of Coos Bay 2025/26 Rate Schedule will be republished with an effective date of January 1, 2026.

Upon a motion by Commissioner Edwards (second by Commissioner Hamner), the Board of Commissioners motioned to approve Resolution 2025Res12 revising the 2025/26 Port of Coos Bay Rate

Schedule's RV Park rates, effective January 1, 2026. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

B. Charleston Advisory Committee Appointments

The Charleston Advisory Committee was established by the Board of Commissioners of the Oregon International Port of Coos Bay on September 17, 2003, to serve in an advisory capacity to the Port Commission in developing strategies and guidelines for various projects and issues concerning the Charleston Marina Complex.

The function of the Committee includes but is not limited to:

- Reviewing proposed projects within or affecting the Charleston Marina, RV Park, and Shipyard.
- Reviewing and monitoring project progress.
- Monitoring and making recommendations to the Port Commission regarding various issues. Any recommendations or proposals submitted by the Committee shall be considered advisory in nature and shall be given due consideration by the Port Commission for feasibility and implementation.

Kyle Cox has submitted a letter of resignation, and the term of Tyler Long expires on January 31, 2026. Mr. Long does not wish to continue to be on the Committee. Port Staff thanks both Mr. Cox and Mr. Long for their service on the Charleston Advisory Committee.

In October 2025, the Port announced the two Committee vacancies and published ads in the World Newspaper and South Coast Shopper. The Port received two letters of interest to fill those vacancies. Port Staff recommends appointing Aaron Simons and Katherine McUne to the Charleston Advisory Committee to fill the two vacancies. Mr. Simons's and Ms. McUne's letters of interest were included within the meeting packet.

Port Staff recognizes the need for more community involvement and recommends the addition of another seat on the committee. This addition would increase the Committee from seven Committee Members to eight. Rex Leach has submitted his letter of interest and Port Staff feel that the addition of Mr. Leach would further diversify the Committee with strong representation of the local commercial fishing fleet. Mr. Leach's letter of interest was also included within the meeting packet.

Upon a motion by Commissioner Edwards (second by Commissioner Hamner), the Board of Commissioners motioned to appoint Aaron Simons and Katherine McUne to the Charleston Advisory Committee and to increase the Committee to eight members by appointing Rex Leach as the eighth member, all for three-year terms expiring January 31, 2029. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

C. Assignment of Track Miles for 45G Tax Credit

Port staff has worked with Mickelson & Company in the past to arrange assignment of the Port's Section 45G tax credit on behalf of its 151-track miles of rail line to a third-party Class II railroad for allowable track mile maintenance tax credits.

The Short Line Railroad Rehabilitation and Investment Act, Section 45G of the Internal Revenue Code, creates an incentive for the private sector to invest in rail infrastructure by providing a tax credit of 50 cents for every dollar a railroad spends on track improvements. The credit is based on a track mile formula

and is limited to \$3,500 per mile of rail line owned, leased or assigned to such a Class II or Class III railroad at the end of the railroad's taxable year.

Mickelson & Company is able to assign the Port's 151-track miles solely for the purpose of the Section 45G credit for \$2,300 per track mile or \$347,300. The fee for this Agreement of Assignment is \$20,838, which provides the Port with revenue of \$326,462. The funds will be deposited into the Port's General Fund and are used to offset overhead, and other expenses related to the Port's ownership of the rail line.

Mickelson & Company has worked with the Port since 2013 and has provided exemplary service in the marketing and assignment of the Port's 45G Tax Credit.

Upon a motion by Commissioner Edwards (second by Commissioner Roblan), the Board of Commissioners motioned to approve agreement to assign track miles for purpose of receiving tax credit revenue under Section 45G of the Internal Revenue Code, including signature authority for the Port Chief Executive Officer to execute the document. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

D. Eric Quella Lease Agreement

The Oregon International Port of Coos Bay was approached by Eric Quella who is interested in leasing Building 9, formerly known as the Sea Basket Restaurant, in the Charleston Marina. Mr. Quella intends to make improvements to the building in anticipation of opening a pool hall, "The Rack".

Building 9 is located at 63502 Kingfisher Road in Charleston, and includes 3,364 square feet of interior building space and 464 square feet of refrigerator/freezer/storage space in a covered area addition, for a total square footage of 3,828. The lease rate at \$0.74 per square foot would be \$2,832.72 per month.

Mr. Quella intends to make improvements to the building, which include removing all interior non load bearing walls except for the restrooms and kitchen, benches, current bar, etc.; redoing all electrical and plumbing to code; ensuring ADA compliant restrooms; repairing the floor and covering with cement tile; building a new bar adjacent to the kitchen area; and adding multiple stand up wall mounted bar style tables and stools.

Mr. Quella has submitted a business plan and intends to make a significant investment into the business and the building. He has asked that his lease include a due diligence period of up to 30 days prior to making a final decision whether to move forward with the long-term lease agreement. During this due diligence period, Mr. Quella will have the building inspected by the appropriate licensed contractors, will not begin construction, and will provide liability insurance. At or prior to the conclusion of this period, Mr. Quella will notify the Port of his intent whether or not he will move forward with the long term lease agreement.

Due to his investment in the building improvements, the Port is prepared to offer Mr. Quella a staggered increase in the lease rate where the full lease rate would be reached by the one-year mark. The lease rate will then incur a CPI increase on the anniversary date in subsequent years. The lease agreement would include the option to extend for four additional terms of one year each.

Upon a motion by Commissioner Hamner (second by Commissioner Edwards), the Board of Commissioners motioned to approve the execution of a one-year commercial lease agreement with a 30-day due diligence period, four (4) one-year renewal options, and a termination option, with Eric Quella to

lease Building 9 in the Charleston Marina. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

7. OTHER

A. Coos Bay Swingspan Bridge Presentation and Discussion

Lanelle Comstock presented an update on the financial position of the Coos Bay Rail Line and the Swingspan Bridge, covering its current condition, operational importance, and maintenance needs. The presentation addressed recent inspection findings, potential repair needs and strategies, as well as funding considerations for long-term sustainability. Commissioners discussed the rail and bridge’s critical role in supporting rail connectivity and regional commerce, and the challenges posed by aging infrastructure and cost of repairs.

8. PUBLIC COMMENT

A. Carmen Matthews of the City of Coos Bay offered assistance to Commissioners in regards to the Front Street blueprint plan, noting that the City of Coos Bay is actively working to revitalize that corridor.

9. COMMISSION COMMENTS

A. Commissioner Hamner noted that Port Staff have worked diligently over the past year to restore Charleston Port Operations to solid fiscal health, emphasizing that they accomplished this while operating with limited resources and commending their strong efforts in improving overall financial performance.

10. NEXT MEETING DATES

- A. PCIP Commission Meeting – Tuesday, January 6, 2026, 8:00 a.m.
- B. Regular Commission Meeting – Thursday, January 15, 2026, 11:00 a.m.

11. ADJOURN

President Stevens adjourned the meeting at 12:51 p.m. and entered into Executive Session, as authorized under ORS 192.660(2), to:

- (e) conduct deliberations with persons designated by the governing body to negotiate real property transactions;
- (f) consider information or records that are exempt by law from public inspection;
- (g) consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations; and
- (j) carry on negotiations under ORS Chapter 293 with private persons or businesses regarding proposed acquisition, exchange or liquidation of public investments.



M E M O R A N D U M

To: Port of Coos Bay Board of Commissioners
From: Mary Green, Accounting Supervisor
Date: January 8, 2026
Subject: Invoices Paid for Commission Approval through December 2025

A/P checks issued per NetSuite financial system	126,937.25
Payroll disbursement per Umpqua Bank statement	160,219.63
Misc electronic disbursements per Umpqua Bank statement	2,415,686.53
Total Disbursements	<u>\$ 2,702,843.41</u>

Management Reports



M E M O R A N D U M

TO: Port of Coos Bay Board of Commissioners
FROM: Lanelle Comstock, Chief Executive Officer
DATE: January 8, 2026
SUBJECT: Administrative Services Management Report

Upcoming Scheduled Meetings and Events:

- January Regular Port Commission Meeting: Thursday, January 15, 11:00 am
- Martin Luther King Day (offices closed): Monday, January 19
- Charleston Advisory Committee Meeting: Wednesday, January 28, 10:00 am
- February PCIP Commission Meeting: Tuesday, February 3, 8:00 am
- President’s Day (offices closed): Monday, February 16
- February Regular Port Commission Meeting: Thursday, February 19, 11:00 am

ADMINISTRATION

SDAO 2026 Annual Conference: The Special Districts Association of Oregon’s 2026 Annual Conference will be held in person, February 5-8, 2026, at the Seaside Civic and Convention Center in Seaside, Oregon. The conference provides many educational sessions for Board Members and staff, opportunities to learn and discuss current legislative issues affecting other Ports, and great networking with other Oregon Port employees, Board Members, and vendors. Sessions that may be intriguing to Board members include:

- Public Meetings Law Training
- Board Member Best Practices
- From Pressure to Presence: Real-World Role-Playing for District Leaders
- When Stuff Hits the Fan: Dealing with Worst-Case Scenarios
- Collaborating with Your Community for Major Capital Improvements
- Meeting Facilitation for Board Chairs
- Conflict Courage: Leading to Resolution
- AI for Special Districts: Practical, Safe, and Ready Today
- Budgeting 101: Understanding Requirements, Roles, & Budget Process
- Additional Funding Streams for Districts
- Port Caucus Meeting
- Legislative Summary

[The Conference Brochure and registration links can be found here.](#) Please let me know if you are interested in attending and/or need assistance with registering.

Connect Oregon 10 Grant: The Port of Coos Bay will be applying for the Connect Oregon 10 Grant for Charleston Shipyard Improvements. A meeting has been scheduled with stakeholders to define a scope of work (work dock repairs and/or travel lift modifications and/or marine ways repair/replacement, etc.) for the grant. If the Connect Oregon grant is awarded, the \$1 million received from our Federal Community Project Funding Request will be used as a match.

Insurance Renewals:

The Port and Rail have renewed the following insurance policies, effective January 1, 2026:

Insurance Policy	Expiring Annual Premium	Renewal Annual Premium
Dredge Operations - Errors & Omissions Liability, and Commercial Pollution Liability for dredge activities	\$23,321	\$21,719
Maritime Protection, Indemnity & Hull - Liability & Physical Damage for scheduled watercraft	\$43,458	\$51,248
Excess Maritime Protection, Indemnity & Hull - Excess Liability & Physical Damage for scheduled watercraft	\$18,000	\$22,000
Vessel Pollution - Pollution Liability Indemnity for scheduled watercraft	\$4,180	\$4,307
Railroad General Liability	\$250,516	\$260,151
Railroad Locomotives - Physical loss or damage to owned or leased locomotives	\$19,921	\$19,964
Railroad Public Officials Liability / Employment Practices Liability	\$25,590	\$19,750
Port Property (SDIS)	\$173,499	\$170,903
Port General Liability (SDIS)	\$73,566	\$76,017
Automobile (SDIS)	\$20,749	\$19,779
Insurance Premium Totals	\$652,800	\$665,838
Difference in Total Annual Premiums	\$13,038	

Budget Planning: Budget Planning Season is already among us and we have begun the budget planning process for the 2026/27 fiscal year budget. The tentative 2026/27 Budget Planning Calendars are included within the Information Section of this packet as a general guideline of the budget process. Please be advised of the following public meetings regarding the Port’s budget (exact dates to be determined):

- April 22 - Charleston Advisory Committee Meeting to discuss proposed projects and rates
- Week of May 11 - Budget Committee Meeting(s)
- June 18 - Regularly Scheduled Port Commission Meeting and Budget Hearing



M E M O R A N D U M

TO: Port of Coos Bay Board of Commissioners
FROM: Megan Richardson, Director of Finance
DATE: January 8, 2026
SUBJECT: Accounting & Finance Management Report

We hereby present November and November Year-to-Date (5 months) financial results for the Port.

Operating Revenue:

Total operating revenues were \$274K, which was approximately \$4K greater than budgeted. Revenues exceeded budget in the Admin and Charleston departments. Admin exceeded budget this month by filling vacant space within the Hub building. Charleston Ops exceeded their revenue budget in annual and semi-annual moorage, shipyard services including travel lifts, and RV Park space rents. Rail Ops revenues continue to fall short due to lower car movements and less surcharges billed due to cars not crossing the North Bend Swing Span Bridge. CBRL had budgeted car movements to be an average of 409 car movements per month, and they moved 294 cars this month.

Operating Expense:

Operating expenses totaled \$316K, which was \$76K under budget for the period. All departments underspent their budget this month. The underspending across all departments this period is an effort to reduce spending as necessary and to reserve for future periods when revenue slows.

Operating Result:

The Port ended November with a net loss of \$42K against a planned net loss of \$123K, which was better than planned by \$80K. Admin and Charleston Ops had a better operating result than budgeted. The unfavorable result in Port Ops and Rail Ops is due to lower revenues.

Other Income & Expense:

Other revenues totaled \$2.1M, which is greater than planned by \$202K. The increase is due to the receipt of the loan funds for the dredging completed in August 2025. Other expenses totaled \$904K, which is \$161K underspent for the month. Financial expenses are underspent this month due to debt service. Interest due to the Terminal One loan was unknown at the time of budget.

Net Result & Year to Date:

November had a net gain of \$1.2M compared to a budgeted net gain of \$717K resulting in a positive variance of \$443K. Year to date the total net gain is \$1.1M, with a projected net gain of \$889K.

Other Comments:

December Total Cash Balance	Unrestricted OIPCB Funds	Total Restricted	Restricted	
			State Dredge Funds	IFA Channel Mod
\$2,670,750.37	\$2,328,995.12	\$341,755.25	\$356,606.80	(\$14,851.55)

The total cash balances in all bank accounts for December month end were \$2,670,750.37 which is an increase from November of \$121,206.74. Restricted funds are detailed in the table above. Currently the Channel Mod cash balance is overdrawn as the Port awaits funds from the State.

Total interest earnings totaled \$5,149.06 with \$3,941.89 of that interest earned on unrestricted funds. Interest earned on restricted funds goes to the restricted fund balance and interest earned on the unrestricted funds is earned by the General Fund. No interest was earned in the money market account because the balance has been managed to meet the required minimum for banking fees and cashflow needs. The Local Government Investment Pool (LGIP) interest rate decreased to 4.25% pa. This is a drop of 0.35% from the start of the fiscal year.

	Current Period				Same Month Last Year			Year to Date				Year End					
	Nov 2025				Nov 2024			Jul 2025 - Nov 2025				Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
Administration	17,969	17,312	657	4%	12,360	5,609	45%	81,523	86,559	(5,036)	(6%)	61,021	20,502	34%	202,707	207,742	(2%)
Port Operations	22,012	25,568	(3,556)	(14%)	24,510	(2,498)	(10%)	132,757	127,839	4,917	4%	114,797	17,960	16%	311,732	306,815	2%
Railroad Operations	37,711	58,904	(21,193)	(36%)	49,172	(11,461)	(23%)	191,566	294,518	(102,952)	(35%)	384,063	(192,497)	(50%)	603,892	706,844	(15%)
Charleston Operations																	
Building & Dock Leases	23,778	20,036	3,743	19%	22,786	992	4%	105,521	100,178	5,343	5%	103,472	2,049	2%	245,770	240,427	2%
Property Agreements	0	400	(400)	(100%)	0	0	-	0	2,000	(2,000)	(100%)	0	0	-	2,800	4,800	(42%)
Marina	112,910	86,079	26,831	31%	109,233	3,677	3%	600,551	491,475	109,075	22%	566,117	34,434	6%	1,328,239	1,219,164	9%
Shipyard	34,752	33,635	1,118	3%	35,704	(952)	(3%)	161,617	144,973	16,644	11%	152,759	8,858	6%	358,764	342,120	5%
RV Park	17,558	15,603	1,955	13%	15,790	1,768	11%	240,617	215,119	25,499	12%	217,534	23,083	11%	374,084	348,586	7%
Ice Plant	684	1,723	(1,039)	(60%)	4,367	(3,683)	(84%)	208,388	161,783	46,606	29%	243,956	(35,568)	(15%)	311,606	265,000	18%
Travel Lift	6,271	3,082	3,189	103%	3,097	3,174	102%	29,963	29,837	126	0%	29,413	550	2%	61,772	61,647	0%
Other	230	7,636	(7,407)	(97%)	307	(78)	(25%)	7,411	15,682	(8,271)	(53%)	(26,034)	33,445	(128%)	(6,634)	1,637	(505%)
Total Charleston Operations	196,183	168,193	27,990	17%	191,285	4,898	3%	1,354,068	1,161,047	193,022	17%	1,287,217	66,851	5%	2,676,401	2,483,380	8%
Total Operating Income	273,875	269,977	3,898	1%	277,327	(3,452)	(1%)	1,759,915	1,669,964	89,951	5%	1,847,099	(87,184)	(5%)	3,794,732	3,704,781	2%
Operating Expenses																	
Administration	113,821	140,664	26,844	19%	115,959	2,139	2%	605,369	695,332	89,963	13%	823,996	218,627	27%	3,035,828	3,125,791	3%
External Affairs	0	0	0	-	19,838	19,838	100%	0	0	0	-	137,399	137,399	(100%)	0	0	-
Port Operations	19,025	21,606	2,582	12%	36,444	17,420	48%	99,624	108,594	8,970	8%	175,608	75,984	(43%)	264,814	273,784	(3%)
Railroad Operations	26,484	44,643	18,158	41%	28,852	2,368	8%	147,440	223,213	75,773	34%	426,963	279,523	(65%)	459,937	535,710	(14%)
Charleston Operations	156,982	185,568	28,586	15%	163,975	6,992	4%	1,093,346	1,301,694	208,349	16%	873,949	(219,397)	(25%)	2,570,357	2,778,706	(7%)
Total Expenses	316,312	392,481	76,169	19%	365,068	48,756	13%	1,945,779	2,328,833	383,054	16%	2,437,914	492,136	20%	6,330,936	6,713,990	6%
Operating Results																	
Administration	(95,851)	(123,353)	27,501	(22%)	(103,599)	7,748	(7%)	(523,846)	(608,773)	84,927	(14%)	(762,975)	239,129	(31%)	(2,833,121)	(2,918,048)	(3%)
External Affairs	0	0	0	-	(19,838)	19,838	(100%)	0	0	0	-	(137,399)	137,399	(100%)	0	0	-
Port Operations	2,988	3,962	(974)	(25%)	(11,934)	14,922	(125%)	33,133	19,246	13,887	72%	(60,811)	93,943	(154%)	46,918	33,031	42%
Railroad Operations	11,227	14,261	(3,035)	(21%)	20,320	(9,093)	(45%)	44,127	71,306	(27,179)	(38%)	(42,899)	87,026	(203%)	143,955	171,134	(16%)
Charleston Operations	39,200	(17,375)	56,575	(326%)	27,310	11,890	44%	260,723	(140,648)	401,370	(285%)	413,268	(152,546)	(37%)	106,044	(295,326)	(136%)
Totals Operating Results	(42,437)	(122,505)	80,067	(65%)	(87,741)	45,304	(52%)	(185,864)	(658,869)	473,005	(72%)	(590,815)	404,952	(69%)	(2,536,204)	(3,009,209)	(16%)
Tax Collected	1,870,666	1,887,351	(16,685)	(1%)	1,881,139	(10,473)	(1%)	1,983,362	1,951,780	31,583	2%	1,950,067	33,295	2%	2,502,115	2,470,532	1%
Financial Income	10,472	8,624	1,848	21%	10,895	(423)	(4%)	41,686	43,120	(1,434)	(3%)	40,434	1,252	3%	102,053	103,487	(1%)
Grant Income	10,350	7,292	3,058	42%	0	10,350	-	43,203	36,458	6,745	18%	0	43,203	-	544,245	537,500	1%
Loan Receipts	213,380	0	213,380	-	0	213,380	-	213,380	0	213,380	-	0	213,380	-	213,380	0	-
Other Income	1,055	1,083	(28)	(3%)	13,931	(12,876)	(92%)	14,110	5,417	8,693	160%	505,510	(491,400)	(97%)	1,490,783	1,482,090	1%
Total Other Income	2,105,923	1,904,350	201,573	11%	1,905,966	199,957	10%	2,295,741	2,036,774	258,967	13%	2,496,011	(200,270)	(8%)	4,852,576	4,593,609	6%
Financial Expenses & Taxes	1,913	14,250	12,337	(87%)	4,358	2,445	(56%)	40,237	47,320	7,083	(15%)	53,646	13,410	(25%)	64,917	72,000	10%
Debt Service	901,722	1,044,110	142,389	(14%)	877,285	(24,437)	3%	986,367	1,104,776	118,409	(11%)	950,477	(35,890)	4%	1,318,991	1,437,400	8%
Capital Outlays	0	6,250	6,250	(100%)	0	0	-	0	31,250	31,250	(100%)	167,811	167,811	(100%)	43,750	75,000	42%
Total Other Expenses	903,635	1,064,610	160,976	(15%)	881,643	(21,992)	2%	1,026,604	1,183,346	156,743	(13%)	1,171,934	145,330	(12%)	1,427,657	1,584,400	(10%)
Net Result	1,159,851	717,235	442,616	(62%)	936,582	223,269	24%	1,083,274	194,559	888,715	(457%)	733,262	350,012	(48%)	888,715	0	-

Financial Report - Actual vs. Budget
For Period Ending Nov 2025

amounts in \$US dollars

Fund: General Fund

Department: Administration

Location: All

Budget: Adopted



Administration	Current Period				Same Month Last Year			Year to Date				Year End					
	Nov 2025				Nov 2024			Jul 2025 - Nov 2025				Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4005 Building & Dock Leases	16,709	15,995	714	4%	11,090	5,619	51%	75,313	79,976	(4,663)	-6%	54,751	20,562	38%	187,280	191,942	-2%
4245 CCURA	1,250	1,250	0	0%	1,250	0	0%	6,075	6,250	(175)	-3%	6,250	(175)	-3%	14,825	15,000	-1%
4290 Other	10	67	(57)	-85%	20	(10)	-50%	135	333	(198)	-60%	20	115	575%	602	800	-25%
Total Operating Income	17,969	17,312	657	4%	12,360	5,609	45%	81,523	86,559	(5,036)	-6%	61,021	20,502	34%	202,707	207,742	-2%
Expenses																	
Personnel Services																	
5005 Salaries	45,300	47,036	1,736	4%	40,421	(4,878)	-12%	231,541	235,179	3,638	2%	342,617	111,076	32%	608,012	611,650	1%
Total Compensation	45,300	47,036	1,736	4%	40,421	(4,878)	-12%	231,541	235,179	3,638	2%	342,617	111,076	32%	608,012	611,650	1%
5100 Federal Payroll taxes	3,384	3,504	120	3%	3,018	(366)	-12%	17,335	17,519	184	1%	17,786	451	3%	45,380	45,564	0%
5105 State Payroll taxes	0	187	187	100%	158	158	100%	0	935	935	100%	832	832	100%	1,496	2,431	38%
5110 Unemployment Insurance	227	369	141	38%	158	(69)	-44%	1,707	1,844	137	7%	2,296	588	26%	4,659	4,796	3%
5115 Workers compensation	94	326	233	71%	88	(6)	-7%	(4,107)	1,632	5,739	352%	452	4,559	1009%	(1,495)	4,244	135%
Total Payroll Taxes	3,705	4,386	681	16%	3,422	(283)	-8%	14,935	21,930	6,994	32%	21,365	6,430	30%	50,040	57,034	12%
5200 Medical insurance	4,006	6,182	2,175	35%	5,426	1,420	26%	21,815	30,908	9,093	29%	29,773	7,958	27%	65,086	74,180	12%
5205 Dental insurance	655	740	86	12%	701	46	7%	3,447	3,702	255	7%	3,862	415	11%	8,631	8,885	3%
5215 Term life insurance	75	88	13	14%	63	(13)	-20%	375	438	63	14%	329	(46)	-14%	988	1,050	6%
5220 Long Term Disability insurance	0	0	0	-	241	241	100%	0	0	0	-	1,160	1,160	100%	0	0	-
5225 PERS Employer Contributions	10,017	11,331	1,314	12%	8,462	(1,555)	-18%	51,337	56,655	5,318	9%	44,341	(6,996)	-16%	142,029	147,346	4%
5230 PERS Employee Contributions	2,495	2,822	327	12%	2,296	(199)	-9%	12,786	14,111	1,325	9%	12,033	(753)	-6%	35,374	36,699	4%
5295 Allocations	(5,225)	(1,797)	3,427	-191%	0	5,225	-	(23,840)	(8,987)	14,853	-165%	0	23,840	-	(38,226)	(23,373)	-64%
Total Insured Benefits	12,024	19,365	7,341	38%	17,189	5,165	30%	65,921	96,827	30,906	32%	91,498	25,578	28%	213,882	244,788	13%
Total Personnel Services	61,029	70,787	9,758	14%	61,032	4	0%	312,397	353,936	41,538	12%	455,480	143,083	31%	871,934	913,472	5%
Goods & Services																	
6005 Seminars & training	225	679	454	67%	336	111	33%	1,319	3,396	2,077	61%	661	(658)	-100%	6,073	8,150	25%
Total Staff Training	225	679	454	67%	336	111	33%	1,319	3,396	2,077	61%	661	(658)	-100%	6,073	8,150	25%
6020 Travel - airfare	0	83	83	100%	0	0	-	1,846	417	(1,430)	-343%	0	(1,846)	-	2,430	1,000	-143%
6025 Travel - lodging & transportation	0	158	158	100%	0	0	-	2,468	792	(1,677)	-212%	163	(2,305)	-1413%	3,577	1,900	-88%
6030 Travel - Per Diem & mileage reimbursement	0	83	83	100%	0	0	-	0	417	417	100%	269	269	100%	583	1,000	42%
6035 Meals & Entertainment	0	104	104	100%	47	47	100%	96	521	425	82%	296	200	68%	825	1,250	34%
Total Travel & Entertainment	0	429	429	100%	47	47	100%	4,411	2,146	(2,265)	-106%	729	(3,682)	-505%	7,415	5,150	-44%
6050 Office supplies	194	333	140	42%	243	49	20%	713	1,667	953	57%	1,269	556	44%	3,047	4,000	24%
6055 Kitchen supplies	0	21	21	100%	51	51	100%	0	104	104	100%	825	825	100%	146	250	42%
6060 IT supplies	0	833	833	100%	190	190	100%	0	4,167	4,167	100%	241	241	100%	5,833	10,000	42%
6070 Postage & courier services	0	292	292	100%	10	10	100%	1,209	1,458	249	17%	1,210	1	0%	3,251	3,500	7%
6075 Memberships & dues	2,224	1,752	(472)	-27%	0	(2,224)	-	11,618	8,760	(2,858)	-33%	0	(11,618)	-	23,882	21,024	-14%
6077 Subscriptions	0	18	18	100%	0	0	-	100	91	(9)	-10%	0	(100)	-	228	219	-4%
6085 Office equipment lease	0	154	154	100%	0	0	-	462	769	308	40%	462	0	0%	1,538	1,846	17%
6087 Office equipment repairs & maintenance	88	250	162	65%	166	78	47%	606	1,250	644	52%	514	(92)	-18%	2,356	3,000	21%
6090 IT SW subscriptions & licenses	14,702	12,428	(2,275)	-18%	15,374	671	4%	64,423	62,138	(2,284)	-4%	72,453	8,030	11%	151,416	149,132	-2%
6095 Commission expenses	198	303	105	35%	361	164	45%	1,007	1,517	510	34%	1,484	476	32%	3,131	3,640	14%
Total Office Expense	17,405	16,384	(1,021)	-6%	16,396	(1,010)	-6%	80,138	81,921	1,783	2%	78,459	(1,680)	-2%	194,828	196,611	1%
6100 Telephone - landline	376	375	(1)	0%	417	42	10%	1,904	1,875	(29)	-2%	2,262	358	16%	4,529	4,500	-1%
6105 Telephone - mobile	228	228	1	0%	454	226	50%	973	1,142	169	15%	2,059	1,086	53%	2,571	2,740	6%
6110 Internet services	292	308	16	5%	292	0	0%	1,461	1,542	81	5%	1,937	476	25%	3,619	3,700	2%
6130 Electricity	770	1,217	447	37%	1,022	253	25%	3,996	4,995	999	20%	4,198	202	5%	15,009	16,008	6%
6135 Water/Sewer	265	267	3	1%	253	(12)	-5%	1,270	1,197	(73)	-6%	1,133	(137)	-12%	3,073	3,000	-2%
6140 Garbage/Sanitation Collection	331	333	2	1%	963	631	66%	1,615	1,667	52	3%	1,611	(3)	0%	3,948	4,000	1%
Total Utilities	2,261	2,729	467	17%	3,401	1,140	34%	11,219	12,416	1,198	10%	13,201	1,983	15%	32,750	33,948	4%
6205 Janitorial services	904	917	13	1%	882	(22)	-2%	4,520	4,583	63	1%	4,410	(110)	-3%	10,937	11,000	1%
6215 Payroll services	560	673	114	17%	622	62	10%	2,468	2,890	422	15%	2,668	200	8%	7,788	8,210	5%
6245 Legal advertising	0	125	125	100%	0	0	-	(269)	625	894	143%	78	346	446%	606	1,500	60%
6250 Legal services	1,566	8,333	6,767	81%	11,874	10,308	87%	11,263	41,667	30,404	73%	41,906	30,643	73%	69,596	100,000	30%
6255 Auditing	8,400	12,500	4,100	33%	18,375	9,975	54%	44,100	37,500	(6,600)	-18%	42,630	(1,470)	-3%	81,600	75,000	-9%
6260 Consulting services	3,208	8,240	5,032	61%	0	(3,208)	-	56,928	59,915	2,987	5%	161,076	104,148	65%	62,933	65,920	5%

Financial Report - Actual vs. Budget
For Period Ending Nov 2025

amounts in \$US dollars

Fund: General Fund

Department: Administration

Location: All

Budget: Adopted



Administration	Current Period				Same Month Last Year			Year to Date				Year End					
	Nov 2025				Nov 2024			Jul 2025 - Nov 2025				Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
6290 Commercial insurance	4,546	3,277	(1,269)	-39%	2,769	(1,777)	-64%	22,729	16,383	(6,345)	-39%	13,843	(8,886)	-64%	45,665	39,320	-16%
Total Professional Services	19,183	34,065	14,882	44%	34,521	15,338	44%	141,739	163,563	21,824	13%	266,610	124,872	47%	279,126	300,950	7%
6315 Advertising	17	83	66	80%	0	(17)	-	17	417	400	96%	0	(17)	-	600	1,000	40%
6340 Legislative support	13,700	14,108	408	3%	0	(13,700)	-	52,096	70,542	18,446	26%	0	(52,096)	-	150,854	169,300	11%
6345 Community affairs	0	208	208	100%	0	0	-	0	1,042	1,042	100%	0	0	-	1,458	2,500	42%
6351 Awards & Recognitions	0	62	62	100%	0	0	-	0	308	308	100%	3,713	3,713	100%	432	740	42%
Total Marketing Expense	13,717	14,462	745	5%	0	(13,717)	-	52,113	72,308	20,196	28%	3,713	(48,400)	-1304%	153,344	173,540	12%
6400 Small equipment & tools	0	25	25	100%	0	0	-	0	125	125	100%	63	63	100%	175	300	42%
6405 Safety/hazardous materials	0	21	21	100%	0	0	-	0	104	104	100%	45	45	100%	146	250	42%
6420 Janitorial supplies	0	125	125	100%	169	169	100%	376	625	249	40%	429	53	12%	1,251	1,500	17%
6425 Operational supplies	0	42	42	100%	0	0	-	147	208	62	30%	341	195	57%	438	500	12%
6455 Fuel - Diesel	0	0	0	-	0	0	-	129	0	(129)	-	0	(129)	-	129	0	-
Total Operational Expense	0	212	212	100%	169	169	100%	652	1,062	410	39%	878	226	26%	2,140	2,550	16%
6505 Repairs & maintenance vehicles	0	0	0	-	0	0	-	0	0	0	-	17	17	100%	0	0	-
6510 Repairs & maintenance buildings	0	892	892	100%	0	0	-	1,351	4,458	3,108	70%	4,037	2,687	67%	7,592	10,700	29%
6580 Permits	0	0	0	-	0	0	-	0	0	0	-	0	0	-	200	200	0%
Total Repair and Maintenance	0	917	917	100%	58	58	100%	1,383	4,583	3,201	70%	4,265	2,882	68%	7,999	11,200	29%
6599 Budget Contingency	0	0	0	-	0	0	-	0	0	0	-	0	0	-	1,480,220	1,480,220	0%
Total Goods & Services	52,792	69,877	17,086	24%	54,927	2,135	4%	292,972	341,396	48,425	14%	368,516	75,544	20%	2,163,894	2,212,319	2%
Total Expenses	113,821	140,664	26,844	19%	115,959	2,139	2%	605,369	695,332	89,963	13%	823,996	218,627	27%	3,035,828	3,125,791	3%
Operating Results	(95,851)	(123,353)	27,501	-22%	(103,599)	7,748	-7%	(523,846)	(608,773)	84,927	-14%	(762,975)	239,129	-31%	(2,833,121)	(2,918,048.38)	-3%
Other Income & Expenses																	
Other Income																	
4405 Property Taxes - Current Year	1,852,167	1,867,701	(15,534)	-1%	1,861,075	(8,908)	0%	1,938,680	1,911,330	27,351	1%	1,905,018	33,662	2%	2,104,883	2,077,532	1%
4410 Property Taxes - Prior Years	8,044	8,650	(606)	-7%	10,094	(2,050)	-20%	33,812	29,450	4,362	15%	34,483	(671)	-2%	54,362	50,000	9%
4470 Property Taxes - Sublet Facilities	10,455	11,000	(545)	-5%	9,970	485	5%	10,455	11,000	(545)	-5%	9,970	485	5%	10,455	11,000	-5%
4505 Interest - Bank	3,098	1,250	1,848	148%	3,521	(423)	-12%	4,816	6,250	(1,434)	-23%	3,564	1,252	35%	13,566	15,000	-10%
4506 Interest - Southport Note	1,136	1,136	0	0%	1,320	(184)	-14%	5,835	5,835	0	0%	6,751	(916)	-14%	13,347	13,347	0%
4515 Principal Repayment - Southport Note	6,238	6,238	0	0%	6,054	184	3%	31,035	31,035	0	0%	30,119	916	3%	75,140	75,140	0%
4605 Grants Received - ODOT Lottery	0	0	0	-	0	0	-	5,000	0	5,000	-	0	5,000	-	5,000	0	-
4695 Grants Received - Other	0	4,167	(4,167)	-100%	0	0	-	27,853	20,833	7,020	34%	0	27,853	-	57,020	50,000	14%
4905 Other	(38)	0	(38)	-	338	(375)	-111%	124	0	124	-	1,133	(1,010)	-89%	124	0	-
Total Other Income	1,881,101	1,900,142	(19,041)	-1%	1,892,372	(11,271)	-1%	2,057,609	2,015,733	41,876	2%	1,991,038	66,571	3%	2,333,896	2,292,019	2%
Other Expenses																	
Taxes & Misc Expenses																	
6720 Property Tax - Sublet Facilities	0	11,000	11,000	100%	0	0	-	10,455	11,000	545	5%	9,970	(485)	-5%	10,455	11,000	5%
6740 Merchant fees	0	0	0	-	0	0	-	15	0	(15)	-	0	(15)	-	15	0	-
6745 Banking fees	208	333	126	38%	302	94	31%	1,510	1,667	157	9%	1,276	(234)	-18%	3,843	4,000	4%
Total Taxes & Misc Expenses	208	11,333	11,126	98%	302	94	31%	11,980	12,667	687	5%	11,245	(734)	-7%	14,313	15,000	5%
Debt Services & Capital Expense																	
7005 Principal repayment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	125,000	125,000	0%
7010 Interest payment	31,842	31,843	0	0%	33,264	1,422	4%	31,842	31,843	0	0%	33,264	1,422	4%	63,685	63,685	0%
8010 CIP Buildings	0	2,083	2,083	100%	0	0	-	0	10,417	10,417	100%	0	0	-	14,583	25,000	42%
Total Debt Services & Capital Expenses	31,842	33,926	2,084	6%	33,264	1,422	4%	31,842	42,259	10,417	25%	33,264	1,422	4%	203,268	213,685	5%
Total Other Expenses	32,050	45,259	13,209	29%	33,566	1,516	5%	43,822	54,926	11,104	20%	44,510	688	2%	217,581	228,685	5%
Net Other Income	1,849,051	1,854,883	(5,832)	0%	1,858,806	(9,755)	-1%	2,013,787	1,960,807	52,980	3%	1,946,528	67,259	3%	2,116,314	2,063,334	3%
Net Result	1,753,199	1,731,530	21,669	1%	1,755,207	(2,007)	0%	1,489,941	1,352,034	137,907	10%	1,183,553	306,388	26%	(716,807)	(854,714)	-16%

Charleston Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	Nov 2025		\$ Diff	% Diff	Nov 2024		Jul 2025 - Nov 2025		Prior FYTD vs Current FYTD		Jul 2025 - Jun 2026						
	Actual	Budget			Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4005 Building & Dock Leases	23,778	20,036	3,743	19%	22,786	992	4%	105,521	100,178	5,343	5%	103,472	2,049	2%	245,770	240,427	2%
4010 Property Agreements	0	400	(400)	-100%	0	0	-	0	2,000	(2,000)	-100%	0	0	-	2,800	4,800	-42%
4100 Annual Moorage	44,500	27,608	16,892	61%	41,615	2,885	7%	173,092	143,318	29,774	21%	181,561	(8,469)	-5%	435,774	406,000	7%
4105 Semi-Annual Moorage	26,040	12,558	13,482	107%	21,343	4,697	22%	95,736	57,638	38,098	66%	91,445	4,290	5%	199,098	161,000	24%
4110 Monthly Moorage	9,658	11,403	(1,745)	-15%	9,422	236	3%	64,868	82,174	(17,306)	-21%	67,492	(2,624)	-4%	163,694	181,000	-10%
4115 Transient Moorage	5,914	8,890	(2,976)	-33%	11,960	(6,046)	-51%	79,894	59,309	20,585	35%	79,375	519	1%	147,585	127,000	16%
4118 Work Dock	11,988	8,385	3,603	43%	8,949	3,039	34%	41,112	28,405	12,707	45%	30,384	10,728	35%	77,707	65,000	20%
4120 Metered Utilities	88	0	88	-	0	88	-	543	1,992	(1,449)	-73%	425	117	28%	3,351	4,800	-30%
4125 Launch Ramp	2,098	2,152	(54)	-3%	2,106	(8)	0%	31,780	29,339	2,441	8%	28,875	2,905	10%	59,080	56,640	4%
4130 Public Buying Dock	0	17	(17)	-100%	0	0	-	0	83	(83)	-100%	0	0	-	117	200	-42%
4135 Storage Yard	5,621	4,482	1,139	25%	4,605	1,016	22%	27,214	20,142	7,072	35%	20,821	6,394	31%	61,072	54,000	13%
4140 Storage Unit	20,552	20,056	495	2%	19,370	1,182	6%	100,409	102,215	(1,805)	-2%	98,210	2,199	2%	239,837	241,642	-1%
4145 Long Term Boat Storage	9,295	12,460	(3,165)	-25%	11,846	(2,550)	-22%	46,083	61,740	(15,657)	-25%	58,930	(12,847)	-22%	124,343	140,000	-11%
4150 Short Term Boat Storage	5,189	6,435	(1,246)	-19%	8,162	(2,973)	-36%	34,786	25,220	9,566	38%	31,942	2,844	9%	74,566	65,000	15%
4155 Boat Wash	0	17	(17)	-100%	0	0	-	0	83	(83)	-100%	90	(90)	-100%	117	200	-42%
4165 Space Rents	16,935	15,213	1,722	11%	15,444	1,491	10%	232,540	210,611	21,929	10%	213,189	19,351	9%	359,989	338,060	6%
4173 Laundry	229	135	94	69%	179	50	28%	3,447	1,399	2,048	146%	1,843	1,604	87%	4,648	2,600	79%
4175 Propane	279	75	204	272%	72	207	286%	2,788	2,208	580	26%	2,098	690	33%	6,345	5,765	10%
4180 Merchandise	0	8	(8)	-100%	0	0	-	10	42	(32)	-76%	21	(11)	-52%	68	100	-32%
4190 Ice	751	1,723	(972)	-56%	4,367	(3,616)	-83%	208,428	161,783	46,645	29%	243,956	(35,529)	-15%	311,645	265,000	18%
4200 Boat Lifts	6,151	3,082	3,069	100%	3,097	3,054	99%	29,843	29,837	6	0%	29,772	71	0%	61,653	61,647	0%
4230 Environmental Fee	5,193	4,159	1,034	25%	5,002	190	4%	24,294	19,331	4,963	26%	23,203	1,091	5%	50,663	45,700	11%
4235 Customer Discounts	0	0	0	-	0	0	-	(368)	0	(368)	-	(335)	(33)	10%	(368)	0	-
4285 Mob/Demob Services	0	0	0	-	0	0	-	5,000	0	5,000	-	0	5,000	-	5,000	0	-
4287 Dredging Services	0	0	0	-	0	0	-	27,000	0	27,000	-	0	27,000	-	27,000	0	-
4290 Other	1,924	8,900	(6,976)	-78%	960	963	100%	20,050	44,500	(24,450)	-55%	58,424	(38,374)	-66%	82,350	106,800	-23%
4295 Bad Debt Expense	0	0	0	-	0	0	-	0	(22,500)	22,500	-100%	(77,975)	77,975	-100%	(67,500)	(90,000)	-25%
Total Operating Income	196,183	168,193	27,990	17%	191,285	4,898	3%	1,354,068	1,161,047	193,022	17%	1,287,217	66,851	5%	2,676,401	2,483,380	8%
Expenses																	
Personnel Services																	
5005 Salaries	52,950	60,848	7,898	13%	56,161	3,211	6%	294,670	316,672	22,002	7%	275,843	(18,827)	-7%	781,693	803,695	3%
5010 Other compensation	0	0	0	-	100	100	100%	2,275	2,100	(175)	-8%	2,550	275	11%	3,675	3,500	-5%
5015 Overtime	381	1,157	776	67%	6,931	6,550	95%	4,335	5,786	1,452	25%	15,471	11,136	72%	13,597	15,049	10%
Total Compensation	53,332	62,005	8,674	14%	63,192	9,861	16%	301,280	324,559	23,279	7%	293,864	(7,417)	-3%	798,966	822,244	3%
5100 Federal Payroll taxes	3,882	4,764	882	19%	4,762	879	18%	22,014	24,771	2,757	11%	22,079	65	0%	60,145	62,902	4%
5105 State Payroll taxes	0	249	249	100%	249	249	100%	0	1,295	1,295	100%	1,154	1,154	100%	1,994	3,289	39%
5110 Unemployment Insurance	772	806	35	4%	1,261	489	39%	4,879	4,206	(672)	-16%	7,355	2,476	34%	11,334	10,661	-6%
5115 Workers compensation	1,297	1,529	232	15%	1,677	380	23%	4,364	7,748	3,383	44%	8,375	4,010	48%	16,600	19,983	17%
Total Payroll Taxes	5,951	7,348	1,397	19%	7,949	1,998	25%	31,258	38,020	6,763	18%	38,963	7,705	20%	90,072	96,835	7%
5200 Medical insurance	13,387	21,009	7,622	36%	19,500	6,113	31%	67,565	107,666	40,101	37%	96,087	28,522	30%	214,629	254,730	16%
5205 Dental insurance	882	1,437	554	39%	1,341	459	34%	4,257	7,389	3,132	42%	6,662	2,405	36%	14,313	17,445	18%
5215 Term life insurance	188	200	13	6%	200	13	6%	953	1,025	72	7%	988	35	4%	2,353	2,425	3%
5220 Long Term Disability insurance	0	0	0	-	404	404	100%	0	0	0	-	2,011	2,011	100%	0	0	-
5225 PERS Employer Contributions	11,964	15,002	3,038	20%	13,992	2,028	14%	68,311	78,142	9,832	13%	66,479	(1,832)	-3%	188,385	198,217	5%
5230 PERS Employee Contributions	2,980	3,736	757	20%	3,724	745	20%	16,972	19,428	2,456	13%	17,677	705	4%	46,879	49,335	5%
5295 Allocations	(565)	(19,248)	(18,683)	97%	(11,135)	(10,570)	95%	(20,922)	(96,239)	(75,317)	78%	(51,834)	(30,912)	60%	(174,980)	(250,298)	30%
Total Insured Benefits	28,837	22,136	(6,700)	-30%	28,027	(810)	-3%	137,135	117,411	(19,724)	-17%	138,069	934	1%	291,578	271,854	-7%
Total Personnel Services	88,119	91,490	3,371	4%	99,168	11,048	11%	469,673	479,990	10,318	2%	470,896	1,223	0%	1,180,616	1,190,933	1%
Goods & Services																	
6005 Seminars & training	0	73	73	100%	0	0	-	85	363	278	77%	130	45	35%	593	870	32%
Total Staff Training	0	73	73	100%	0	0	-	85	363	278	77%	130	45	35%	593	870	32%
6030 Travel - Per Diem & mileage reimbursement	0	54	54	100%	0	0	-	0	271	271	100%	0	0	-	379	650	42%
6035 Meals & Entertainment	0	10	10	100%	0	0	-	0	52	52	100%	209	209	100%	73	125	42%
Total Travel & Entertainment	0	65	65	100%	0	0	-	0	323	323	100%	209	209	100%	452	775	42%
6050 Office supplies	0	83	83	100%	0	0	-	389	417	28	7%	421	32	8%	972	1,000	0
6055 Kitchen supplies	0	4	4	100%	74	74	100%	0	21	21	100%	599	599	100%	29	50	42%
6060 IT supplies	0	0	0	-	0	0	-	927	0	(927)	-	661	(267)	-40%	927	0	-
6070 Postage & courier services	0	6	6	100%	0	0	-	0	28	28	100%	15	15	100%	39	66	42%
6090 IT SW subscriptions & licenses	3,367	4,374	1,007	23%	0	(3,367)	-	19,065	21,872	2,807	13%	0	(19,065)	-	49,686	52,494	5%

Financial Report - Actual vs. Budget
For Period Ending Nov 2025

amounts in \$US dollars

Fund: General Fund Department: Charleston Ops Location: All Budget: Adopted



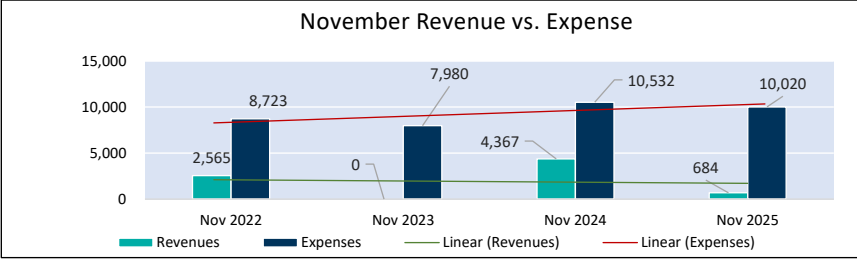
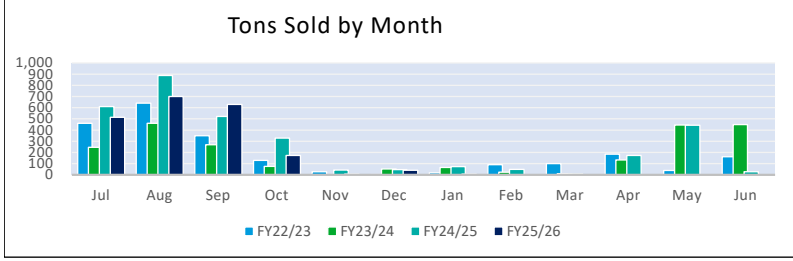
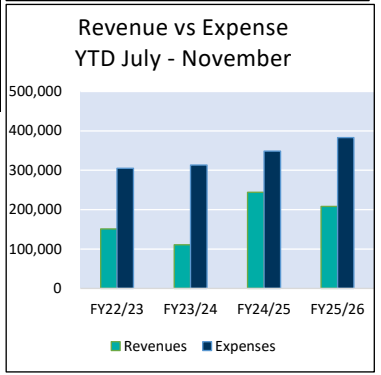
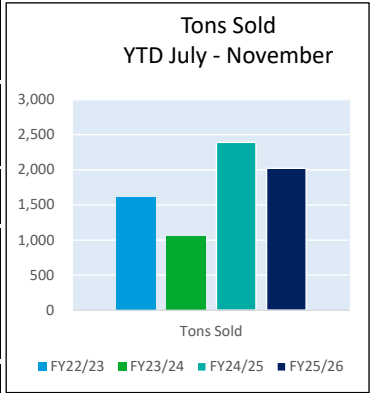
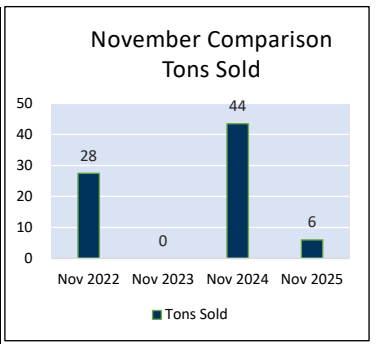
Charleston Ops	Current Period				Same Month Last Year				Year to Date				Year End				
	Nov 2025		Nov 2024		Jul 2025 - Nov 2025		Prior FYTD vs Current FYTD		Jul 2025 - Jun 2026								
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Projected	Budget	% Diff			
Total Office Expense	3,573	4,517	945	21%	74	(3,499)	-4728%	20,829	22,587	1,759	8%	1,695	(19,133)	-1129%	52,451	54,210	3%
6100 Telephone - landline	343	168	(175)	-104%	266	(77)	-29%	1,489	840	(649)	-77%	1,324	(165)	-12%	2,665	2,016	-32%
6105 Telephone - mobile	357	427	70	16%	453	96	21%	1,761	2,135	374	17%	2,380	618	26%	4,750	5,124	7%
6110 Internet services	1,028	1,195	167	14%	548	(479)	-87%	7,286	5,975	(1,311)	-22%	8,778	1,492	17%	15,651	14,340	-9%
6115 Cable TV	975	965	(10)	-1%	1,883	908	48%	4,770	4,826	56	1%	4,688	(83)	-2%	11,526	11,582	0%
6130 Electricity	21,483	27,379	5,896	22%	23,031	1,548	7%	114,838	132,737	17,899	13%	111,151	(3,687)	-3%	328,672	346,571	5%
6131 Propane - Operations	67	167	100	60%	0	(67)	-	494	833	340	41%	478	(15)	-3%	1,660	2,000	17%
6135 Water/Sewer	6,941	7,887	946	12%	6,036	(906)	-15%	43,753	58,675	14,921	25%	44,608	855	2%	104,579	119,500	12%
6140 Garbage/Sanitation Collection	12,078	13,266	1,188	9%	11,653	(425)	-4%	51,625	52,563	938	2%	46,285	(5,340)	-12%	124,212	125,150	1%
6145 Hazardous material disposal	0	978	978	100%	0	0	-	2,180	4,892	2,712	55%	1,275	(905)	-71%	9,028	11,740	23%
6150 Derelict boat disposal	0	8,333	8,333	100%	0	0	-	0	41,667	41,667	100%	0	0	-	58,333	100,000	42%
6155 Environmental Remediation/Mitigation/Monitoring	0	292	292	100%	0	0	-	330	1,458	1,128	77%	0	(330)	-	2,372	3,500	32%
Total Utilities	43,273	61,057	17,785	29%	43,870	597	1%	228,527	306,600	78,073	25%	220,968	(7,559)	-3%	663,450	741,523	11%
6200 Temporary/Contract help	0	1,083	1,083	100%	1,640	1,640	100%	0	5,417	5,417	100%	6,560	6,560	100%	7,583	13,000	42%
6205 Janitorial services	0	0	0	-	0	0	-	0	0	0	-	33	33	100%	0	0	-
6210 Vending machine services	125	95	(30)	-32%	125	0	0%	500	475	(25)	-5%	763	263	34%	1,165	1,140	-2%
6245 Legal advertising	0	125	125	100%	0	0	-	236	625	389	62%	380	144	38%	1,111	1,500	26%
6260 Consulting services	268	601	333	55%	268	0	0%	2,231	3,004	773	26%	3,028	797	26%	6,437	7,210	11%
6290 Commercial insurance	12,203	12,786	583	5%	10,188	(2,015)	-20%	61,015	63,932	2,917	5%	50,941	(10,075)	-20%	150,520	153,437	2%
Total Professional Services	12,596	14,691	2,095	14%	12,221	(375)	-3%	63,983	73,453	9,470	13%	61,705	(2,278)	-4%	166,817	176,287	5%
6400 Small equipment & tools	175	438	263	60%	2,601	2,426	93%	850	2,188	1,337	61%	8,107	7,257	90%	3,913	5,250	25%
6405 Safety/hazardous materials	1,210	550	(660)	-120%	0	(1,210)	-	1,619	2,750	1,131	41%	842	(776)	-92%	5,469	6,600	17%
6410 Signage	0	42	42	100%	55	55	100%	11	208	198	95%	184	174	94%	302	500	40%
6415 Clothing	0	292	292	100%	613	613	100%	45	1,458	1,413	97%	613	568	93%	2,087	3,500	40%
6420 Janitorial supplies	526	625	99	16%	294	(232)	-79%	2,880	3,125	245	8%	3,310	430	13%	7,255	7,500	3%
6425 Operational supplies	263	1,685	1,422	84%	475	211	45%	5,100	8,426	3,326	39%	6,755	1,655	25%	16,896	20,222	16%
6430 Equipment Rental	0	0	0	-	0	0	-	300	0	(300)	-	0	(300)	-	300	0	-
6450 Fuel - Gas	0	667	667	100%	0	0	-	3,521	3,333	(188)	-6%	1,204	(2,317)	-192%	8,188	8,000	-2%
6455 Fuel - Diesel	0	417	417	100%	52	52	100%	3,871	2,083	(1,788)	-86%	1,671	(2,200)	-132%	6,788	5,000	-36%
6481 Propane - Retail	407	417	10	2%	43	(364)	-855%	1,714	2,083	370	18%	1,248	(466)	-37%	4,630	5,000	7%
Total Operational Expense	2,580	5,131	2,551	50%	4,133	1,553	38%	19,911	25,655	5,744	22%	23,935	4,024	17%	55,828	61,572	9%
6500 Repairs & maintenance equipment	580	2,967	2,387	80%	95	(485)	-509%	16,280	14,833	(1,446)	-10%	8,768	(7,511)	-86%	37,046	35,600	-4%
6505 Repairs & maintenance vehicles	0	458	458	100%	133	133	100%	12,719	2,292	(10,427)	-455%	5,282	(7,437)	-141%	15,927	5,500	-190%
6510 Repairs & maintenance buildings	259	250	(9)	-4%	371	112	30%	4,144	1,250	(2,894)	-231%	3,837	(307)	-8%	5,894	3,000	-96%
6515 Repairs & maintenance land improvements	0	333	333	100%	0	0	-	208	1,667	1,459	88%	414	206	50%	2,541	4,000	36%
6520 Repairs & maintenance docks	2,869	833	(2,036)	-244%	450	(2,419)	-538%	4,528	4,167	(361)	-9%	8,816	4,288	49%	10,361	10,000	-4%
6540 Marina dredging	0	0	0	-	0	0	-	245,380	350,000	104,620	30%	60,000	(185,380)	-309%	345,380	450,000	23%
6575 Waterway Leases	3,134	3,167	33	1%	3,043	(91)	-3%	4,489	15,833	11,344	72%	4,358	(131)	-3%	26,656	38,000	30%
6580 Permits	0	536	536	100%	417	417	100%	2,592	2,682	90	3%	2,935	343	12%	6,346	6,436	1%
Total Repair and Maintenance	6,842	8,545	1,703	20%	4,509	(2,333)	-52%	290,339	392,723	102,384	26%	94,410	(195,929)	-208%	450,152	552,536	19%
Total Goods & Services	68,863	94,078	25,215	27%	64,807	(4,056)	-6%	623,673	821,704	198,031	24%	403,053	(220,620)	-55%	1,389,742	1,587,773	12%
Total Expenses	156,982	185,568	28,586	15%	163,975	6,992	4%	1,093,346	1,301,694	208,349	16%	873,949	(219,397)	-25%	2,570,357	2,778,706	7%
Operating Results	39,200	(17,375)	56,575	-326%	27,310	11,890	44%	260,723	(140,648)	401,370	-285%	413,268	(152,546)	-37%	106,044	(295,326)	-136%
Other Income & Expenses																	
Other Income																	
4450 Lodging Tax	0	0	0	-	0	0	-	416	0	416	-	597	(181)	-30%	416	0	-
4650 Grants Received - MAP	10,350	625	9,725	1556%	0	10,350	-	10,350	3,125	7,225	231%	0	10,350	-	14,725	7,500	96%
4655 Grants Received - Marine Board	0	2,500	(2,500)	-100%	0	0	-	0	12,500	(12,500)	-100%	0	0	-	17,500	30,000	-42%
4695 Grants Received - Other	0	0	0	-	0	0	-	0	0	0	-	0	0	-	450,000	450,000	0%
4705 Loans Received	213,380	0	213,380	-	0	213,380	-	213,380	0	213,380	-	0	213,380	-	213,380	0	-
4805 Transfer - GF	0	1,083	(1,083)	-100%	11,860	(11,860)	-100%	0	5,417	(5,417)	-100%	95,221	(95,221)	-100%	7,583	13,000	-42%
4905 Other	0	0	0	-	1,734	(1,734)	-100%	0	0	0	-	3,693	(3,693)	-100%	0	0	-
4906 Merchant Surcharge	1,092	0	1,092	-	0	1,092	-	7,247	0	7,247	-	0	7,247	-	7,247	0	-
4915 Insurance Reimbursement	0	0	0	-	0	0	-	4,369	0	4,369	-	0	4,369	-	4,369	0	-
Total Other Income	224,822	4,208	220,614	5242%	13,594	211,229	1554%	235,762	21,042	214,721	1020%	99,510	136,252	137%	715,221	500,500	43%
Other Expenses																	
Taxes & Misc Expenses																	
6720 Property Tax - Sublet Facilities	-	-	-	-	-	-	-	11,497.44	12,000.00	502.56	4%	11,727	230	2%	11,497.44	12,000.00	4%
6740 Merchant fees	1,693.24	2,916.67	1,223.43	42%	4,055.85	2,362.61	58%	16,202.94	14,583.35	(1,619.59)	-11%	19,519	3,316	17%	36,619.59	35,000.00	-5%
6750 Fines & Penalties	12.00	-	(12.00)	-	-	(12.00)	-	24.00	-	(24.00)	-	13	(12)	-92%	24.00	-	-
Total Taxes & Misc Expenses	1,705.24	2,916.67	1,211.43	42%	4,056	2,351	58%	27,724	26,583.35	(1,141)	-4%	31,259	3,534	11%	48,141	47,000.00	-2%

Charleston Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	Nov 2025				Nov 2024			Jul 2025 - Nov 2025				Prior FYTD vs Current FYTD					
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Debt Services & Capital Expense																	
7005 Principal repayment	296,884	296,885	0	0%	271,524	(25,361)	-9%	296,884	296,885	0	0%	271,524	(25,361)	-9%	296,884	296,885	0%
7010 Interest payment	120,297	120,297	0	0%	124,417	4,120	3%	120,297	120,297	0	0%	124,417	4,120	3%	135,713	135,713	0%
7020 Vehicle Principal repayment	0	625	625	100%	801	801	100%	1,380	3,100	1,720	55%	5,309	3,929	74%	5,816	7,536	23%
7025 Vehicle Interest payment	0	38	38	100%	3	3	100%	101	211	109	52%	192	91	47%	300	409	27%
8010 CIP Buildings	0	2,500	2,500	100%	0	0	-	0	12,500	12,500	100%	160,917	160,917	100%	17,500	30,000	42%
8011 CIP Docks	0	1,667	1,667	100%	0	0	-	0	8,333	8,333	100%	0	0	-	11,667	20,000	42%
8020 CIP Machinery & Equipment	0	0	0	-	0	0	-	0	0	0	-	6,894	6,894	100%	0	0	-
Total Debt Services & Capital Expense	417,182	422,011	4,829	1%	396,744	(20,437)	-5%	418,663	441,326	22,663	5%	569,252	150,589	26%	467,880	490,543	5%
Total Other Expenses	418,887	424,927	6,040	1%	400,800	(18,087)	-5%	446,387	467,909	21,522	5%	600,511	154,124	26%	516,021	537,543	4%
Net Other Income	(194,064)	(420,719)	226,655	-54%	(387,206)	193,142	-50%	(210,625)	(446,867)	236,242	-53%	(501,000)	290,375	-58%	199,200	(37,043)	-638%
Net Result	(154,864)	(438,094)	283,230	-65%	(359,896)	205,032	-57%	50,098	(587,515)	637,612	-109%	(87,732)	137,830	-157%	305,244	(332,369)	-192%

Ice Plant	Current Period		Same Month Prior Years			Year to Date					Year End		
	Nov 2025		Nov 2024	Nov 2023	Nov 2022	Jul 2025 - Nov 2025		Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026		
	Actual	Budget	Actual	Actual	Actual	Actual	Budget	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Tons Sold	6	17	44	0	28	2,023	1,778	2,391	(368)	-15.39%	3,157	2,912	8.42%
Revenues													
Ice Sales	684	1,723	4,367	-	2,565	208,361	161,783	243,956	(35,596)	-14.59%	311,578	265,000	17.58%
Insurance Reimbursement	-	-	-	-	46,473	-	-	-	-	-	-	-	-
Total Revenues	684	1,723	4,367	-	2,565	208,361	161,783	243,956	(35,596)	-14.59%	311,578	265,000	17.58%
Operating Expenses													
Personnel Services	1,265	1,599	851	1,955	481	29,509	23,162	21,712	7,798	35.92%	49,813	43,466	14.60%
Utilities	6,564	9,090	6,789	2,905	5,003	48,241	47,832	47,914	327	0.68%	119,093	118,684	0.34%
Repairs & Maintenance	-	833	-	284	452	12,940	4,167	4,463	8,477	189.95%	18,773	10,000	87.73%
Operational Supplies & Service	2,191	1,843	2,892	2,836	2,787	12,483	9,216	14,406	(1,923)	-13.35%	25,385	22,118	14.77%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	10,020	13,365	10,532	7,980	8,723	103,172	84,377	88,494	14,678	16.59%	213,064	194,268	9.68%
Operating Net Result	(9,336)	(11,643)	(6,165)	(7,980)	(6,159)	105,188	77,406	155,462	(50,274)	0	98,514	70,732	39%
Other Expenses													
Debt Services	280,000	280,000	260,000	240,000	220,000	280,000	280,000	260,000	20,000	7.69%	280,000	280,000	0.00%
Other Net Result	(280,000)	(280,000)	(260,000)	(240,000)	(220,000)	(280,000)	(280,000)	(260,000)	(20,000.00)	7.69%	(280,000)	(280,000)	0.00%
Total Net Result	(289,336)	(291,643)	(266,165)	(247,980)	(226,159)	(174,812)	(202,594)	(104,538)	(70,274)	67.22%	(181,486)	(209,268)	-13.28%
Gain (loss) Per Ton	(48,223)	(16,931)	(6,119)	-	(8,224)	(86)	(114)	(44)	(43)	98%	(57)	(72)	

Fisheries	Current Period		Same Month Prior Years			Year to Date					Prior FYTD vs Current FYTD				
	Nov 2025		Nov 2024	Nov 2023	Nov 2022	FY25/26					Last FY	Ton Diff	% Diff		
Albacore Tuna (Oregon) MT	0.0		0.0	0.0	0.0							3,890.3	2,247.6	1,643	73.09%
Pink Shrimp (Oregon) MT	0.0		0.0	0.0	0.0							16,368.1	14,847.7	1,520	10.24%
Dungeness Crab (Coos Bay) MT	1.1		1.3	4.5	1.7							13.7	9.0	5	52.22%

Monthly Cost Per Ton	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Average
Operating Expense Per Ton	45	33	46	105	1,670	-	-	-	-	-	-	-	51
Debt Service Per Ton (allocated)	45	33	37	135	3,889	-	-	-	-	-	-	-	58
Total Expense Per Ton	90	66	83	240	5,559	-	-	-	-	-	-	-	109
Gain (Loss) per ton	57	71	56	(2)	(48,223)	-	-	-	-	-	-	-	(86)



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Port Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	Nov 2025				Nov 2024			Jul 2025 - Nov 2025				Prior FYTD vs Current FYTD					
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4005 Building & Dock Leases	11,006	11,084	(77)	-1%	13,814	(2,808)	-20%	55,032	55,419	(387)	-1%	60,648	(5,616)	-9%	132,619	133,007	0%
4010 Property Agreements	8,658	14,484	(5,826)	-40%	8,523	134	2%	65,984	72,420	(6,436)	-9%	43,286	22,698	52%	167,372	173,808	-4%
4135 Storage Yard	2,348	0	2,348	-	2,173	176	8%	11,741	0	11,741	-	10,863	878	8%	11,741	0	-
Total Operating Income	22,012	25,568	(3,556)	-14%	24,510	(2,498)	-10%	132,757	127,839	4,917	4%	114,797	17,960	16%	311,732	306,815	2%
Expenses																	
Personnel Services																	
5005 Salaries	7,902	7,899	(2)	0%	21,706	13,804	64%	39,500	39,496	(4)	0%	96,825	57,326	59%	102,724	102,720	0%
5015 Overtime	0	0	0	-	54	54	100%	0	0	0	-	54	54	100%	0	0	-
Total Compensation	7,902	7,899	(2)	0%	21,760	13,858	64%	39,500	39,496	(4)	0%	96,879	57,380	59%	102,724	102,720	0%
5100 Federal Payroll taxes	563	604	41	7%	1,639	1,076	66%	2,835	3,021	187	6%	7,300	4,465	61%	7,671	7,858	2%
5105 State Payroll taxes	0	32	32	100%	86	86	100%	0	158	158	100%	382	382	100%	253	411	38%
5110 Unemployment Insurance	29	58	29	50%	85	56	65%	181	292	111	38%	137	(44)	-32%	649	760	15%
5115 Workers compensation	32	55	22	41%	40	8	20%	116	273	157	58%	195	79	41%	552	709	22%
Total Payroll Taxes	625	749	124	17%	1,850	1,225	66%	3,132	3,744	613	16%	8,014	4,882	61%	9,126	9,738	6%
5200 Medical insurance	1,481	1,496	14	1%	1,484	3	0%	7,370	7,478	108	1%	7,419	49	1%	17,839	17,947	1%
5205 Dental insurance	86	90	4	4%	135	49	36%	510	450	(60)	-13%	675	165	24%	1,140	1,079	-6%
5215 Term life insurance	13	13	0	0%	25	13	50%	63	63	0	0%	125	63	50%	150	150	0%
5220 Long Term Disability insurance	0	0	0	-	124	124	100%	0	0	0	-	625	625	100%	0	0	-
5225 PERS Employer Contributions	1,903	1,903	(1)	0%	4,163	2,260	54%	9,516	9,515	(1)	0%	20,817	11,302	54%	24,746	24,745	0%
5230 PERS Employee Contributions	474	474	(0)	0%	1,130	656	58%	2,370	2,370	(0)	0%	5,649	3,279	58%	6,163	6,163	0%
5295 Allocations	0	(430)	(430)	100%	0	0	-	0	(2,149)	(2,149)	100%	0	0	-	(3,440)	(5,589)	38%
Total Insured Benefits	3,958	3,545	(413)	-12%	7,061	3,104	44%	19,828	17,725	(2,102)	-12%	35,310	15,483	44%	46,598	44,496	-5%
Total Personnel Services	12,484	12,193	(291)	-2%	30,671	18,187	59%	62,459	60,966	(1,494)	-2%	140,203	77,744	55%	158,447	156,954	-1%
Goods & Services																	
6025 Travel - lodging & transportation	0	0	0	-	0	0	-	0	0	0	-	112	112	100%	0	0	-
6030 Travel - Per Diem & mileage reimbursement	0	50	50	100%	0	0	-	0	250	250	100%	895	895	100%	350	600	42%
Total Travel & Entertainment	0	50	50	100%	0	0	-	0	250	250	100%	1,008	1,008	100%	350	600	42%
6130 Electricity	483	784	301	38%	156	(327)	-209%	2,357	4,264	1,907	45%	3,837	1,479	39%	10,893	12,800	15%
6135 Water/Sewer	500	418	(82)	-20%	464	(36)	-8%	2,623	2,310	(313)	-14%	2,555	(67)	-3%	5,813	5,500	-6%
6140 Garbage/Sanitation Collection	0	42	42	100%	0	0	-	0	208	208	100%	0	0	-	292	500	42%
6155 Environmental Remediation/Mitigation/Monitoring	0	375	375	100%	125	125	100%	49	1,875	1,826	97%	495	446	90%	2,674	4,500	41%
Total Utilities	984	1,619	635	39%	746	(238)	-32%	5,029	8,657	3,628	42%	6,887	1,858	27%	19,672	23,300	16%
6245 Legal advertising	0	63	63	100%	0	0	-	0	313	313	100%	0	0	-	438	750	42%
6260 Consulting services	0	408	408	100%	116	116	100%	3,177	2,042	(1,135)	-56%	3,434	257	7%	6,035	4,900	-23%
6290 Commercial insurance	5,557	6,190	633	10%	4,768	(789)	-17%	27,786	30,950	3,164	10%	24,074	(3,712)	-15%	71,116	74,280	4%
Total Professional Services	5,557	6,661	1,104	17%	4,884	(673)	-14%	30,962	33,304	2,342	7%	27,508	(3,454)	-13%	77,588	79,930	3%
6500 Repairs & maintenance equipment	0	167	167	100%	0	0	-	0	833	833	100%	0	0	-	1,167	2,000	42%
6510 Repairs & maintenance buildings	0	208	208	100%	0	0	-	22	1,042	1,020	98%	0	(22)	-	1,480	2,500	41%
6515 Repairs & maintenance land improvements	0	83	83	100%	0	0	-	0	417	417	100%	0	0	-	583	1,000	42%
6520 Repairs & maintenance docks	0	125	125	100%	0	0	-	0	625	625	100%	0	0	-	875	1,500	42%
6575 Waterway Leases	0	250	250	100%	0	0	-	752	1,250	498	40%	(1,669)	(2,421)	145%	2,502	3,000	17%
6580 Permits	0	250	250	100%	143	143	100%	400	1,250	850	68%	1,671	1,271	76%	2,150	3,000	28%
Total Repair and Maintenance	0	1,083	1,083	100%	143	143	100%	1,174	5,417	4,243	78%	2	(1,172)	-77617%	8,757	13,000	33%
Total Goods & Services	6,541	9,413	2,872	31%	5,773	(768)	-13%	37,165	47,628	10,463	22%	35,404	(1,761)	-5%	106,367	116,830	9%
Total Expenses	19,025	21,606	2,582	12%	36,444	17,420	48%	99,624	108,594	8,970	8%	175,608	75,984	43%	264,814	273,784	3%
Operating Results	2,988	3,962	(974)	-25%	(11,934)	14,922	-125%	33,133	19,246	13,887	72%	(60,811)	93,943	-154%	46,918	33,031	42%

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Port Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	Nov 2025				Nov 2024			Jul 2025 - Nov 2025				Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Other Income & Expenses																	
Other Income																	
4810 Transfer - SPF	0	0	0	-	0	0	-	0	0	0	-	0	0	-	625,469	625,469	0%
Total Other Income	0	0	0	-	0	0	-	0	0	0	-	0	0	-	625,469	625,469	0%
Other Expenses																	
Taxes & Misc Expenses																	
6745 Banking fees	0	0	0	-	0	0	-	533	8,070	7,538	93%	11,142	10,610	95%	2,463	10,000	75%
Total Taxes & Misc Expenses	0	0	0	-	0	0	-	533	8,070	7,538	93%	11,142	10,610	95%	2,463	10,000	75%
Debt Services																	
7010 Interest payment	17,612	160,000	142,388	89%	15,565	(2,047)	-13%	95,072	212,000	116,928	55%	77,240	(17,832)	-23%	186,072	303,000	39%
Total Debt Services	17,612	160,000	142,388	89%	15,565	(2,047)	-13%	95,072	212,000	116,928	55%	77,240	(17,832)	-23%	186,072	303,000	39%
Total Other Expenses	17,612	160,000	142,388	89%	15,565	(2,047)	-13%	95,605	220,070	124,465	57%	88,383	(7,222)	-8%	188,535	313,000	40%
Net Other Income	(17,612)	(160,000)	142,388	-89%	(15,565)	(2,047)	13%	(95,605)	(220,070)	124,465	-57%	(88,383)	(7,222)	8%	436,934	312,469	40%
Net Result	(14,624)	(156,038)	141,414	-91%	(27,499)	12,874	-47%	(62,472)	(200,824)	138,352	-69%	(149,193)	86,721	-58%	483,852	345,500	40%

Rail Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	Nov 2025		\$ Diff	% Diff	Nov 2024		Jul 2025 - Nov 2025				Prior FYTD vs Current FYTD						
	Actual	Budget			Actual	\$ Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff	
Operating Income																	
4010 Property Agreements	24,392	27,667	(3,275)	-12%	28,053	(3,662)	-13%	109,774	138,333	(28,560)	-21%	142,718	(32,944)	-23%	303,440	332,000	-9%
4235 Customer Discounts	0	0	0	-	(1,699)	1,699	-100%	0	0	0	-	(1,699)	1,699	-100%	0	0	-
4260 Rail Operations Revenue	0	0	0	-	0	0	-	0	0	0	-	104,643	(104,643)	-100%	0	0	-
4265 Rail Surcharges	13,319	31,237	(17,918)	-57%	22,817	(9,498)	-42%	81,793	156,185	(74,392)	-48%	138,402	(56,609)	-41%	300,452	374,844	-20%
Total Operating Income	37,711	58,904	(21,193)	-36%	49,172	(11,461)	-23%	191,566	294,518	(102,952)	-35%	384,063	(192,497)	-50%	603,892	706,844	-15%
Expenses																	
Goods & Services																	
6145 Hazardous material disposal	0	0	0	-	480	480	100%	0	0	0	-	480	480	100%	0	0	-
Total Utilities	0	0	0	-	480	480	100%	0	0	0	-	480	480	100%	0	0	-
6260 Consulting services	0	5,833	5,833	100%	0	0	-	630	29,167	28,537	98%	18,519	17,889	97%	41,463	70,000	41%
6290 Commercial insurance	26,484	5,397	(21,087)	-391%	6,337	(20,147)	-318%	132,422	26,985	(105,437)	-391%	31,686	(100,736)	-318%	170,201	64,764	-163%
Total Professional Services	26,484	11,230	(15,254)	-136%	6,337	(20,147)	-318%	133,051	56,152	(76,900)	-137%	50,204	(82,847)	-165%	211,664	134,764	-57%
6425 Operational supplies	0	0	0	-	0	0	-	0	0	0	-	55	55	100%	0	0	-
6430 Equipment Rental	0	0	0	-	0	0	-	5,126	0	(5,126)	-	0	(5,126)	-	5,126	0	-
Total Operational Expense	0	0	0	-	0	0	-	5,126	0	(5,126)	-	55	(5,071)	-9162%	5,126	0	-
6505 Repairs & maintenance vehicles	0	0	0	-	35	35	100%	106	0	(106)	-	181	74	41%	106	0	-
6510 Repairs & maintenance buildings	0	27,162	27,162	100%	0	0	-	9,156	135,811	126,655	93%	354,043	344,887	97%	199,291	325,946	39%
6515 Repairs & maintenance land improvement	0	6,250	6,250	100%	22,000	22,000	100%	0	31,250	31,250	100%	22,000	22,000	100%	43,750	75,000	42%
Total Repair and Maintenance	0	33,412	33,412	100%	22,035	22,035	100%	9,262	167,061	157,799	94%	376,223	366,962	98%	243,147	400,946	39%
Total Goods & Services	26,484	44,643	18,158	41%	28,852	2,368	8%	147,440	223,213	75,773	34%	426,963	279,523	65%	459,937	535,710	14%
Total Expenses	26,484	44,643	18,158	41%	28,852	2,368	8%	147,440	223,213	75,773	34%	426,963	279,523	65%	459,937	535,710	14%
Operating Results	11,227	14,261	(3,035)	-21%	20,320	(9,093)	-45%	44,127	71,306	(27,179)	-38%	(42,899)	87,026	-203%	143,955	171,134	-16%
Other Income & Expenses																	
Other Income																	
4480 Tax Credits	0	0	0	-	0	0	-	0	0	0	-	0	0	-	332,000	332,000	0%
4810 Transfer - SPF	0	0	0	-	0	0	-	0	0	0	-	0	0	-	843,621	843,621	0%
4905 Other	0	0	0	-	0	0	-	2,370	0	2,370	-	405,463	(403,093)	-99%	2,370	0	-
Total Other Income	0	0	0	-	0	0	-	2,370	0	2,370	-	405,463	(403,093)	-99%	1,177,991	1,175,621	0%
Other Expenses																	
Debt Services																	
7005 Principal repayment	371,973	371,973	0	0%	364,142	(7,831)	-2%	371,973	371,973	0	0%	364,142	(7,831)	-2%	371,973	371,973	0%
7010 Interest payment	59,396	59,396	(0)	0%	62,746	3,350	5%	59,396	59,396	(0)	0%	62,746	3,350	5%	115,054	115,054	0%
7020 Principal repayment - Vehicles	3,414	2,790	(625)	-22%	4,189	775	18%	8,621	8,261	(361)	-4%	10,231	1,610	16%	17,204	16,843	-2%
7025 Interest payment - Vehicles	303	265	(38)	-14%	635	332	52%	799	812	13	2%	1,412	612	43%	1,290	1,302	1%
Total Debt Services	435,086	434,424	(662)	0%	431,712	(3,374)	-1%	440,789	440,442	(348)	0%	438,530	(2,259)	-1%	505,520	505,172	0%
Total Other Expenses	435,086	434,424	(662)	0%	431,712	(3,374)	-1%	440,789	440,442	(348)	0%	438,530	(2,259)	-1%	505,520	505,172	0%
Net Other Income	(435,086)	(434,424)	(662)	0%	(431,712)	(3,374)	1%	(438,420)	(440,442)	2,022	0%	(33,067)	(405,352)	1226%	672,471	670,449	0%
Net Result	(423,859)	(420,163)	(3,697)	1%	(411,392)	(12,468)	3%	(394,293)	(369,136)	(25,157)	7%	(75,967)	(318,326)	419%	816,426	841,583	-3%

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For Period Ending Nov 2025

amounts in \$US dollars

Fund: Dredge Fund Department: Dredge Ops Location: All Budget: Adopted



Dredge Ops	Current Period				Same Month Last Year			Year to Date				Year End							
	Nov 2025		\$ Diff	% Diff	Nov 2024		Jul 2025 - Nov 2025				Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026					
	Actual	Budget			Actual	\$ Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff			
Operating Income																			
4285 Mob/Demob Services	0	15,523	(15,523)	-100%	4,353	(4,353)	-100%	0	77,617	(77,617)	-100%	102,398	(102,398)	-100%	108,664	186,281	-42%		
4287 Dredging Services	0	20,883	(20,883)	-100%	39,258	(39,258)	-100%	(18,225)	104,413	(122,638)	-117%	39,258	(57,484)	-146%	127,952	250,590	-49%		
4290 Other	12,673	45,228	(32,555)	-72%	26,069	(13,396)	-51%	199,655	226,141	(26,486)	-12%	129,230	70,425	54%	516,252	542,738	-5%		
Total Operating Income	12,673	81,634	(68,961)	-84%	69,680	(57,007)	-82%	181,430	408,170	(226,741)	-56%	270,886	(89,456)	-33%	752,868	979,609	-23%		
Expenses																			
Personnel Services																			
5115 Workers compensation	155	0	(155)	-	0	(155)	-	774	0	(774)	-	0	(774)	-	774	0	-		
Total Payroll Taxes	155	0	(155)	-	0	(155)	-	774	0	(774)	-	0	(774)	-	774	0	-		
5295 Allocations	5,789	23,272	17,482	75%	11,135	5,346	48%	44,762	116,358	71,596	62%	18,637	(26,125)	-140%	207,663	279,259	26%		
Total Insured Benefits	5,789	23,272	17,482	75%	11,135	5,346	48%	44,762	116,358	71,596	62%	18,637	(26,125)	-140%	207,663	279,259	26%		
Total Personnel Services	5,944	23,272	17,328	74%	11,135	5,191	47%	45,537	116,358	70,821	61%	18,637	(26,899)	-144%	208,438	279,259	25%		
Goods & Services																			
6005 Seminars & training	0	2,625	2,625	100%	5,150	5,150	100%	0	13,125	13,125	100%	5,150	5,150	100%	18,375	31,500	42%		
Total Staff Training	0	2,625	2,625	100%	5,150	5,150	100%	0	13,125	13,125	100%	5,150	5,150	100%	18,375	31,500	42%		
6025 Travel - lodging & transportation	0	4,225	4,225	100%	10,453	10,453	100%	0	21,125	21,125	100%	15,625	15,625	100%	29,575	50,700	42%		
6030 Travel - Per Diem & mileage reimbursement	0	3,021	3,021	100%	7,676	7,676	100%	0	15,104	15,104	100%	11,760	11,760	100%	21,146	36,250	42%		
Total Travel & Entertainment	0	7,246	7,246	100%	18,129	18,129	100%	0	36,229	36,229	100%	27,385	27,385	100%	50,721	86,950	42%		
6050 Office supplies	0	0	0	-	0	0	-	21	0	(21)	-	0	(21)	-	21	0	-		
6060 IT supplies	0	0	0	-	0	0	-	0	0	0	-	287	287	100%	0	0	-		
Total Office Expense	0	0	0	-	0	0	-	21	0	(21)	-	287	266	93%	21	0	-		
6105 Telephone - mobile	40	110	70	64%	130	90	70%	198	550	352	64%	342	144	42%	968	1,320	27%		
Total Utilities	40	110	70	64%	130	90	70%	198	550	352	64%	342	144	42%	968	1,320	27%		
6260 Consulting services	0	7,500	7,500	100%	0	0	-	0	37,500	37,500	100%	0	0	-	52,500	90,000	42%		
6290 Commercial insurance	6,157	6,946	789	11%	5,950	(207)	-3%	28,881	34,729	5,848	17%	29,749	868	3%	77,502	83,350	7%		
Total Professional Services	6,157	14,446	8,289	57%	5,950	(207)	-3%	28,881	72,229	43,348	60%	29,749	868	3%	130,002	173,350	25%		
6400 Small equipment & tools	0	2,083	2,083	100%	5,438	5,438	100%	86,820	10,417	(76,404)	-733%	16,699	(70,122)	-420%	101,404	25,000	-306%		
6405 Safety/hazardous materials	0	0	0	-	0	0	-	1,009	0	(1,009)	-	677	(333)	-49%	1,009	0	-		
6420 Janitorial supplies	0	17	17	100%	0	0	-	66	83	18	21%	311	245	79%	182	200	9%		
6425 Operational supplies	0	1,500	1,500	100%	168	168	100%	6,314	7,500	1,186	16%	11,245	4,931	44%	16,814	18,000	7%		
6430 Equipment Rental	0	0	0	-	0	0	-	0	0	0	-	38,045	38,045	100%	0	0	-		
6450 Fuel - Gas	0	1,100	1,100	100%	123	123	100%	0	5,500	5,500	100%	547	547	100%	7,700	13,200	42%		
6455 Fuel - Diesel	0	4,183	4,183	100%	833	833	100%	0	20,917	20,917	100%	833	833	100%	29,283	50,200	42%		
Total Operational Expense	0	8,883	8,883	100%	6,562	6,562	100%	94,209	44,417	(49,792)	-112%	68,355	(25,854)	-38%	156,392	106,600	-47%		
6500 Repairs & maintenance equipment	0	16,667	16,667	100%	2,280	2,280	100%	16,960	83,333	66,374	80%	11,518	(5,442)	-47%	133,626	200,000	33%		
6505 Repairs & maintenance vehicles	3,386	7,303	3,916	54%	5,607	2,221	40%	22,104	36,513	14,408	39%	62,818	40,713	65%	73,222	87,630	16%		
6510 Repairs & maintenance buildings	0	0	0	-	428	428	100%	10	0	(10)	-	828	818	99%	10	0	-		
6520 Repairs & maintenance docks	0	0	0	-	0	0	-	1	0	(1)	-	0	(1)	-	1	0	-		
Total Repair and Maintenance	3,386	23,969	20,583	86%	8,315	4,929	59%	39,075	119,846	80,771	67%	75,164	36,089	48%	206,859	287,630	28%		
Total Goods & Services	9,583	57,279	47,697	83%	44,236	34,653	78%	162,384	286,396	124,012	43%	206,432	44,049	21%	563,338	687,350	18%		
Total Expenses	15,527	80,551	65,024	81%	55,371	39,844	72%	207,920	402,754	194,834	48%	225,070	17,150	8%	771,775	966,609	20%		
Operating Results	(2,854)	1,083	(3,937)	-363%	14,310	(17,163)	-120%	(26,490)	5,417	(31,907)	-589%	45,816	(72,306)	-158%	(18,907)	13,000	-245%		
Other Income & Expenses																			
Other Income																			
4505 Interest - Bank	200	0	200	-	1,796	(1,596)	-89%	1,321	0	1,321	-	9,672	(8,351)	-86%	1,321	0	-		
Total Other Income	200	0	200	-	1,796	(1,596)	-89%	1,321	0	1,321	-	9,672	(8,351)	-86%	1,321	0	-		
9005 Transfers - GF	0	0	0	-	11,860	11,860	100%	0	0	0	-	95,221	95,221	100%	13,000	13,000	0%		
Total Debt Services	0	0	0	-	11,860	11,860	100%	0	0	0	-	95,221	95,221	100%	13,000	13,000	0%		
Total Other Expenses	0	0	0	-	11,860	11,860	100%	0	0	0	-	95,221	95,221	100%	13,000	13,000	0%		
Net Other Income	200	0	200	-	(10,064)	10,264	-102%	1,321	0	1,321	-	(85,548)	86,869	-102%	(11,679)	(13,000)	-10%		
Net Result	(2,654)	1,083	(3,737)	-345%	4,245	(6,899)	-163%	(25,169)	5,417	(30,586)	-565%	(39,732)	14,563	-37%	(30,586)	0	-		

	Carloads: 294	Current Period				Same Month Last Year			Year to Date				Year End					
		Nov 2025				Nov 2024			Jul 2025 - Nov 2025				Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026		
		Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
1	Operating Income																	
2	Administration																	
3	Union Pacific	98,287	131,694	(33,407)	(25%)	126,696	(28,409)	(22%)	525,101	658,470	(133,369)	(20%)	628,929	(103,828)	(17%)	1,446,959	1,580,328	(8%)
4	Carloads CBRL	73,031	115,104	(42,073)	(37%)	69,951	3,080	4%	402,283	575,521	(173,238)	(30%)	614,144	(211,860)	(34%)	1,208,013	1,381,251	(13%)
5	Demurrage	0	20,833	(20,833)	(100%)	0	0	-	0	104,167	(104,167)	(100%)	0	0	-	145,833	250,000	(42%)
6	Total Administration	171,318	268,215	(96,897)	(36%)	196,647	(25,329)	(13%)	927,384	1,341,074	(413,690)	(31%)	1,243,073	(315,689)	(25%)	2,804,889	3,218,579	(13%)
9	Mechanical	47,509	99,636	(52,127)	(52%)	104,008	(56,498)	(54%)	386,096	498,181	(112,085)	(22%)	454,319	(68,222)	(15%)	1,083,550	1,195,634	(9%)
10	Total Operating Income	218,827	367,851	(149,024)	(41%)	300,655	(81,827)	(27%)	1,313,480	1,839,255	(525,775)	(29%)	1,697,391	(383,911)	(23%)	3,888,438	4,414,213	(12%)
12	Operating Expenses																	
13	Administration	27,297	82,305	55,007	67%	65,684	38,386	58%	319,069	411,783	92,713	23%	452,861	133,791	30%	922,748	1,015,461	9%
14	Maintenance of Way	50,491	63,782	13,292	21%	48,511	(1,980)	(4%)	293,824	320,711	26,887	8%	288,166	(5,659)	2%	779,812	806,699	(3%)
15	Transportation	117,646	129,644	11,999	9%	119,416	1,771	1%	573,372	648,222	74,851	12%	673,002	99,631	(15%)	1,523,681	1,598,531	(5%)
16	Mechanical	56,454	76,026	19,572	26%	61,017	4,563	7%	320,544	380,129	59,585	16%	274,477	(46,067)	17%	872,137	931,722	(6%)
17	Total Expenses	251,888	351,757	99,869	28%	294,628	42,740	15%	1,506,810	1,760,845	254,036	14%	1,688,506	181,696	11%	4,098,378	4,352,413	6%
19	Operating Results																	
20	Administration	144,021	185,910	(41,890)	(23%)	130,963	13,057	10%	608,315	929,292	(320,977)	(35%)	790,212	(181,897)	(23%)	1,882,141	2,203,117	(15%)
21	Maintenance of Way	(50,491)	(63,782)	13,292	(21%)	(48,511)	(1,980)	4%	(293,824)	(320,711)	26,887	(8%)	(288,166)	(5,659)	2%	(779,812)	(806,699)	(3%)
22	Transportation	(117,646)	(129,644)	11,999	(9%)	(119,416)	1,771	(1%)	(573,372)	(648,222)	74,851	(12%)	(673,002)	99,631	(15%)	(1,523,681)	(1,598,531)	(5%)
23	Mechanical	(8,945)	23,610	(32,555)	(138%)	42,990	(51,935)	(121%)	65,552	118,052	(52,500)	(44%)	179,842	(114,290)	(64%)	211,413	263,912	(20%)
24	Totals Operating Results	(33,061)	16,094	(49,155)	(305%)	6,026	(39,087)	(649%)	(193,329)	78,410	(271,739)	(347%)	8,886	(202,215)	(2276%)	(209,940)	61,800	(440%)
29	Other Income	21,555	0	21,555	-	8,129	13,426	165%	74,507	0	74,507	-	55,970	18,537	33%	74,507	0	-
30	Total Other Income	21,555	0	21,555	-	8,129	13,426	165%	74,507	0	74,507	-	55,970	18,537	33%	74,507	0	-
32	Financial Expenses & Taxes	8,616	5,126	(3,490)	68%	11,366	2,751	(24%)	37,273	25,684	(11,589)	45%	119,228	81,954	(69%)	73,389	61,800	(19%)
35	Total Other Expenses	8,616	5,126	(3,490)	68%	11,366	2,751	(24%)	37,273	25,684	(11,589)	45%	119,228	81,954	(69%)	73,389	61,800	(19%)
37	Net Result	(20,121)	10,968	(31,089)	(283%)	2,789	(22,910)	(821%)	(156,095)	52,726	(208,821)	(396%)	(54,372)	(101,723)	187%	(208,822)	(0)	69607103%

Month	Carloads	Operating Revenue	Operating Expenses	Operating Expense Ratio
Jul 2025	283	228,993	387,126	169.06%
Aug 2025	330	240,514	263,167	109.42%
Sep 2025	365	348,393	300,877	86.36%
Oct 2025	324	329,706	332,409	100.82%
Nov 2025	294	240,382	260,504	108.37%
Dec 2025	-	-	-	0.00%
Jan 2026	-	-	-	0.00%
Feb 2026	-	-	-	0.00%
Mar 2026	-	-	-	0.00%
Apr 2026	-	-	-	0.00%
May 2026	-	-	-	0.00%
Jun 2026	-	-	-	0.00%
Total	1,596	1,387,988	1,544,083	111.25%



M E M O R A N D U M

TO: Port of Coos Bay Board of Commissioners

FROM: Matt Friesen, Director of External Affairs

DATE: January 8, 2026

SUBJECT: External Affairs Management Report

Stakeholder and Partner Engagement:

- Attended the Oregon Public Ports Association (OPPA) quarterly business meeting to remain engaged with peer ports across the state and participate in discussions related to shared policy priorities, infrastructure investment, and operational challenges facing Oregon's public ports.
- Participated in the quarterly Oregon Freight Advisory Committee meeting to track statewide freight, supply chain, and infrastructure initiatives with relevance to Port operations and long-term planning efforts.
- Recorded and edited a new marketing video highlighting a Port tenant as part of the ongoing *Behind the Business* series, which showcases Port tenants and their contributions to the local economy while supporting small business visibility and storytelling.

Government Relations:

- Met with Senator Anderson, Senator Brock Smith, and Representative Wright to discuss Coos Bay Rail Line (CBRL) operations, ongoing needs, and potential funding and policy considerations. Continued outreach and coordination with Oregon's congressional delegation to maintain awareness and support related to CBRL issues.
- Met with Representative David Gomberg to provide updates on coastal priorities, including the State Dredge Program, and to discuss broader infrastructure and economic development issues impacting the South Coast.
- Attended quarterly legislative days in Salem and assisted with coordination of the Ports' presentation to a legislative committee. Conducted proactive communications and advocacy with legislators, legislative staff, state agencies, and industry representatives, and monitored pertinent committee hearings relevant to Port operations, freight, dredging, and infrastructure funding.
- Began research and early planning efforts for a future Connect Oregon grant application, including internal coordination to align project priorities with anticipated program criteria and funding timelines.

Community and Communications:

- Completed migration of the Port's media and press contact list to a new distribution platform, identifying a more cost-effective alternative to support future press release dissemination while maintaining reliability and professional outreach capacity.
- Worked on media response related to recent coverage and continued ongoing media relations with multiple news organizations, including coordination of messaging, responsiveness to inquiries, and monitoring of emerging narratives related to Port projects and operations.
- Completed the Strategic Business Plan update and coordinated preparation of materials for presentation, review, and finalization, supporting Commission consideration and long-term organizational alignment.



MEMORANDUM

TO: Port of Coos Bay Board of Commissioners

FROM: Raymond Dwire, Charleston Marina Complex Manager

DATE: January 8, 2026

SUBJECT: Charleston Operations Management Report

Monthly Statistics:

Moorages

Of the 525 moorage slips, there were 115 annuals (21.91%), 76 semi-annuals (14.48%), 29 monthlies (5.52%), and 194 transient nights, for a total occupancy of 43.14% for the month.

RV Park

The Charleston Marina RV Park had an average capacity of 28.75% in December. Out of 104 RV Park spaces, we had 32 new check-ins. Total sales for the month were \$20,869.21. Occupancy in December 2024 was 12.78% and sales were \$11,790.91. Special note: we are continuing the increase in occupancy and sales in the RV Park compared to the same months last year. A special “thank you” to the staff for all their hard work to make this happen. I am hopeful and look forward to watching us improve on last year’s statistics throughout 2026.

Ice Plant

We sold approximately 43 tons of ice in the month of December totaling \$4,301.00. In comparison, in December 2024, approximately 46 tons of ice were sold resulting in \$4,600.00 in sales. December ice sales resulted from Dungeness Crab Season opening on December 16, 2025.

Shipyard Work Dock and Short-Term Work Area

The Charleston Shipyard Work Dock use for the month of December continues to be busy with \$8,107.32 in sales. December 2024 Work Dock use was considerably lower with only \$3,139.42 in sales.

The Charleston Shipyard Short-Term Work Area continued to be busy with \$9,104.18 in sales. In comparison, Short-Term Work Area use in December 2024 was \$6,007.74.

Statistics for the First Half of FY25/26

Total operating revenue for the Charleston Marina in the first half of FY 25/26 was \$1,674,884.94. This is \$360,070.33 over the budgeted amount. Significant increases in line items were:

- Annual Moorage — 159% of budgeted amount.
- Semi-Annual Moorage — 247.8% of budgeted amount.
- Work Dock — 157.10% of budgeted amount.
- Short Term Boat Storage — 146.47% of budgeted amount.
- Space Rents (RV Park) — 113.35% of budgeted amount.

First half of previous years' operating revenue for comparison:

- FY 24/25 — \$1,439,455.38
- FY 23/24 — \$1,227,082.35
- FY 22/23 — \$1,311,457.51
- FY 21/22 — \$1,308,985.84 (Increase after Covid)
- FY 20/21 — \$1,014,192.46 (Decrease due to Covid)
- FY 19/20 — \$1,154,732.55 (Decrease due to Start of Covid)
- FY 18/19 — \$1,164,969.30
- FY 17/18 — \$1,143,700.66
- FY 16/17 — \$1,007,485.37

It is definitely nice to start seeing these numbers heading in the right direction once again. We are hopeful to continue to grow and see these numbers improve over previous years instead of decreasing like we saw during Covid and FY 23/24.

Charleston Marina Staff:

Marina Office and RV Park Office are fully staffed. We have a “not-so-new” addition to the Charleston Marina Maintenance staff. Over the last three years, we have seen four long-term, key personnel retire from the Charleston Marina; three of those individuals were Marina Maintenance staff, totaling over 90 years of experience. The loss of this much knowledge has definitely taken its toll on our newer staff. I am pleased to announce that our previous Maintenance Foreman, Mickey Pulse, has returned to his Maintenance Foreman position on a part-time basis. This will bring our Marina Maintenance Department to 6.5 FTEs. Welcome back, Mickey Pulse. The Charleston Security Department continues with four FTEs on staff.

Charleston Marina Office:

Last month, we reopened the Charleston Marina Office door to the public, and the response from our marina patrons and guests has been overwhelmingly positive. If you're in Charleston, please stop by and say hello to Danny or Heather, our Marina and RV Park Office Assistants.

Charleston Fishing Families News:

Over the holidays, the Charleston Fishing Families worked hard to provide fishing licenses to our commercial fishermen and women and to host the Holiday Lights Shuttle. Visitors boarded the shuttle at the Charleston Marina to view the lights at Shore Acres. In the past few months, Port staff have also begun attending the group's monthly business meetings as part of our effort to become more involved in the community.

OSMB Second Round Grant Opportunity:

Port Staff has submitted an application to the Oregon State Marine Board for funds to revitalize our Inner Basin Restrooms. The structure is a modular structure that was built in 2008. Minor improvements have been made over the years but it is time for a complete makeover inside and out.



Above: The exterior of the Inner Basin Restroom.



Gaps in the modular units that are needing resealed.



Leaks inside from the gaps in the modular units.



General conditions of the walls and fixtures.



Project plans include: reseal roof, paint inside and out, new doors with cardlock access locks, new lights and ventilation fans, “on demand” water heaters, hand dryers and mirrors. To complete the project, an epoxy floor covering will be applied to the existing floor. If we receive the grant funds for this project, we are in hopes to complete the project before our busy summer season this year.

State Dredge Update:

The Port of Garibaldi has received approval to proceed with its dredge project. However, because there is not enough time remaining in the In-Water Work Period, we will be unable to complete our dredge project this season. Since the original project was delayed due to equipment failure, we are continuing discussions with the Port of Garibaldi and Business Oregon staff regarding options for completing the project.

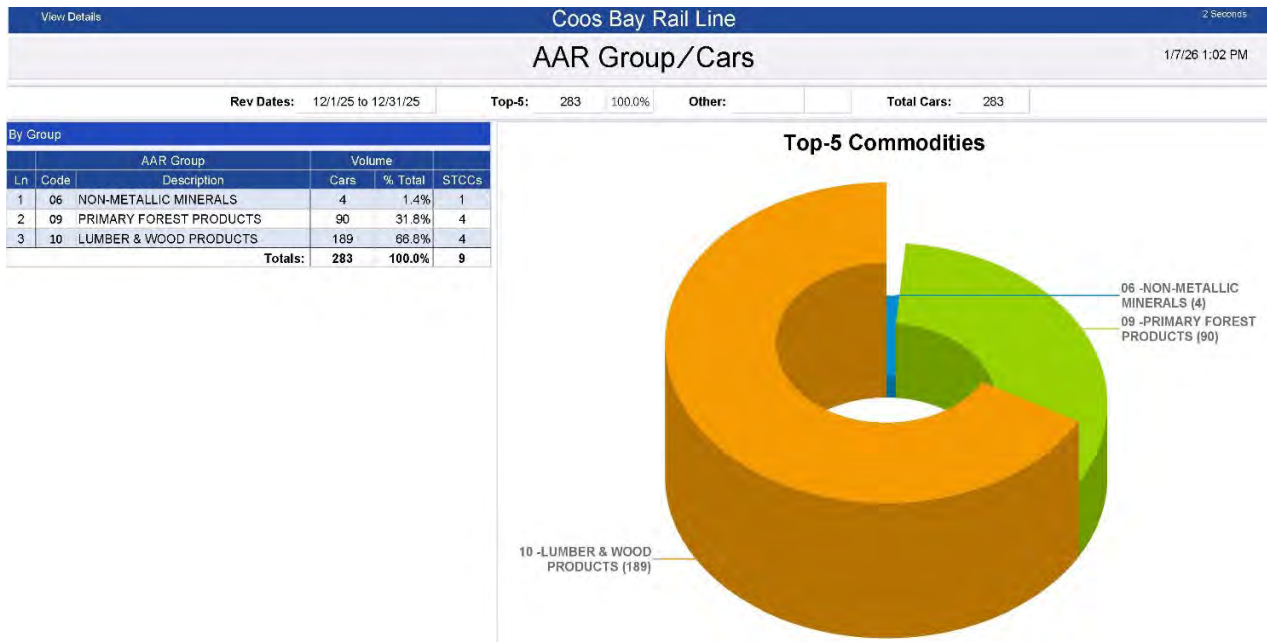


MEMORANDUM

TO: Port of Coos Bay Board of Commissioners
 FROM: Brian Early, General Manager, CBRL
 DATE: January 8, 2026
 SUBJECT: Railroad Department Management Report

Operations:

CBRL Carloads for December 2025 = 283
 Prior Month, November 2025 = 294
 Prior Year, December 2024 = 347
 FY 2025/2026 Forecasted Monthly Average = 409



Carloadings fell short in December due to the holidays. Because of how the holidays fell on the calendar, all of our shippers were only producing for four days in the last two weeks of the year, resulting in significantly less carloads and unlike years past, even our log traffic was curtailed over the holiday season.

On a more positive note, we were able to use this down time to effect repairs to the Timber Bridge at milepost 730.54. This bridge is over part of Tahkenitch Lake approximately three miles south of Ada. Staff have been monitoring areas of concern on this structure for some time and due to the progression of deterioration and the opportunity to curtail rail traffic, we decided to use that time to perform the needed repairs.

Nine caps either had or were about to fail, and of the nine, all but one were on consecutive bents, creating a potentially dangerous situation.



(Example of a failing cap before repair)



(Same cap after replacement)

Mechanical (Locomotive):

LOCO	92 Day Insp. Next Due	368 Day Insp. Next Due	1104 Day Insp. Next Due
CBRL 1909	02/18/26	11/21/26	11/26/28
HLCX 1044	01/16/26	10/19/26	11/24/27
HLCX 1052	02/20/26	05/18/26	06/25/26
HLCX 1078	12/17/25	06/20/26	12/28/25
HLCX 1081	02/19/26	08/23/26	08/28/26
HLCX 3847	01/15/26	07/17/26	09/01/26
HLCX 3854	12/18/25	06/22/26	07/28/26

Columbia Rail was onsite on the week of December 15, 2025. 92 day inspections were performed on locomotives 1078 & 3854 as well as a triannual air brake inspection on 1078. Additionally, a defective governor on the 1081 was replaced and a loading issue with the 3854 was diagnosed and repaired. More troubling, unit 3847 was found to have a significant amount of water in its fuel system rendering it unusable. While we cannot be certain at this time, we believe the cause to be a defective fuel preheater that seems to have been leaking coolant water into the fuel tank.

Mechanical (Car):

Due to the holiday slowdown mentioned previously, car repair demand was extremely slow in December and revenues from expected repairs were not realized.

Maintenance of Way (MOW):

The bridge 730.54 was removed from service on December 19, 2025, due to defects in 9 timber caps and shims. Scott Partney Construction began repairs on December 19, 2025 and completed repairs on December 31, 2025. Bridge 730.54 was returned to service on January 2, 2026.

MOW did an excellent job working safely while staying on task. Currently they have salvaged 100 ties south of Coos Bay and plan to salvage 200 more, for a total of 300 ties. These ties are needed to maintain safe operating conditions over bridges.

A new access ladder on NB Bridge is performing well. It has made center span access safer, and it is now more efficient for servicing the navigation light generator. We still have to anchor the bottom of the ladder to a concrete pier due to timing of the tides and manpower, but it is safe to use.

On December 18, 2025, during storm clean up, MOW crews cleared 38 trees from across the railroad tracks, successfully keeping trains moving, thus allowing them to traverse bridge 730.54 before its impending closure.



At MP 762.1 and 762.05, MOW repaired a sinkhole and fouled ballast by undercutting the rail line and replacing with new ballast. This project turned out well and we can apply this fix to a few other locations throughout our line.

The 2025 Annual bridge inspection is complete. Annual bridge inspection records are in the process of being completed.

Below you will find a list of projects completed in the month of December:

39	127	12/4/25	760.10	12/5/25	Repair Sinkhole- Undercut and fill w/ ballast. Repair drainage ditch. 00063A3 – Deviation from zero cross level at any point on tangent exceeds allowable 0103B – Fouled ballast. 033A6 – Drainage or water carrying facility deteriorated to allow subgrade saturation. West side.		12/9/25
40	128	12/5/25	762.05	12/8/25	Warped rail and fouled ballast – dig out sand and assess defect.		12/9/25
40	130	12/18/25	Storm patrol 763 to 685	12/18/25	Tree total: 38		12/18/25
28	75		730.54	12/19/25	MP 730.54 Section 1 B12 Cap crushed. Section 5 B32-B36 caps and 3" severely crushed shims. Repair/Replace - <u>Partney</u>	5 mph	01/02/26

ODOT/FRA:

CBRL had one visit from ODOT’s Signal Inspector in December; no defects were recommended for violation.

Coos Bay Rail Line:

As of December 31, 2025, CBRL has worked 728 days injury free. Currently, CBRL has 18 employees and 7 locomotives on property.



(Rail being laid, North Bend passenger station 1914)

Action Items

**OREGON INTERNATIONAL PORT OF COOS BAY
BOARD OF COMMISSIONERS
ACTION/DECISION REQUEST**

DATE: January 8, 2025

PROJECT TITLE: 2024/25 Annual Financial Report

ACTION REQUESTED: Approval of the Annual Financial Report for Fiscal Year 2024/25

BACKGROUND:

Baker Tilly has completed the annual financial report on behalf of the Oregon International Port of Coos Bay for fiscal year ending June 30, 2025.

The financial statements are presented in accordance with the financial reporting model in the Governmental Accounting Standard Board (GASB) Statement No.34.

There were no adjustments that had a material effect on the Port's reporting process. There were also no material weaknesses or reportable conditions for internal control, or any instances of non-compliance to the general-purpose financial statements.

Ms. Amanda Moore of Baker Tilly will attend this Commission meeting to present the audit. A copy of the audit has been provided to Commissioners for review.

RECOMMENDED MOTION:

Approve the Annual Financial Report for Fiscal Year 2024/25.

**OREGON INTERNATIONAL PORT OF COOS BAY
BOARD OF COMMISSIONERS
ACTION/DECISION REQUEST**

DATE: January 8, 2026

PROJECT TITLE: Hub Building Suite 250 Lease Agreement

ACTION REQUESTED: Approve the execution of a three-year commercial lease agreement with two (2) extension options of three (3) years each with the Oregon Department of Administrative Services to lease Suite 250 in the Hub Building

BACKGROUND:

The Oregon International Port of Coos Bay was approached by Regional Solutions who is interested in leasing space within the Hub Building, Suite 250. This suite includes 650 square feet of interior space and 117 square feet of common space, for a total square footage of 767. The lease rate will be \$850.00 per month.

The initial term of the three-year commercial lease agreement will begin on February 1, 2026 and expire on January 31, 2029 with the Oregon Department of Administrative Services for the benefit of the Regional Solutions Center. The lease will include two (2) extension options of three (3) years each. The lease will incur a 3% CPI increase each year in February.

RECOMMENDED MOTION:

Approve the execution of a three-year commercial lease agreement with two (2) extension options of three (3) years each with the Oregon Department of Administrative Services to lease Suite 250 in the Hub Building.

**OREGON INTERNATIONAL PORT OF COOS BAY
BOARD OF COMMISSIONERS
ACTION/DECISION REQUEST**

DATE: December 16, 2025

PROJECT TITLE: 2026Res01: Ratification of Declaration of Emergency – Timber Bridge Repair at MP 730.54

ACTION REQUESTED: Adopt resolution 2026Res01 ratifying the Declaration of Emergency for emergency cap replacement at bents #12, #27 through 30, and #33 through 36, to the timber bridge located at MP 730.54.

BACKGROUND:

On December 15, 2025, Port staff were notified by the staff of Coos Bay Rail Line of an immediate need to replace nine failing caps on the bridge at MP 730.54 which was affecting the useability and safety of the bridge. After consulting with our Railroad Bridge Engineer of Record, Stantec, the bridge was taken out of service on Friday, December 19, 2025.

Until permanent repairs were to be made, rail service would be interrupted. Without timely repairs, CBRL customers would have been without service for an excessive amount of time.

On December 16, 2025, Chief Executive Officer Lanelle Comstock declared an emergency and authorized the Port to enter into a sole source contract with Scott Partney Construction to perform the necessary repairs to resolve this emergency condition. Scott Partney Construction has extensive construction knowledge of timber bridge repairs, had the supplies needed, and had the ability and work force to repair the bridge in the time frame necessary to limit the rail down time. The contracted total price of the project was \$113,835.

Scott Partney Construction repaired the caps, and the bridge was placed back into service on January 2, 2026.

RECOMMENDED MOTION:

Adopt resolution 2026Res01 ratifying the Declaration of Emergency for emergency cap replacement at bents #12, #27 through 30, and #33 through 36 on the timber bridge located at MP 730.54.

RESOLUTION 2026Res01

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE OREGON INTERNATIONAL PORT OF COOS BAY**

ACTING IN ITS CAPACITY AS ITS OWN LOCAL CONTRACT REVIEW BOARD

**RATIFYING THE EMERGENCY DECLARATION
FOR EMERGENCY REPAIRS TO THE TIMBER BRIDGE AT MP 730.54**

WHEREAS, the Board of Commissioners of the Oregon International Port of Coos Bay (hereinafter "Port"), pursuant to ORS 279A.060 is the Local Contract Review Board (hereinafter LCRB) for the Oregon International Port of Coos Bay; and

WHEREAS, the LCRB on April 21, 2011 adopted revised Permanent Public Contracting Rules and Rules of Procedure for Public Contracting for the Oregon International Port of Coos Bay which repeals all prior public contracting rules and procedures; and

WHEREAS, the Chief Executive Officer of the Port has authority under ORS 279C.320, ORS 279B.080, and Section 4.6.3 of the Port's local public contracting rules to declare the existence of an emergency and authorize entry into an emergency procurement for public improvement contracts; and

WHEREAS, in making the findings required by ORS 279B.080, OAR 1 37-049-0150 and Section 4.6.5 of the Port's local public contracting rules the Chief Executive Officer of the Port may consider the circumstances creating the Emergency and the anticipated harm from failure to enter into Emergency Repair Contracts and such other factors as may be deemed appropriate; and

WHEREAS, the Board of Commissioners of the Oregon International Port of Coos Bay, acting in its capacity as its own LCRB, has determined that emergency circumstances did exist which required the Port to promptly solicit and execute a contract for emergency cap replacement at bent #12, as well as bents #27 through 30, and bents #33 through 36 on the timber bridge located at MP 730.54.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The recitals above are true and accurate and are incorporated herein by this reference.
2. The findings contained in the Emergency Declaration by Port Chief Executive Officer, Lanelle Comstock, identified as Exhibit "A" to this resolution, attached hereto and incorporated herein by this reference, document the nature of the emergency and describe the methods used by Port for the selection of Scott Partney Construction for emergency repairs of the timber bridge located at MP 730.54, are hereby adopted and ratified by the LCRB for the Oregon International Port of Coos Bay.
3. Based upon the contents of Exhibit "A", the LCRB hereby ratifies the declaration of an emergency by the Chief Executive Officer of the Port and further authorizes and ratifies the decision of the Chief Executive Officer, to solicit and enter into a contract with Scott Partney Construction for emergency repairs of emergency cap replacement at bent #12, as well as bents #27 through 30, and bents #33 through 36 on the timber bridge located at MP 730.54. The Port LCRB also ratifies the decision of the CEO to exempt the contract for the repairs from the competitive bidding requirements of ORS Chapter 279C. The LCRB finds that the documents supporting this emergency declaration fully meet and satisfy the requirements of ORS 279C.320 (1), ORS 279B.080 and OAR 137-049-0150, as well as the requirements of LCRB Rule 4.6.3.

APPROVED AND ADOPTED, by the Board of Commissioners of the Oregon International Port of Coos Bay this 15th day of January 2026.

Kyle Stevens, President

Elise Hamner, Secretary

**DECLARATION OF EMERGENCY CIRCUMSTANCES
REGARDING EMERGENCY REPAIRS TO THE COOS BAY RAIL LINE
TIMBER BRIDGE AT MILEPOST 730.54
BY THE OREGON INTERNATIONAL PORT OF COOS BAY**

RECITALS

1. The Oregon International Port of Coos Bay (Port) is an Oregon State Port organized and operated pursuant to ORS 777.915 to 777.953.
2. The Port of Coos Bay owns the Coos Bay Rail Line, which is a railroad with rail lines from Eugene, Oregon to Coquille, Oregon. Coos Bay Rail Line, Inc. (“CBRL”) has provided rail service on the rail line for the Port since November 1, 2018.
3. On December 15, 2025, Port staff were notified of several failed timber caps on the bridge at MP 730.54 which affected the safety and useability of the bridge.
4. Upon closer inspection by CBRL and Port staff, along with Scott Partney Construction, the cap on bent 12 and caps on bents 27 through 30, as well as caps on bents 30 through 36, had all failed. Replacement of these components must be performed to keep the bridge in operable condition.
5. Until permanent repairs are accomplished, rail service will be interrupted. Without timely repairs, CBRL customers will be without service for an excessive amount of time.
6. On December 16, 2025, Port staff determined it is in the public’s best interest to sole source Scott Partney Construction to affect the repairs to the caps, pursuant to ORS 279B.075, based on the following:
 - a. Repairs must be expedited in an effort to mitigate the time-of-service interruption.
 - b. Scott Partney Construction has extensive construction knowledge of the timber bridge repairs in general, has the supplies needed, and has the ability and work force to repair the bents in the time frame necessary to limit the rail down time to our customers.

Therefore, pursuant to Local Contract Rule 4.6.3:

1. I find the above recitals are true and accurate and are incorporated herein by this reference.
2. I declare an emergency existed that required the Port to immediately repair the damage to the railroad to eliminate the threat of future economic loss to the Port, CBRL, and CBRL customers.

I hereby ratify the award of contract to Scott Partney Construction to affect the repairs to resolve this emergency condition. This declaration shall be placed before the Port Commission for ratification by Resolution at its next regularly scheduled meeting.



By: Lanelle Comstock
Chief Executive Officer

**OREGON INTERNATIONAL PORT OF COOS BAY
BOARD OF COMMISSIONERS
ACTION/DECISION REQUEST**

DATE: January 8, 2026

PROJECT TITLE: Appointment of FY 2026/27 Budget Officer

ACTION REQUESTED: Approve the appointment of Megan Richardson, Director of Finance & Accounting, as the Budget Officer for the fiscal year 2026/27 budget process

BACKGROUND:

Oregon Local Budget Law (ORS 294.305 through 294.565) governs the preparation of the Port’s annual budget. Pursuant to ORS 294.331, the Port Commission is required to designate one person to serve as the Budget Officer, who shall prepare or be responsible for preparing the budget document under the direction of the Chief Executive Officer. The Budget Officer also presents a balanced budget to the budget committee, publishes all notices required by Local Budget Law, monitors budget expenditures during the budget year and notifies the governing body of the need to make any budget changes required after adoption.

Port staff recommends Megan Richardson, the Port’s Director of Finance & Accounting, to be appointed as the Budget Officer for the fiscal year 2026/27 budget process.

RECOMMENDED MOTION:

Approve the appointment of Megan Richardson, Director of Finance & Accounting, as the Budget Officer for the fiscal year 2026/27 budget process.

Informational Items



Coos Bay Rail Line Serving Western Lane, Western Douglas and Coos Counties in Southwest Oregon

Owned by the Oregon International Port of Coos Bay

Operations by Coos Bay Rail Line, Inc. (CBRL) began on November 1, 2018.

Monthly Revenue Car Loads and Equivalent Highway Truck Loads / 2021-2025

One (1) revenue car load = 3.3 highway truck loads

	2021		2022		2023		2024		2025	
	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads
Jan	346	1,141.8	445	1,468.5	473	1,560.9	363	1,197.9	269	887.7
Feb	390	1,287.0	502	1,656.6	393	1,296.9	598	1,973.4	379	1,250.7
Mar	566	1,867.8	694	2,290.2	498	1,643.4	488	1,610.4	415	1,369.5
Apr	621	2,049.3	668	2,204.4	407	1,343.1	456	1,504.8	476	1,570.8
May	599	1,976.7	707	2,333.1	454	1,498.2	548	1,808.4	286	943.8
Jun	625	2,062.5	595	1,963.5	468	1,544.4	420	1,386.0	260	858.0
Jul	503	1,659.9	530	1,749.0	473	1,560.9	465	1,534.5	283	933.9
Aug	485	1,600.5	597	1,970.1	388	1,280.4	433	1,428.9	330	1,089.0
Sep	556	1,834.8	524	1,729.2	372	1,227.6	351	1,158.3	365	1,204.5
Oct	521	1,719.3	488	1,610.4	393	1,296.9	498	1,643.4	324	1,069.2
Nov	548	1,808.4	512	1,689.6	409	1,349.7	335	1,105.5	294	970.2
Dec	453	1,494.9	493	1,626.9	440	1,452.0	347	1,145.1	283	933.9
Total	6,213	20,502.9	6,755	22,291.5	5,168	17,054.4	5,302	17,496.6	3,964	13,081.2

Coos Bay Rail Line-CBRL operates at the U.S. shortline railroad industry standard of 286,000 lbs/143 short tons (weight of car)

Using 200,000 lbs/100 short tons as an average weight of commodity per rail car, the tonnage figures for the years 2011 through year to date 2025 are as follows:

*2011:	194	rail carloads =	19,400	short tons =	640.2	highway truck loads
2012:	2,480	rail carloads =	248,000	short tons =	8,184.0	highway truck loads
2013:	4,850	rail carloads =	485,000	short tons =	16,005.0	highway truck loads
2014:	7,509	rail carloads =	750,900	short tons =	24,779.7	highway truck loads
2015:	7,341	rail carloads =	734,100	short tons =	24,225.3	highway truck loads
2016:	7,434	rail carloads =	743,400	short tons =	24,532.2	highway truck loads
2017:	7,172	rail carloads =	717,200	short tons =	23,667.6	highway truck loads
2018:	6,428	rail carloads =	642,800	short tons =	21,212.4	highway truck loads
2019:	4,950	rail carloads =	495,000	short tons =	16,335.0	highway truck loads
2020:	5,128	rail carloads =	512,800	short tons =	16,922.4	highway truck loads
2021:	6,213	rail carloads =	621,300	short tons =	20,502.9	highway truck loads
2022:	6,755	rail carloads =	675,500	short tons =	22,291.5	highway truck loads
2023:	5,168	rail carloads =	516,800	short tons =	17,054.4	highway truck loads
2024:	5,302	rail carloads =	530,200	short tons =	17,496.6	highway truck loads
2025:	3,964	rail carloads =	396,400	short tons =	13,081.2	highway truck loads

*Start up in 2011, Data includes 4th Quarter / Oct – Dec.

The Coos Bay rail line was embargoed by the previous owner/operator in September 2007. The Port acquired the 111-miles of the line owned by RailAmerica, Inc. in spring 2009 through an order from the U.S. Surface Transportation Board at the completion of a Feeder Line Application process initiated in July 2008. The Port acquired the Union Pacific (UP) Railroad owned 23-mile section of the line through a negotiated agreement with UP in late December 2010.

2026/27 Tentative Port Budget Planning Calendar

Budget Planning	
January 15	Appoint Budget Officer Megan Richardson
January 28	Operating Plan Prep Instructions & Budget Worksheets Distributed to leadership team
February TBD?	Commission Work Session
February 13	Operating Plans Due
February 20	Draft Budget worksheets due from Department Heads
February 23 – Mar 6	Department Meetings – Individual Department Review Ops Plans & Draft Budget worksheet with CEO
February 23 – March 6	Finance Drafts Budget Document
March 10 – April 24	Review Draft Budget & Edit
April 6	Review Rate Sheet – Analyze Market & Draft Rate Proposal
April 21 - 24	Draft Budget Message
April 27 – May 1	Review final draft of Proposed Budget
May 2	Complete Proposed Budget
Charleston Advisory Committee Meeting	
April 22	Proposed Rates Draft
Budget Committee Meetings	
TBD (week of April 20)	Post Notice of Budget Committee Meeting on Port website (posted at least 10 days prior); Publish Notice (at least 5 days prior)
TBD (week of May 4)	Provide Proposed Budget to Budget Committee (1 Week prior to Budget Committee Meeting)
TBD (week of May 11)	1 st Budget Committee Meeting
TBD (week of May 11)	Publish Notice (if needed) (at least 5 days prior)
TBD (week of May 18)	2 nd Budget Committee Meeting (if needed)
Budget Hearing	
May 28	Publish LB-1 Notice of Hearing & Budget Summary (published at least 5 days prior)
TBD (June 18)	Port Commission Meeting / Budget Hearing
June TBD (Tentative 1wk following commission mtg)	Port Commission Budget Approval (if needed)
Post Adoption	
June 30	Submit to BOLI WH-119 Public Improvement Cost Analysis Summary
July 3	Submit LB-50 to Tax Assessor by July 15
September 15	Submit complete budget document to County Clerk by September 30

2026/27 Tentative CBRL Budget Planning Calendar

Budget Planning	
TBD	Appoint Budget Officer Megan Richardson
January 28	Operating Plan Prep Instructions & Budget Worksheets Distributed to leadership team
February 13	Operating Plans Due
February 20	Draft Budget worksheets due from Department Heads
February 23 – Mar 6	Department Meetings – Individual Department Review Ops Plans & Draft Budget worksheet with CEO
February 23 – March 6	Finance Drafts Budget Document
March 10 – April 24	Review Draft Budget & Edit
April 21 - 24	Draft Budget Message
April 27 – May 1	Review final draft of Proposed Budget
May 2	Complete Proposed Budget
Budget Committee Meetings	
TBD (week of April 20)	Post Notice of Budget Committee Meeting on Port website (posted at least 10 days prior); Publish Notice (at least 5 days prior)
TBD (week of May 4)	Provide Proposed Budget to Budget Committee (2 weeks prior to Budget Committee Meeting)
TBD (week of May 11)	1 st Budget Committee Meeting
TBD (week of May 11)	Publish Notice (if needed) (published at least 5 days prior)
TBD (week of May 18)	2 nd Budget Committee Meeting (if needed)
Budget Hearing	
May 28	Publish LB-1 Notice of Hearing & Budget Summary (published at least 5 days prior)
TBD (June 18)	CBRL Board of Directors Meeting / Budget Hearing
June TBD (Tentative 1wk following Committee mtg)	CBRL Board of Directors Budget Approval (if needed)
Post Adoption	
July 3	Submit copy of budget resolution to Department of Revenue
September 15	Submit complete budget document to County Clerk by September 30