



M E M O R A N D U M

TO: Interested Parties
FROM: Kyle Stevens, President
DATE: December 11, 2025
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, December 18, 2025**, 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, December 18, 2025. Written comment will be accepted until 8:30 a.m. on Thursday, December 18, 2025 by sending an email to portcoos@portofcoosbay.com with the subject line 'Public Comment'.

An **Executive Session** has also been scheduled on **Thursday, December 18, 2025**, 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, December 18, 2025

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. Final Strategic Business Plan Update PresentationBrian Points, Points Consulting
- B. Port and Rail Financial UpdateMegan Richardson

4. CONSENT ITEMS

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- B. Charleston Advisory Committee AppointmentsRay Dwire, 54
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- D. Eric Quella Lease Agreement Krystal Karcher, 59

7. OTHER

- A. Coos Bay Swingspan Bridge Presentation and Discussion

8. INFORMATION ITEMS

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- A. Coos Bay Rail Revenue Car Loads – November 202561

9. PUBLIC COMMENT

10. COMMISSION COMMENTS

11. 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.

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, November 20, 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; Elise Hamner, Secretary; and Arnie Roblan, Commissioner. Kyle ViksneHill, Treasurer, was excused.

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; Ray Dwire, Charleston Marina Manager; Krystal Karcher, Administrative Services Manager; and Christina Sanders, Administrative Assistant.

Media & Guests:

Jan Hodder; Mike Graybill; Steve Miller; Christine Moffitt; Pat Momson; Nicole Rutherford, City of Coos Bay City Manager; Nigel Jaquiss, Oregon Journalism Project; Chad Derstine; Steve Skinner; Aaron Simons, Local 12; Tallon Trentz, Local 701; Dean Lundie; and Caddy McKeown, PCIP.

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. Megan Richardson presented the September financials, noting that total operating revenue was \$362,000, exceeding the budget by \$25,000. Port Operations performed slightly above expectations due to a short-term property agreement, while Rail Operations fell short because of reduced carloads and lost surcharge revenue. Charleston Marina surpassed its budget by \$62,000, largely due to strong ice sales during peak fishing season. Overall expenses were \$177,000 under budget, and the net loss of \$173,000 was significantly better than the planned \$412,000 loss. Ms. Richardson emphasized that while cost control is positive, it also reflects deferred projects caused by limited cash flow.

B. Ray Dwire reported on extensive illegal dumping along Trans-Pacific Parkway and the North Spit. Following a report from Coos County Road Department, staff identified significant dumping in the areas like the outlook parking lot, paved roads bordering Southport Forest Products and BLM land, and sand camping spots. Cleanup involved 86 staff hours over a week, removing four truckloads of trash to Marina dumpsters and three dump trailer loads to Beaver Hill (with waived fees from the county).

Equipment used included tractors, trucks, and trailers. Commissioners praised the effort, discussed challenges like ongoing transients and illegal shooting, and explored solutions such as video surveillance for deterrence. Suggestions included partnering with youth groups like Alternative Youth Activities for future cleanups and establishing a baseline to track annual dumping volumes.

4. PUBLIC COMMENT

A. **Jan Hodder** thanked the Port for cleanup efforts on Trans-Pacific Parkway and noted similar issues at other Port owned locations. Ms. Hodder suggested moving public comment later in meetings for relevance and thanked the Commission for scheduling PCIP meetings to allow more time for discussion.

B. **Dean Lundie** requested assistance replacing damaged concrete docks at Cushman Marina, stating damage was caused by a subcontractor of the Port. Mr. Lundie offered to source surplus concrete docks if the Port would help with logistics.

C. **Christine Moffitt** praised cleanup efforts and encouraged partnerships with local organizations for ongoing maintenance. Ms. Moffitt highlighted recent Sea Grant meetings and recommended adopting outreach models that involve going to community groups rather than expecting them to attend Port meetings.

D. **Steve Skinner** proposed forming a community advisory board to support the Port's strategic planning and increase stakeholder engagement. Mr. Skinner emphasized the need for diverse economic development strategies and cited the Port of Humboldt as an example of successful community outreach.

5. CONSENT ITEMS

- A. Approval of September 18, 2025 Regular Commission Meeting Minutes
- B. Approval of September and October Invoices
- C. Approval of SDIS Best Management Practices

Upon a motion by Commissioner Roblan (second by Commissioner Edwards), the Board of Commissioners voted to approve the September 18, 2025 Regular Commission Meeting Minutes with correction, September and October Invoices and SDIS Best Management Practices. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, Hamner, and Roblan. Nays: None. Absent: ViksneHill).

6. MANAGEMENT REPORTS

All Management Reports were included within the Meeting Packet.

7. ACTION ITEMS/REPORTS

A. **Systech Lease Agreement**

Systech Consulting LLC and the Oregon International Port of Coos Bay signed a one-year Commercial Lease Agreement, for Systech to lease Suite 290 in the Hub Building, to use as a professional office space. The effective date of the agreement was October 16, 2025.

Suite 290 is approximately 2,674 square feet of office space and includes 462 square feet of common space (hallways, shared restrooms, etc.). The negotiated rate for the one-year agreement is \$2,665.60 per month. Each year the lease is renewed, the rent will incur a CPI increase.

Upon a motion by Commissioner Roblan (second by Commissioner Edwards), the Board of Commissioners voted to ratify the execution of a one-year lease agreement with Systech Consulting LLC to lease Suite 290 in the Hub Building. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, Hamner, and Roblan. Nays: None. Absent: ViksneHill).

B. Vacation of S. 15th Street

Per Oregon Revised Statutes 271.180 and 271.190, municipalities are required to seek approval from Ports for proposed vacation of streets, alleys, and common public places within 5,000 feet of the harbor or pier headlines of the Port.

The City of Coos Bay is requesting to vacate a portion of the S. 15th Street right of way between Illinois Avenue and Pennsylvania Avenue. This vacation, if approved, will promote a housing development at the old Englewood Elementary School site. See Map A.

This right of way not only falls within 1000 feet of the harbor, requiring Port Commission consent to vacate. Port staff reviewed the area of the proposed vacation and believe the street right of way vacation action will not create a negative impact on Port activities in the waterway.

Per maps obtained by the City (See Map B), a “Terminal Railroad Right of Way” also runs through this portion of S 15th Street. The Port of Coos Bay and Coos Bay Rail Line is not an owner of any rail easements in this area, as this right of way does not connect with the existing Coos Bay Rail Line or any Port owned property in any manner. The “Terminal Railroad Right of Way” is not associated with the existing Coos Bay rail line and is believed to be from a logging or mining railroad from the early 1900s.

Prior to the City of Coos Bay taking any formal action on the proposed right-of-way, the Port’s Board of Commissioners must approve the right-of-way vacation.

Upon a motion by Commissioner Hamner (second by Commissioner Roblan), the Board of Commissioners voted to approve the request for consent from the City of Coos Bay to vacate the street Right of Way on 15th Street between Illinois Avenue and Pennsylvania Avenue to the City of Coos Bay. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, Hamner, and Roblan. Nays: None. Absent: ViksneHill).

C. Insurance Broker of Record

In June Port Staff were informed by the Port’s Insurance Broker of Record, Jordan Sweet from USI Insurance Services, that he had left USI for another insurance company and was in a non-compete that prohibited him the ability to serve the Port in the immediate future. The Port of Coos Bay has been working with Jordan Sweet and USI since 2020 when the Port’s previous Insurance Broker of Record, Ed Ellingsen, retired from Nasburg-Huggins Insurance.

Since Jordan’s departure, Port Staff feel that service from USI has greatly diminished and the much needed insurance broker/client relationship no longer exists.

Considering the Port's desire for better service, and the fact that the Port of Coos Bay insurance policy renewal period has arrived, Port Staff believe it is pertinent to explore opportunities and services provided by other insurance providers.

Per the Port's Local Public Contracting Rules, Insurance Consultants fall under Personal Service Contracts. Due to the fact that the Port's Insurance Broker of Record is not compensated by the Port (their compensation and fees are set by the individual insurance companies and are incorporated into the premiums), this personal service contract may be awarded following a solicitation of offers made by the Chief Executive Officer in any manner deemed to be practical or convenient (such as direct negotiation and selection, obtaining oral quotes or obtaining written quotes, Request for Qualifications or bids).

Since September, Port staff met in person with USI Insurance Services, Hub International, Abel Insurance, and WHA Insurance to further discuss their business structures and the services they could provide the Port and Rail.

Of the four insurance companies, Abel Insurance and WHA Insurance were Staff's top choices. Both Abel Insurance and WHA Insurance have extensive experience with Special District Insurance Services, ports, and local (Coos County) entities, and both received raving reviews from their clients that were contacted for references. Staff is confident that either company would provide the outstanding service and partnership that the Port is looking for and is accustomed to.

Port Staff is recommending WHA Insurance as the Port of Coos Bay and Coos Bay Rail Line, Inc.'s Insurance Broker of Record for commercial and employee benefit insurance policies.

WHA Insurance was also interviewed and a top contender when the Port switched to USI in 2020. WHA Insurance, which was established in 1950, is located in Eugene, Oregon, and will provide brokerage for property and liability insurance as well as employee benefits. WHA has an extensive team of about 85 employees with vast knowledge in bonds and insurance for construction, manufacturing, public entities, and transportation industries, and who provide risk management consulting and trainings. Having a broker knowledgeable with the Eugene medical network will also be beneficial with obtaining and administering medical benefits that work best for CBRL employees located in Lane County.

Port Staff are excited for the new relationship with WHA Insurance and are excited to see how they can enrich Risk Management and Employee Benefit programs as well as provide outstanding service with claims and contract management.

Upon a motion by Commissioner Edwards (second by Commissioner Roblan), the Board of Commissioners motioned to award WHA Insurance as the Port of Coos Bay and Coos Bay Rail Line, Inc.'s Insurance Broker of Record for commercial and employee benefit insurance policies. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, Hamner, and Roblan. Nays: None. Absent: ViksneHill).

8. COMMISSION COMMENTS

Commissioners discussed public comment timing, weighing convenience for attendees against relevance to agenda items. Commissioners recommended initiating a CEO evaluation and Board self-assessment through SDAO. Additional comments emphasized continued collaboration with community partners and recognition of staff efforts.

9. NEXT MEETING DATES

- A. PCIP Commission Meeting - Tuesday, December 2, 2025, 8:00 a.m.
- B. Regular Commission Meeting - Thursday, December 18, 2025, 11:00 a.m.

10. ADJOURN

President Stevens adjourned the meeting at 12:14 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: December 11, 2025
Subject: Invoices Paid for Commission Approval through November 2025

A/P checks issued per NetSuite financial system	27,507.17
Payroll disbursement per Umpqua Bank statement	108,048.99
Misc electronic disbursements per Umpqua Bank statement	1,115,111.71
Total Disbursements	<u>\$ 1,250,667.87</u>



M E M O R A N D U M

TO: Port of Coos Bay Board of Commissioners
FROM: Krystal Karcher, Administrative Services Manager
DATE: December 11, 2025
SUBJECT: Lease Renewal

The following lease has been previously approved by the Port Commission and has been renewed for another term:

Property Address	Tenant Name	Lease End Date
147 S. Broadway Ave	Amarissa Wooden / Wild Coast Running Company	10/31/2026

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: December 11, 2025
SUBJECT: Administrative Services Management Report

Upcoming Scheduled Meetings and Events:

- December Regular Commission Meeting: Thursday, December 18, 11:00 am
- Christmas Eve (offices closed at noon): Wednesday, December 24
- Christmas Holiday (offices closed): Thursday & Friday, December 25 & 26
- New Years Eve (offices closed at noon): Wednesday, December 31
- New Years Day Holiday (offices closed): Thursday, January 1
- January PCIP Commission Meeting: Tuesday, January 6, 8:00 am
- January Regular Commission Meeting: Thursday, January 15, 11:00 am
- Martin Luther King Day (offices closed): Monday, January 19

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.

OIMB Internship: I am working with the Oregon Institute of Marine Biology to host an intern (or two) during the OIMB winter term. The internship will take place every Thursday, January 29 through March 12. Internship projects being proposed by the Port include:

- social media/marketing/education content creation,
- grant research and planning,
- Charleston Marina interpretive signage planning,
- conducting economic impact research, and
- community advisory committee planning.

Eastside Feasibility Study:

- As discussed at the November Commission meeting, the City of Coos Bay, in partnership with the Port of Coos Bay, applied for and was awarded a \$100,000 grant to conduct a study on the Port's property in Eastside to determine the feasibility of developing the property for housing. The city issued an RFP in September, received four proposals, and awarded AKS Engineering to conduct the study.
- AKS will be presenting to the Coos Bay City Council at their January 6, 2026, Council meeting regarding this project. The Port Commissioners are invited to attend the City Council meeting or watch the live or recorded meeting. Port Staff will be attending the City Council meeting in person.

Accounting and POS Software: Port Staff is looking into alternative Accounting and Point of Sale software programs to potentially eventually replace our existing program. Staff have been meeting with software developers and watching demos to get a better understanding of functionality, features, ease of use, and cost compared to our existing program. Migrating to a new program is a very lengthy, costly, and intensive endeavor, so a lot of due diligence is taking place before seriously considering moving forward with a new software program.

Port Staffing Levels:

- In Ray Dwire's Management Report, Ray mentioned the promotion of Danny Jaszay from Security Officer to Marina & RV Park Office Assistant. Due to budgetary concerns, Danny's security officer position will not be filled at this time.
- In the 2025/26 budget planning process, Port Staff allocated \$279,259 of personnel expenses to dredging the Port of Garibaldi with the State owned dredge. This allocation would have been paid for by Garibaldi and was not anticipated in the Port's budget. Due to the fact that dredging is likely to not commence in Garibaldi during this in-water-work window, the unanticipated expense of Maintenance Staff in the Marina all year will create a deficit in our budget. Thus, the Port is operating on very lean levels of Staff at this time and are not fulfilling two vacant positions.



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: December 11, 2025
SUBJECT: Accounting & Finance Management Report

We hereby present October and October Year-to-Date (4 months) financial results for the Port.

Operating Revenue:

Total operating revenues totaled \$346K, which was approximately \$50K greater than budgeted. Revenues exceeded budget in all departments except Rail Ops. Admin exceeded budget this month by filling vacant space within the Hub building. Port Ops exceeded budget this month due to an unplanned property agreement which ended this month. 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 324 cars this month.

Operating Expense:

Operating expenses totaled \$335K, which was \$60K under budget for the period. All departments, except Port Ops, underspent their budget this month. Port Ops overspending is the timing for budgeted annual fire services. The underspending across the other 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 October with a net gain of \$11K against a planned net loss of \$98K, which was better than planned at \$109K. All departments, except Rail Ops, had a better operating result than budgeted. The unfavorable result in Rail Ops is due to lower revenues.

Other Income & Expense:

Other revenues totaled \$77K, which is greater than planned by \$45K. The increase is due to the timing of property taxes received. The majority of property taxes are received in November but the increase in payments can span from the end of October to the beginning of December. Other expenses totaled \$42K, which is \$5K overspent for the month. Financial Expenses are overspent this month due to Property Taxes due for sublet facilities. Property taxes are due on all Port properties that are leased. Multi-tenant properties, like the storage units and the Hub building, the Port is billed for these taxes directly. The Hub Building property tax liability is billed to lessees. Debt Service is overspent this month due to the balance of the Line of Credit. The balance is currently high as we continue to wait for final reimbursements to be received for the closeout of BUILD.

Net Result & Year to Date:

October had a net gain of \$47K compared to a budgeted net loss of \$103K resulting in a positive variance of \$149K. Year to date the total net loss is \$72K, with a projected net gain of \$451K.

Other Comments:

November Total Cash Balance	Unrestricted OIPCB Funds	Total Restricted	Restricted	
			State Dredge Funds	IFA Channel Mod
\$2,549,543.63	\$2,465,843.22	\$83,700.41	\$79,742.96	\$3,957.45

The total cash balances in all bank accounts for November month end were \$2,549,543.63 which is an increase from October of \$911,409.94. Restricted funds are detailed in the table above. Total interest earnings totaled \$11,163.89 with \$10,455.02 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 4.43% pa. This is a drop of 0.17% from the start of the fiscal year.

	Current Period				Same Month Last Year			Year to Date				Year End					
	Oct 2025				Oct 2024			Jul 2025 - Oct 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	18,009	17,312	697	4%	12,217	5,792	47%	63,554	69,247	(5,693)	(8%)	48,661	14,893	31%	202,049	207,742	(3%)
Port Operations	32,012	25,568	6,444	25%	24,435	7,577	31%	110,745	102,272	8,473	8%	90,287	20,458	23%	315,288	306,815	3%
Railroad Operations	39,853	58,904	(19,051)	(32%)	98,929	(59,076)	(60%)	153,856	235,615	(81,759)	(35%)	334,892	(181,036)	(54%)	625,085	706,844	(12%)
Charleston Operations																	
Building & Dock Leases	20,644	20,036	609	3%	19,743	901	5%	81,743	80,142	1,601	2%	80,686	1,057	1%	242,027	240,427	1%
Property Agreements	0	400	(400)	(100%)	0	0	-	0	1,600	(1,600)	(100%)	0	0	-	3,200	4,800	(33%)
Marina	148,922	93,000	55,923	60%	120,732	28,190	23%	487,641	405,397	82,244	20%	456,884	30,757	7%	1,301,408	1,219,164	7%
Shipyard	36,069	29,541	6,529	22%	30,952	5,117	17%	127,448	111,339	16,109	14%	117,055	10,393	9%	358,229	342,120	5%
RV Park	24,666	20,805	3,860	19%	21,093	3,573	17%	223,059	199,516	23,544	12%	201,744	21,316	11%	372,130	348,586	7%
Ice Plant	17,850	17,888	(38)	0%	33,365	(15,516)	(47%)	207,704	160,060	47,644	30%	239,589	(31,885)	(13%)	312,644	265,000	18%
Travel Lift	7,061	5,240	1,821	35%	5,198	1,863	36%	23,692	26,755	(3,063)	(11%)	26,316	(2,624)	(10%)	58,584	61,647	(5%)
Other	842	7,636	(6,795)	(89%)	(69,808)	70,650	(101%)	7,181	8,046	(864)	(11%)	(26,341)	33,523	(127%)	773	1,637	(53%)
Total Charleston Operations	256,053	194,545	61,508	32%	161,275	94,778	59%	1,158,469	992,854	165,615	17%	1,095,932	62,536	6%	2,648,995	2,483,380	7%
Total Operating Income	345,928	296,329	49,599	17%	296,856	49,071	17%	1,486,623	1,399,987	86,636	6%	1,569,772	(83,149)	(5%)	3,791,417	3,704,781	2%
Operating Expenses																	
Administration	124,598	140,393	15,796	11%	120,432	(4,165)	(3%)	487,327	554,668	67,340	12%	708,037	220,709	31%	3,058,450	3,125,791	2%
External Affairs	0	0	0	-	27,472	27,472	100%	0	0	0	-	117,561	117,561	(100%)	0	0	-
Port Operations	22,392	21,941	(450)	(2%)	41,032	18,640	45%	80,600	86,988	6,388	7%	139,163	58,564	(42%)	267,396	273,784	(2%)
Railroad Operations	26,514	44,643	18,129	41%	142,247	115,734	81%	120,955	178,570	57,615	32%	398,111	277,156	(70%)	478,095	535,710	(11%)
Charleston Operations	161,467	187,719	26,253	14%	140,313	(21,154)	(15%)	936,250	1,116,126	179,877	16%	709,974	(226,276)	(32%)	2,598,829	2,778,706	(6%)
Total Expenses	334,970	394,696	59,727	15%	471,496	136,527	29%	1,625,132	1,936,352	311,220	16%	2,072,846	447,715	22%	6,402,770	6,713,990	5%
Operating Results																	
Administration	(106,588)	(123,081)	16,493	(13%)	(108,215)	1,627	(2%)	(423,773)	(485,420)	61,647	(13%)	(659,376)	235,603	(36%)	(2,856,401)	(2,918,048)	(2%)
External Affairs	0	0	0	-	(27,472)	27,472	(100%)	0	0	0	-	(117,561)	117,561	(100%)	0	0	-
Port Operations	9,621	3,627	5,994	165%	(16,597)	26,217	(158%)	30,145	15,284	14,861	97%	(48,877)	79,022	(162%)	47,892	33,031	45%
Railroad Operations	13,339	14,261	(922)	(6%)	(43,318)	56,657	(131%)	32,900	57,045	(24,144)	(42%)	(63,219)	96,120	(152%)	146,990	171,134	(14%)
Charleston Operations	94,587	6,826	87,761	1286%	20,962	73,625	351%	222,219	(123,273)	345,492	(280%)	385,958	(163,739)	(42%)	50,166	(295,326)	(117%)
Totals Operating Results	10,958	(98,368)	109,326	(111%)	(174,640)	185,598	(106%)	(138,509)	(536,364)	397,856	(74%)	(503,074)	364,566	(72%)	(2,611,354)	(3,009,209)	(13%)
Tax Collected	62,710	15,388	47,322	308%	16,730	45,979	275%	112,696	64,428	48,268	75%	68,928	43,768	63%	2,518,800	2,470,532	2%
Financial Income	8,207	8,624	(417)	(5%)	7,417	790	11%	31,214	34,496	(3,282)	(10%)	29,539	1,675	6%	100,205	103,487	(3%)
Grant Income	5,000	7,292	(2,292)	(31%)	0	5,000	-	32,853	29,167	3,686	13%	0	32,853	-	541,186	537,500	1%
Other Income	1,501	1,083	417	39%	487,615	(486,114)	(100%)	12,967	4,333	8,634	199%	491,579	(478,611)	(97%)	1,490,724	1,482,090	1%
Total Other Income	77,418	32,387	45,031	139%	511,762	(434,345)	(85%)	189,730	132,424	57,306	43%	590,046	(400,315)	(68%)	4,650,915	4,593,609	1%
Financial Expenses & Taxes	24,432	15,250	(9,182)	60%	26,095	1,664	(6%)	38,324	33,070	(5,254)	16%	49,289	10,965	(22%)	77,254	72,000	(7%)
Debt Service	17,431	15,143	(2,288)	15%	14,139	(3,292)	23%	84,645	60,666	(23,979)	40%	73,192	(11,454)	16%	1,461,379	1,437,400	(2%)
Capital Outlays	0	6,250	6,250	(100%)	47,244	47,244	(100%)	0	25,000	25,000	(100%)	167,811	167,811	(100%)	50,000	75,000	33%
Total Other Expenses	41,863	36,643	(5,219)	14%	87,479	45,616	(52%)	122,969	118,736	(4,233)	4%	290,291	167,322	(58%)	1,588,633	1,584,400	0%
Net Result	46,513	(102,625)	149,137	145%	249,643	(203,131)	(81%)	(71,747)	(522,676)	450,929	86%	(203,320)	131,573	65%	450,929	0	-

Financial Report - Actual vs. Budget
For Period Ending Oct 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					
	Oct 2025				Oct 2024			Jul 2025 - Oct 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%	10,967	5,742	52%	58,604	63,981	(5,376)	-8%	43,661	14,943	34%	186,566	191,942	-3%
4245 CCURA	1,250	1,250	0	0%	1,250	0	0%	4,825	5,000	(175)	-4%	5,000	(175)	-4%	14,825	15,000	-1%
4290 Other	50	67	(17)	-25%	0	50	-	125	267	(142)	-53%	0	125	-	658	800	-18%
Total Operating Income	18,009	17,312	697	4%	12,217	5,792	47%	63,554	69,247	(5,693)	-8%	48,661	14,893	31%	202,049	207,742	-3%
Expenses																	
Personnel Services																	
5005 Salaries	45,263	47,036	1,773	4%	42,307	(2,956)	-7%	186,242	188,144	1,902	1%	302,196	115,954	38%	609,748	611,650	0%
Total Compensation	45,263	47,036	1,773	4%	42,307	(2,956)	-7%	186,242	188,144	1,902	1%	302,196	115,954	38%	609,748	611,650	0%
5100 Federal Payroll taxes	3,381	3,504	123	4%	3,163	(219)	-7%	13,951	14,015	64	0%	14,768	817	6%	45,499	45,564	0%
5105 State Payroll taxes	0	187	187	100%	165	165	100%	0	748	748	100%	674	674	100%	1,683	2,431	31%
5110 Unemployment Insurance	238	369	131	36%	357	119	33%	1,480	1,475	(4)	0%	2,137	658	31%	4,800	4,796	0%
5115 Workers compensation	(4,083)	326	4,409	1351%	88	4,171	4723%	(4,201)	1,305	5,506	422%	364	4,565	1254%	(1,262)	4,244	130%
Total Payroll Taxes	(464)	4,386	4,849	111%	3,773	4,237	112%	11,230	17,544	6,314	36%	17,943	6,713	37%	50,721	57,034	11%
5200 Medical insurance	4,006	6,182	2,175	35%	3,363	(643)	-19%	17,809	24,727	6,918	28%	24,347	6,538	27%	67,262	74,180	9%
5205 Dental insurance	655	740	86	12%	551	(103)	-19%	2,792	2,962	169	6%	3,161	369	12%	8,716	8,885	2%
5215 Term life insurance	75	88	13	14%	50	(25)	-50%	300	350	50	14%	267	(33)	-12%	1,000	1,050	5%
5220 Long Term Disability insurance	0	0	0	-	218	218	100%	0	0	0	-	919	919	100%	0	0	-
5225 PERS Employer Contributions	10,017	11,331	1,314	12%	8,954	(1,064)	-12%	41,320	45,324	4,004	9%	35,879	(5,441)	-15%	143,342	147,346	3%
5230 PERS Employee Contributions	2,495	2,822	327	12%	2,430	(65)	-3%	10,291	11,289	997	9%	9,736	(555)	-6%	35,702	36,699	3%
5295 Allocations	(5,788)	(1,797)	3,991	-222%	0	5,788	-	(18,615)	(7,190)	11,426	-159%	0	18,615	-	(34,799)	(23,373)	-49%
Total Insured Benefits	11,460	19,365	7,905	41%	15,566	4,106	26%	53,897	77,461	23,565	30%	74,309	20,413	27%	221,223	244,788	10%
Total Personnel Services	56,260	70,787	14,528	21%	61,646	5,387	9%	251,368	283,149	31,780	11%	394,448	143,080	36%	881,692	913,472	3%
Goods & Services																	
6005 Seminars & training	0	679	679	100%	0	0	-	100	2,717	2,617	96%	325	225	69%	5,533	8,150	32%
Total Staff Training	0	679	679	100%	0	0	-	100	2,717	2,617	96%	325	225	69%	5,533	8,150	32%
6020 Travel - airfare	0	83	83	100%	0	0	-	0	333	333	100%	0	0	-	667	1,000	33%
6025 Travel - lodging & transportation	0	158	158	100%	0	0	-	1,271	633	(638)	-101%	163	(1,108)	-679%	2,538	1,900	-34%
6030 Travel - Per Diem & mileage reimbursement	0	83	83	100%	36	36	100%	0	333	333	100%	269	269	100%	667	1,000	33%
6035 Meals & Entertainment	0	104	104	100%	249	249	100%	96	417	321	77%	249	153	62%	929	1,250	26%
Total Travel & Entertainment	0	429	429	100%	285	285	100%	1,367	1,717	349	20%	682	(685)	-101%	4,801	5,150	7%
6050 Office supplies	55	333	278	83%	179	124	69%	520	1,333	814	61%	1,026	506	49%	3,186	4,000	20%
6055 Kitchen supplies	0	21	21	100%	159	159	100%	0	83	83	100%	774	774	100%	167	250	33%
6060 IT supplies	0	833	833	100%	0	0	-	0	3,333	3,333	100%	52	52	100%	6,667	10,000	33%
6070 Postage & courier services	400	292	(108)	-37%	400	0	0%	1,209	1,167	(42)	-4%	1,200	(9)	-1%	3,542	3,500	-1%
6075 Memberships & dues	2,224	1,752	(472)	-27%	0	(2,224)	-	9,395	7,008	(2,387)	-34%	0	(9,395)	-	23,411	21,024	-11%
6077 Subscriptions	0	18	18	100%	0	0	-	100	73	(27)	-37%	0	(100)	-	246	219	-12%
6085 Office equipment lease	0	154	154	100%	0	0	-	462	616	154	25%	462	0	0%	1,692	1,846	8%
6087 Office equipment repairs & maintenance	141	250	109	44%	0	(141)	-	518	1,000	482	48%	349	(170)	-49%	2,518	3,000	16%
6090 IT SW subscriptions & licenses	12,004	12,428	424	3%	14,256	2,252	16%	49,561	49,711	150	0%	57,079	7,518	13%	148,982	149,132	0%
6095 Commission expenses	198	303	105	35%	384	186	48%	809	1,213	404	33%	1,122	313	28%	3,236	3,640	11%
Total Office Expense	15,021	16,384	1,363	8%	15,378	357	2%	62,573	65,537	2,964	5%	62,063	(510)	-1%	193,647	196,611	2%
6100 Telephone - landline	377	375	(2)	0%	418	42	10%	1,528	1,500	(28)	-2%	1,845	317	17%	4,528	4,500	-1%
6105 Telephone - mobile	125	228	103	45%	388	263	68%	745	913	168	18%	1,605	860	54%	2,572	2,740	6%
6110 Internet services	292	308	16	5%	292	0	0%	1,169	1,233	65	5%	1,645	476	29%	3,635	3,700	2%
6130 Electricity	826	960	135	14%	804	(22)	-3%	3,226	3,778	552	15%	3,176	(50)	-2%	15,456	16,008	3%
6135 Water/Sewer	258	252	(6)	-3%	238	(20)	-8%	1,006	930	(76)	-8%	880	(125)	-14%	3,076	3,000	-3%
6140 Garbage/Sanitation Collection	321	333	12	4%	0	(321)	-	1,284	1,333	50	4%	649	(635)	-98%	3,950	4,000	1%
Total Utilities	2,199	2,457	258	11%	2,141	(59)	-3%	8,957	9,688	730	8%	9,800	843	9%	33,218	33,948	2%
6205 Janitorial services	904	917	13	1%	882	(22)	-2%	3,616	3,667	50	1%	3,528	(88)	-2%	10,950	11,000	0%
6215 Payroll services	561	673	112	17%	619	58	9%	1,908	2,217	309	14%	2,046	138	7%	7,901	8,210	4%
6245 Legal advertising	(269)	125	394	315%	0	269	-	(269)	500	769	154%	78	346	446%	731	1,500	51%
6250 Legal services	2,056	8,333	6,278	75%	13,894	11,839	85%	9,697	33,333	23,636	71%	30,032	20,335	68%	76,364	100,000	24%
6255 Auditing	29,400	12,500	(16,900)	-135%	18,900	(10,500)	-56%	35,700	25,000	(10,700)	-43%	24,255	(11,445)	-47%	85,700	75,000	-14%
6260 Consulting services	7,623	8,240	617	7%	0	(7,623)	-	53,720	51,674	(2,045)	-4%	161,076	107,356	67%	67,965	65,920	-3%

Financial Report - Actual vs. Budget
For Period Ending Oct 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					
	Oct 2025				Oct 2024			Jul 2025 - Oct 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%	18,183	13,107	(5,076)	-39%	11,074	(7,109)	-64%	44,396	39,320	-13%
Total Professional Services	44,821	34,065	(10,756)	-32%	37,064	(7,758)	-21%	122,555	129,498	6,942	5%	232,089	109,534	47%	294,008	300,950	2%
6315 Advertising	0	83	83	100%	0	0	-	0	333	333	100%	0	0	-	667	1,000	33%
6340 Legislative support	5,500	14,108	8,608	61%	0	(5,500)	-	38,396	56,433	18,038	32%	0	(38,396)	-	151,262	169,300	11%
6345 Community affairs	0	208	208	100%	0	0	-	0	833	833	100%	0	0	-	1,667	2,500	33%
6351 Awards & Recognitions	0	62	62	100%	3,713	3,713	100%	0	247	247	100%	3,713	3,713	100%	493	740	33%
Total Marketing Expense	5,500	14,462	8,962	62%	3,713	(1,788)	-48%	38,396	57,847	19,451	34%	3,713	(34,683)	-934%	154,089	173,540	11%
6400 Small equipment & tools	0	25	25	100%	0	0	-	0	100	100	100%	63	63	100%	200	300	33%
6405 Safety/hazardous materials	0	21	21	100%	45	45	100%	0	83	83	100%	45	45	100%	167	250	33%
6420 Janitorial supplies	136	125	(11)	-9%	131	(5)	-4%	376	500	124	25%	260	(116)	-45%	1,376	1,500	8%
6425 Operational supplies	0	42	42	100%	6	6	100%	122	167	44	27%	341	219	64%	456	500	9%
6455 Fuel - Diesel	0	0	0	-	0	0	-	129	0	(129)	-	0	(129)	-	129	0	-
Total Operational Expense	136	212	77	36%	182	46	25%	628	850	222	26%	710	82	12%	2,328	2,550	9%
6505 Repairs & maintenance vehicles	0	0	0	-	0	0	-	0	0	0	-	17	17	100%	0	0	-
6510 Repairs & maintenance buildings	661	892	231	26%	0	(661)	-	1,351	3,567	2,216	62%	4,037	2,687	67%	8,484	10,700	21%
6580 Permits	0	0	0	-	0	0	-	0	0	0	-	0	0	-	200	200	0%
Total Repair and Maintenance	661	917	256	28%	25	(636)	-2542%	1,383	3,667	2,284	62%	4,207	2,824	67%	8,916	11,200	20%
6599 Budget Contingency	0	0	0	-	0	0	-	0	0	0	-	0	0	-	1,480,220	1,480,220	0%
Total Goods & Services	68,338	69,606	1,268	2%	58,786	(9,552)	-16%	235,959	271,519	35,560	13%	313,589	77,630	25%	2,176,759	2,212,319	2%
Total Expenses	124,598	140,393	15,796	11%	120,432	(4,165)	-3%	487,327	554,668	67,340	12%	708,037	220,709	31%	3,058,450	3,125,791	2%
Operating Results	(106,588)	(123,081)	16,493	-13%	(108,215)	1,627	-2%	(423,773)	(485,420)	61,647	-13%	(659,376)	235,603	-36%	(2,856,401)	(2,918,048.38)	-2%
Other Income & Expenses																	
Other Income																	
4405 Property Taxes - Current Year	53,637	10,388	43,250	416%	10,861	42,777	394%	86,513	43,628	42,885	98%	43,942	42,571	97%	2,120,417	2,077,532	2%
4410 Property Taxes - Prior Years	9,072	5,000	4,072	81%	5,870	3,203	55%	25,767	20,800	4,967	24%	24,389	1,379	6%	54,967	50,000	10%
4470 Property Taxes - Sublet Facilities	0	0	0	-	0	0	-	0	0	0	-	0	0	-	11,000	11,000	0%
4505 Interest - Bank	833	1,250	(417)	-33%	43	790	1834%	1,718	5,000	(3,282)	-66%	43	1,675	3888%	11,718	15,000	-22%
4506 Interest - Southport Note	1,151	1,151	0	0%	1,335	(184)	-14%	4,699	4,699	0	0%	5,431	(732)	-13%	13,347	13,347	0%
4515 Principal Repayment - Southport Note	6,222	6,222	0	0%	6,039	184	3%	24,797	24,797	0	0%	24,065	732	3%	75,140	75,140	0%
4605 Grants Received - ODOT Lottery	5,000	0	5,000	-	0	5,000	-	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	16,667	11,186	67%	0	27,853	-	61,186	50,000	22%
4905 Other	50	0	50	-	47	3	7%	161	0	161	-	796	(635)	-80%	161	0	-
Total Other Income	75,967	28,178	47,789	170%	24,194	51,773	214%	176,508	115,591	60,918	53%	98,666	77,843	79%	2,352,937	2,292,019	3%
Other Expenses																	
Taxes & Misc Expenses																	
6720 Property Tax - Sublet Facilities	10,455	0	(10,455)	-	9,970	(485)	-5%	10,455	0	(10,455)	-	9,970	(485)	-5%	21,455	11,000	-95%
6740 Merchant fees	15	0	(15)	-	0	(15)	-	15	0	(15)	-	0	(15)	-	15	0	-
6745 Banking fees	320	333	13	4%	284	(37)	-13%	1,302	1,333	31	2%	974	(328)	-34%	3,969	4,000	1%
Total Taxes & Misc Expenses	10,790	333	(10,456)	-3137%	10,253	(537)	-5%	11,772	1,333	(10,439)	-783%	10,944	(828)	-8%	25,439	15,000	-70%
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	0	0	0	-	0	0	-	0	0	0	-	0	0	-	63,685	63,685	0%
8010 CIP Buildings	0	2,083	2,083	100%	0	0	-	0	8,333	8,333	100%	0	0	-	16,667	25,000	33%
Total Debt Services & Capital Expenses	0	2,083	2,083	100%	0	0	-	0	8,333	8,333	100%	0	0	-	205,352	213,685	4%
Total Other Expenses	10,790	2,417	(8,373)	-346%	10,253	(537)	-5%	11,772	9,667	(2,105)	-22%	10,944	(828)	-8%	230,790	228,685	-1%
Net Other Income	65,177	25,762	39,415	153%	13,941	51,236	368%	164,736	105,924	58,812	56%	87,722	77,014	88%	2,122,147	2,063,334	3%
Net Result	(41,411)	(97,320)	55,909	-57%	(94,274)	52,863	-56%	(259,037)	(379,496)	120,459	-32%	(571,653)	312,617	-55%	(734,255)	(854,714)	-14%

Charleston Ops	Current Period				Same Month Last Year				Year to Date				Year End					
	Oct 2025		\$ Diff % Diff		Oct 2024		\$ Diff % Diff		Jul 2025 - Oct 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	20,644	20,036	609	3%	19,743	901	5%	81,743	80,142	1,601	2%	80,686	1,057	1%	242,027	240,427	1%	
4010 Property Agreements	0	400	(400)	-100%	0	0	-	0	1,600	(1,600)	-100%	0	0	-	3,200	4,800	-33%	
4100 Annual Moorage	36,378	29,232	7,146	24%	43,092	(6,714)	-16%	128,592	115,710	12,882	11%	139,946	(11,354)	-8%	418,882	406,000	3%	
4105 Semi-Annual Moorage	28,281	12,397	15,884	128%	26,635	1,646	6%	69,695	45,080	24,615	55%	70,102	(407)	-1%	185,615	161,000	15%	
4110 Monthly Moorage	9,184	14,299	(5,115)	-36%	11,720	(2,536)	-22%	55,211	70,771	(15,560)	-22%	58,070	(2,860)	-5%	165,440	181,000	-9%	
4115 Transient Moorage	15,629	9,652	5,977	62%	12,852	2,777	22%	73,979	50,419	23,560	47%	67,414	6,565	10%	150,560	127,000	19%	
4118 Work Dock	9,550	5,785	3,765	65%	6,183	3,366	54%	29,124	20,020	9,104	45%	21,435	7,689	36%	74,104	65,000	14%	
4120 Metered Utilities	101	576	(475)	-83%	123	(22)	-18%	454	1,992	(1,538)	-77%	425	29	7%	3,262	4,800	-32%	
4125 Launch Ramp	2,806	3,228	(422)	-13%	3,154	(348)	-11%	29,682	27,187	2,495	9%	26,770	2,913	11%	59,135	56,640	4%	
4130 Public Buying Dock	0	17	(17)	-100%	0	0	-	0	67	(67)	-100%	0	0	-	133	200	-33%	
4135 Storage Yard	5,108	3,996	1,112	28%	4,139	969	23%	21,593	15,660	5,933	38%	16,216	5,377	33%	59,933	54,000	11%	
4140 Storage Unit	20,357	20,540	(183)	-1%	19,665	692	4%	79,858	82,158	(2,301)	-3%	78,840	1,017	1%	239,341	241,642	-1%	
4145 Long Term Boat Storage	9,002	12,320	(3,318)	-27%	11,729	(2,727)	-23%	36,788	49,280	(12,492)	-25%	47,085	(10,297)	-22%	127,508	140,000	-9%	
4150 Short Term Boat Storage	9,787	5,460	4,327	79%	6,911	2,876	42%	30,104	18,785	11,319	60%	23,780	6,324	27%	76,319	65,000	17%	
4155 Boat Wash	0	17	(17)	-100%	0	0	-	0	67	(67)	-100%	90	(90)	-100%	133	200	-33%	
4165 Space Rents	23,439	19,946	3,494	18%	20,229	3,210	16%	215,605	195,399	20,206	10%	197,744	17,860	9%	358,266	338,060	6%	
4173 Laundry	605	322	282	88%	424	181	43%	3,218	1,264	1,954	155%	1,664	1,554	93%	4,554	2,600	75%	
4175 Propane	472	357	115	32%	340	132	39%	2,509	2,133	376	18%	2,026	484	24%	6,141	5,765	7%	
4180 Merchandise	0	8	(8)	-100%	0	0	-	10	33	(23)	-70%	21	(11)	-52%	77	100	-23%	
4190 Ice	17,850	17,888	(38)	0%	33,365	(15,516)	-47%	207,677	160,060	47,617	30%	239,589	(31,913)	-13%	312,617	265,000	18%	
4200 Boat Lifts	7,061	5,240	1,821	35%	5,198	1,863	36%	23,692	26,755	(3,063)	-11%	26,675	(2,983)	-11%	58,584	61,647	-5%	
4230 Environmental Fee	5,524	3,930	1,594	41%	4,705	819	17%	19,177	15,172	4,005	26%	18,200	977	5%	49,705	45,700	9%	
4235 Customer Discounts	0	0	0	-	(10)	10	-100%	(368)	0	(368)	-	(335)	(33)	10%	(368)	0	-	
4285 Mob/Demob Services	5,000	0	5,000	-	0	5,000	-	5,000	0	5,000	-	0	5,000	-	5,000	0	-	
4287 Dredging Services	27,000	0	27,000	-	0	27,000	-	27,000	0	27,000	-	0	27,000	-	27,000	0	-	
4290 Other	2,277	8,900	(6,623)	-74%	9,052	(6,776)	-75%	18,126	35,600	(17,474)	-49%	57,464	(39,337)	-68%	89,326	106,800	-16%	
4295 Bad Debt Expense	0	0	0	-	(77,975)	77,975	-100%	0	(22,500)	22,500	-100%	(77,975)	77,975	-100%	(67,500)	(90,000)	-25%	
Total Operating Income	256,053	194,545	61,508	32%	161,275	94,778	59%	1,158,469	992,854	165,615	17%	1,095,932	62,536	6%	2,648,995	2,483,380	7%	
Expenses																		
Personnel Services																		
5005 Salaries	54,567	60,848	6,281	10%	52,996	(1,571)	-3%	241,720	255,824	14,104	6%	219,682	(22,038)	-10%	789,591	803,695	2%	
5010 Other compensation	275	0	(275)	-	525	250	48%	2,275	2,100	(175)	-8%	2,450	175	7%	3,675	3,500	-5%	
5015 Overtime	285	1,157	872	75%	4,343	4,058	93%	3,954	4,629	675	15%	8,540	4,586	54%	14,373	15,049	4%	
Total Compensation	55,127	62,005	6,879	11%	57,864	2,737	5%	247,949	262,553	14,605	6%	230,672	(17,277)	-7%	807,640	822,244	2%	
5100 Federal Payroll taxes	4,013	4,764	751	16%	4,354	341	8%	18,132	20,007	1,875	9%	17,317	(815)	-5%	61,027	62,902	3%	
5105 State Payroll taxes	0	249	249	100%	228	228	100%	0	1,046	1,046	100%	905	905	100%	2,243	3,289	32%	
5110 Unemployment Insurance	862	806	(55)	-7%	1,363	501	37%	4,107	3,400	(707)	-21%	6,094	1,987	33%	11,368	10,661	-7%	
5115 Workers compensation	1,298	1,529	231	15%	1,676	378	23%	3,068	6,219	3,151	51%	6,698	3,630	54%	16,832	19,983	16%	
Total Payroll Taxes	6,173	7,348	1,175	16%	7,620	1,447	19%	25,306	30,672	5,366	17%	31,014	5,708	18%	91,470	96,835	6%	
5200 Medical insurance	14,163	21,009	6,846	33%	20,207	6,043	30%	54,178	86,657	32,479	37%	76,587	22,409	29%	222,251	254,730	13%	
5205 Dental insurance	882	1,437	554	39%	1,386	504	36%	3,374	5,952	2,578	43%	5,321	1,946	37%	14,867	17,445	15%	
5215 Term life insurance	188	200	13	6%	213	25	12%	765	825	60	7%	788	22	3%	2,365	2,425	2%	
5220 Long Term Disability insurance	0	0	0	-	423	423	100%	0	0	0	-	1,607	1,607	100%	0	0	-	
5225 PERS Employer Contributions	12,471	15,002	2,531	17%	13,348	877	7%	56,346	63,141	6,794	11%	52,487	(3,860)	-7%	191,422	198,217	3%	
5230 PERS Employee Contributions	3,106	3,736	630	17%	3,550	444	12%	13,992	15,692	1,699	11%	13,953	(39)	-0%	47,635	49,335	3%	
5295 Allocations	(2,162)	(19,248)	(17,086)	-89%	(35,265)	(33,104)	-94%	(20,358)	(76,992)	(56,634)	-74%	(40,700)	(20,342)	-50%	(193,664)	(250,298)	-23%	
Total Insured Benefits	28,648	22,136	(6,511)	-29%	3,860	(24,788)	-642%	108,298	95,275	(13,023)	-14%	110,042	1,744	2%	284,877	271,854	-5%	
Total Personnel Services	89,947	91,490	1,543	2%	69,344	(20,603)	-30%	381,553	388,500	6,947	2%	371,728	(9,825)	-3%	1,183,986	1,190,933	1%	
Goods & Services																		
6005 Seminars & training	0	73	73	100%	130	130	100%	85	290	205	71%	130	45	35%	665	870	24%	
Total Staff Training	0	73	73	100%	130	130	100%	85	290	205	71%	130	45	35%	665	870	24%	
6030 Travel - Per Diem & mileage reimbursement	0	54	54	100%	0	0	-	0	217	217	100%	0	0	-	433	650	33%	
6035 Meals & Entertainment	0	10	10	100%	165	165	100%	0	42	42	100%	209	209	100%	83	125	33%	
Total Travel & Entertainment	0	65	65	100%	165	165	100%	0	258	258	100%	209	209	100%	517	775	33%	
6050 Office supplies	190	83	(106)	-128%	59	(131)	-223%	389	333	(55)	-17%	421	32	8%	1,055	1,000	(0)	
6055 Kitchen supplies	0	4	4	100%	113	113	100%	0	17	17	100%	525	525	100%	33	50	33%	
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	22	22	100%	15	15	100%	44	66	33%	
6090 IT SW subscriptions & licenses	3,367	4,374	1,007	23%	0	(3,367)	-	15,698	17,498	1,800	10%	0	(15,698)	-	50,694	52,494	3%	

Charleston Ops	Current Period				Same Month Last Year				Year to Date				Year End				
	Oct 2025		\$ Diff % Diff		Oct 2024		\$ Diff % Diff		Jul 2025 - Oct 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
Total Office Expense	3,603	4,517	915	20%	171	(3,432)	-2003%	17,256	18,070	814	5%	1,621	(15,635)	-964%	53,396	54,210	2%
6100 Telephone - landline	284	168	(116)	-69%	267	(16)	-6%	1,146	672	(474)	-71%	1,059	(87)	-8%	2,490	2,016	-24%
6105 Telephone - mobile	357	427	70	16%	453	96	21%	1,404	1,708	304	18%	1,927	523	27%	4,820	5,124	6%
6110 Internet services	1,088	1,195	107	9%	2,034	946	47%	6,259	4,780	(1,479)	-31%	8,230	1,971	24%	15,819	14,340	-10%
6115 Cable TV	975	965	(10)	-1%	0	(975)	-	3,795	3,861	66	2%	2,805	(990)	-35%	11,516	11,582	1%
6130 Electricity	23,735	27,726	3,991	14%	23,115	(621)	-3%	93,355	105,358	12,002	11%	88,120	(5,235)	-6%	334,569	346,571	3%
6131 Propane - Operations	187	167	(21)	-12%	90	(97)	-108%	427	667	240	36%	478	52	11%	1,760	2,000	12%
6135 Water/Sewer	9,721	12,070	2,348	19%	9,146	(576)	-6%	36,812	50,788	13,976	28%	38,572	1,760	5%	105,524	119,500	12%
6140 Garbage/Sanitation Collection	10,031	10,888	857	8%	9,606	(425)	-4%	39,547	39,297	(250)	-1%	34,632	(4,914)	-14%	125,400	125,150	0%
6145 Hazardous material disposal	300	978	678	69%	285	(15)	-5%	2,180	3,913	1,733	44%	1,275	(905)	-71%	10,007	11,740	15%
6150 Derelict boat disposal	0	8,333	8,333	100%	0	0	-	0	33,333	33,333	100%	0	0	-	66,667	100,000	33%
6155 Environmental Remediation/Mitigation/Monitoring	0	292	292	100%	0	0	-	330	1,167	837	72%	0	(330)	-	2,663	3,500	24%
Total Utilities	46,678	63,208	16,530	26%	44,996	(1,683)	-4%	185,254	245,543	60,289	25%	177,098	(8,156)	-5%	681,234	741,523	8%
6200 Temporary/Contract help	0	1,083	1,083	100%	1,640	1,640	100%	0	4,333	4,333	100%	4,920	4,920	100%	8,667	13,000	33%
6205 Janitorial services	0	0	0	-	0	0	-	0	0	0	-	33	33	100%	0	0	-
6210 Vending machine services	0	95	95	100%	125	125	100%	375	380	5	1%	638	263	41%	1,135	1,140	0%
6245 Legal advertising	236	125	(111)	-89%	144	(93)	-64%	236	500	264	53%	380	144	38%	1,236	1,500	18%
6260 Consulting services	1,159	601	(559)	-93%	1,956	797	41%	1,963	2,403	440	18%	2,760	797	29%	6,770	7,210	6%
6290 Commercial insurance	12,203	12,786	583	5%	10,188	(2,015)	-20%	48,812	51,146	2,334	5%	40,752	(8,060)	-20%	151,103	153,437	2%
Total Professional Services	13,599	14,691	1,092	7%	14,053	454	3%	51,387	58,762	7,375	13%	49,484	(1,903)	-4%	168,912	176,287	4%
6400 Small equipment & tools	128	438	309	71%	4,282	4,153	97%	676	1,750	1,074	61%	5,506	4,830	88%	4,176	5,250	20%
6405 Safety/hazardous materials	153	550	397	72%	93	(60)	-65%	409	2,200	1,791	81%	842	433	51%	4,809	6,600	27%
6410 Signage	0	42	42	100%	0	0	-	11	167	156	94%	129	119	92%	344	500	31%
6415 Clothing	0	292	292	100%	0	0	-	45	1,167	1,122	96%	0	(45)	-	2,378	3,500	32%
6420 Janitorial supplies	788	625	(163)	-26%	301	(487)	-162%	2,315	2,500	185	7%	3,015	701	23%	7,315	7,500	2%
6425 Operational supplies	776	1,685	909	54%	606	(170)	-28%	4,837	6,741	1,904	28%	6,281	1,444	23%	18,318	20,222	9%
6430 Equipment Rental	0	0	0	-	0	0	-	300	0	(300)	-	0	(300)	-	300	0	-
6450 Fuel - Gas	1,393	667	(727)	-109%	0	(1,393)	-	3,521	2,667	(855)	-32%	1,204	(2,317)	-192%	8,855	8,000	-11%
6455 Fuel - Diesel	1,325	417	(908)	-218%	1,121	(204)	-18%	3,871	1,667	(2,204)	-132%	1,619	(2,252)	-139%	7,204	5,000	-44%
6481 Propane - Retail	717	417	(300)	-72%	200	(517)	-258%	1,307	1,667	359	22%	1,206	(102)	-8%	4,641	5,000	7%
Total Operational Expense	5,280	5,131	(149)	-3%	6,603	1,322	20%	17,292	20,524	3,232	16%	19,802	2,510	13%	58,340	61,572	5%
6500 Repairs & maintenance equipment	403	2,967	2,564	86%	3,989	3,587	90%	15,700	11,867	(3,833)	-32%	8,673	(7,027)	-81%	39,433	35,600	-11%
6505 Repairs & maintenance vehicles	0	458	458	100%	576	576	100%	12,719	1,833	(10,886)	-594%	5,149	(7,570)	-147%	16,386	5,500	-198%
6510 Repairs & maintenance buildings	0	250	250	100%	123	123	100%	3,885	1,000	(2,885)	-288%	3,466	(419)	-12%	5,885	3,000	-96%
6515 Repairs & maintenance land improvements	0	333	333	100%	81	81	100%	208	1,333	1,125	84%	414	206	50%	2,875	4,000	28%
6520 Repairs & maintenance docks	382	833	451	54%	83	(300)	-361%	1,585	3,333	1,749	52%	8,366	6,781	81%	8,251	10,000	17%
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	0	3,167	3,167	100%	0	0	-	1,355	12,667	11,312	89%	1,315	(39)	-3%	26,688	38,000	30%
6580 Permits	1,574	536	(1,037)	-193%	0	(1,574)	-	2,592	2,145	(446)	-21%	2,518	(74)	-3%	6,882	6,436	-7%
Total Repair and Maintenance	2,359	8,545	6,186	72%	4,852	2,493	51%	283,422	384,179	100,756	26%	89,901	(193,521)	-215%	451,780	552,536	18%
Total Goods & Services	71,519	96,229	24,710	26%	70,969	(550)	-1%	554,696	727,626	172,930	24%	338,246	(216,450)	-64%	1,414,843	1,587,773	11%
Total Expenses	161,467	187,719	26,253	14%	140,313	(21,154)	-15%	936,250	1,116,126	179,877	16%	709,974	(226,276)	-32%	2,598,829	2,778,706	6%
Operating Results	94,587	6,826	87,761	1286%	20,962	73,625	351%	222,219	(123,273)	345,492	-280%	385,958	(163,739)	-42%	50,166	(295,326)	-117%
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	0	625	(625)	-100%	0	0	-	0	2,500	(2,500)	-100%	0	0	-	5,000	7,500	-33%
4655 Grants Received - Marine Board	0	2,500	(2,500)	-100%	0	0	-	0	10,000	(10,000)	-100%	0	0	-	20,000	30,000	-33%
4695 Grants Received - Other	0	0	0	-	0	0	-	0	0	0	-	0	0	-	450,000	450,000	0%
4805 Transfer - GF	0	1,083	(1,083)	-100%	83,209	(83,209)	-100%	0	4,333	(4,333)	-100%	83,361	(83,361)	-100%	8,667	13,000	-33%
4905 Other	0	0	0	-	1,259	(1,259)	-100%	0	0	0	-	1,959	(1,959)	-100%	0	0	-
4906 Merchant Surcharge	1,451	0	1,451	-	0	1,451	-	6,067	0	6,067	-	0	6,067	-	6,067	0	-
4915 Insurance Reimbursement	0	0	0	-	0	0	-	4,369	0	4,369	-	0	4,369	-	4,369	0	-
Total Other Income	1,451	4,208	(2,758)	-66%	84,468	(83,017)	-98%	10,852	16,833	(5,981)	-36%	85,917	(75,065)	-87%	494,519	500,500	-1%
Other Expenses																	
Taxes & Misc Expenses																	
6720 Property Tax - Sublet Facilities	11,497.44	12,000.00	502.56	4%	11,727.20	229.76	2%	11,497.44	12,000.00	502.56	4%	11,727	230	2%	11,497.44	12,000.00	4%
6740 Merchant fees	2,144.54	2,916.67	772.13	26%	4,115.03	1,970.49	48%	14,509.70	11,666.68	(2,843.02)	-24%	15,463	953	6%	37,843.02	35,000.00	-8%
6750 Fines & Penalties	-	-	-	-	-	-	-	12.00	-	(12.00)	-	13	1	4%	12.00	-	-
Total Taxes & Misc Expenses	13,641.98	14,916.67	1,274.69	9%	15,842	2,200	14%	26,019	23,666.68	(2,352)	-10%	27,203	1,184	4%	49,352	47,000.00	-5%

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

amounts in \$US dollars

Fund: General Fund

Department: Charleston Ops

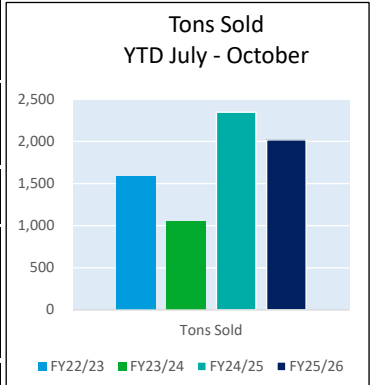
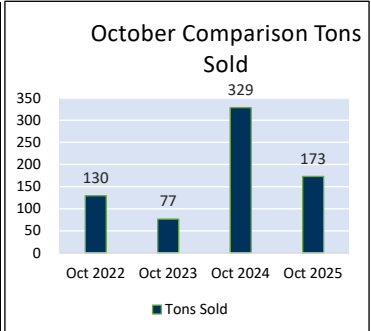
Location: All

Budget: Adopted



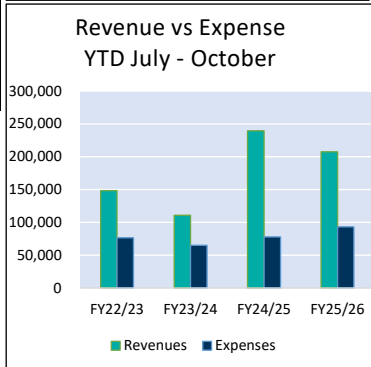
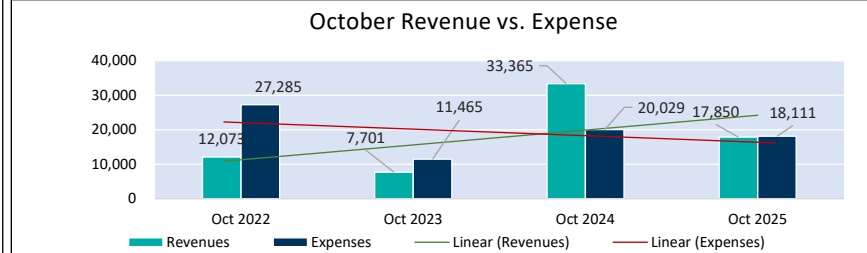
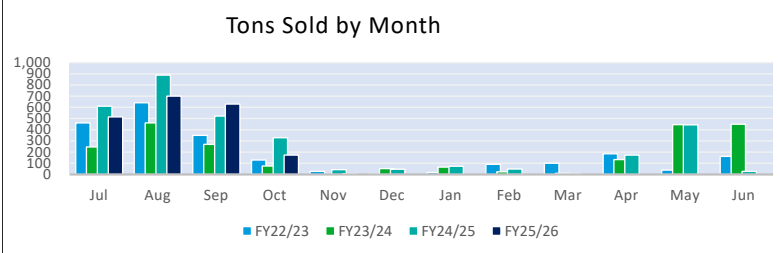
Charleston Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	Oct 2025				Oct 2024			Jul 2025 - Oct 2025				Prior FYTD vs Current FYTD					
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Debt Services & Capital Expense																	
7005 Principal repayment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	296,885	296,885	0%
7010 Interest payment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	135,713	135,713	0%
7020 Vehicle Principal repayment	0	622	622	100%	800	800	100%	1,380	2,475	1,095	44%	4,508	3,128	69%	6,441	7,536	15%
7025 Vehicle Interest payment	0	40	40	100%	4	4	100%	101	173	72	41%	189	88	47%	337	409	18%
8010 CIP Buildings	0	2,500	2,500	100%	47,244	47,244	100%	0	10,000	10,000	100%	160,917	160,917	100%	20,000	30,000	33%
8011 CIP Docks	0	1,667	1,667	100%	0	0	-	0	6,667	6,667	100%	0	0	-	13,333	20,000	33%
8020 CIP Machinery & Equipment	0	0	0	-	0	0	-	0	0	0	-	6,894	6,894	100%	0	0	-
Total Debt Services & Capital Expense	0	4,829	4,829	100%	48,048	48,048	100%	1,481	19,315	17,834	92%	172,508	171,026	99%	472,709	490,543	4%
Total Other Expenses	13,642	19,745	6,103	31%	63,891	50,249	79%	27,500	42,982	15,481	36%	199,711	172,210	86%	522,061	537,543	3%
Net Other Income	(12,191)	(15,537)	3,346	-22%	20,577	(32,769)	-159%	(16,648)	(26,148)	9,500	-36%	(113,794)	97,146	-85%	(27,543)	(37,043)	-26%
Net Result	82,396	(8,711)	91,107	-1046%	41,539	40,856	98%	205,571	(149,421)	354,992	-238%	272,164	(66,594)	-24%	22,623	(332,369)	-107%

Ice Plant	Current Period		Same Month Prior Years			Year to Date					Year End		
	Oct 2025		Oct 2024	Oct 2023	Oct 2022	Jul 2025 - Oct 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	173	179	329	77	130	2,017	1,759	2,348	(331)	-14.08%	3,170	2,912	8.86%
Revenues													
Ice Sales	17,850	17,888	33,365	7,701	12,073	207,677	160,060	239,589	(31,913)	-13.32%	312,617	265,000	17.97%
Insurance Reimbursement	-	-	-	-	46,473	-	-	-	-	-	-	-	-
Total Revenues	17,850	17,888	33,365	7,701	12,073	207,677	160,060	239,589	(31,913)	-13.32%	312,617	265,000	17.97%
Operating Expenses													
Personnel Services	4,912	4,796	5,215	3,519	1,943	28,245	21,564	20,861	7,384	35.40%	50,147	43,466	15.37%
Utilities	10,137	9,957	10,150	5,587	5,375	41,676	38,742	41,125	552	1.34%	121,619	118,684	2.47%
Repairs & Maintenance	251	833	2,068	25	17,477	12,940	3,333	4,463	8,477	189.95%	19,606	10,000	96.06%
Operational Supplies & Service	2,811	1,843	2,595	2,334	2,490	10,292	7,373	11,514	(1,222)	-10.61%	25,037	22,118	13.20%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	18,111	17,429	20,029	11,465	27,285	93,152	71,011	77,962	15,190	19.48%	216,409	194,268	11.40%
Operating Net Result	(262)	458	13,336	(3,764)	(15,212)	114,524	89,049	161,627	(47,103)	0	96,207	70,732	36%
Other Expenses													
Debt Services	-	-	-	-	-	-	-	-	-	-	280,000	280,000	0.00%
Other Net Result	-	-	-	-	-	-	-	-	-	-	(280,000)	(280,000)	0.00%
Total Net Result	(262)	458	13,336	(3,764)	(15,212)	114,524	89,049	161,627	(47,103)	-29.14%	(183,793)	(209,268)	-12.17%
Gain (loss) Per Ton	(2)	3	41	(49)	(117)	57	51	69	(12)	-18%	(58)	(72)	



Fisheries	Current Period		Same Month Prior Years			Year to Date					Prior FYTD vs Current FYTD			
	Oct 2025		Oct 2024	Oct 2023	Oct 2022	FY25/26					Last FY	Ton Diff	% Diff	
Albacore Tuna (Oregon) MT	194.0		60.4	62.2	232.2						3,890.3	2,247.6	1,643	73.09%
Pink Shrimp (Oregon) MT	1,555.2		1,920.4	1,236.1	1,698.4						16,368.1	14,847.7	1,520	10.24%
Dungeness Crab (Coos Bay) MT	0.6		0.5	5.0	5.3						12.6	7.7	5	63.64%

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	(280,000)	-	-	-	-	-	-	-	(93)
Debt Service Per Ton (allocated)	45	33	37	135	-	-	-	-	-	-	-	-	46
Total Expense Per Ton	90	66	83	240	(280,000)	-	-	-	-	-	-	-	(46)
Gain (Loss) per ton	57	71	56	(2)	-	-	-	-	-	-	-	-	57



Financial Report - Actual vs. Budget
For Period Ending Oct 2025
amounts in \$US dollars

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



Port Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	Oct 2025				Oct 2024			Jul 2025 - Oct 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%	44,026	44,336	(310)	-1%	46,834	(2,808)	-6%	132,697	133,007	0%
4010 Property Agreements	18,658	14,484	4,174	29%	8,448	10,209	121%	57,327	57,936	(609)	-1%	34,763	22,564	65%	173,199	173,808	0%
4135 Storage Yard	2,348	0	2,348	-	2,173	176	8%	9,392	0	9,392	-	8,690	702	8%	9,392	0	-
Total Operating Income	32,012	25,568	6,444	25%	24,435	7,577	31%	110,745	102,272	8,473	8%	90,287	20,458	23%	315,288	306,815	3%
Expenses																	
Personnel Services																	
5005 Salaries	7,902	7,899	(2)	0%	21,706	13,804	64%	31,598	31,597	(2)	0%	75,120	43,521	58%	102,722	102,720	0%
Total Compensation	7,902	7,899	(2)	0%	21,706	13,804	64%	31,598	31,597	(2)	0%	75,120	43,521	58%	102,722	102,720	0%
5100 Federal Payroll taxes	563	604	41	7%	1,635	1,072	66%	2,272	2,417	145	6%	5,661	3,389	60%	7,713	7,858	2%
5105 State Payroll taxes	0	32	32	100%	85	85	100%	0	126	126	100%	296	296	100%	284	411	31%
5110 Unemployment Insurance	29	58	29	50%	83	54	65%	152	234	82	35%	53	(99)	-189%	678	760	11%
5115 Workers compensation	32	55	23	41%	40	8	20%	83	218	135	62%	155	71	46%	574	709	19%
Total Payroll Taxes	624	749	125	17%	1,844	1,220	66%	2,507	2,995	488	16%	6,164	3,657	59%	9,250	9,738	5%
5200 Medical insurance	1,481	1,496	14	1%	1,484	3	0%	5,888	5,982	94	2%	5,935	46	1%	17,853	17,947	1%
5205 Dental insurance	86	90	4	4%	135	49	36%	424	360	(64)	-18%	540	116	22%	1,143	1,079	-6%
5215 Term life insurance	13	13	0	0%	25	13	50%	50	50	0	0%	100	50	50%	150	150	0%
5220 Long Term Disability insurance	0	0	0	-	124	124	100%	0	0	0	-	501	501	100%	0	0	-
5225 PERS Employer Contributions	1,903	1,903	(1)	0%	4,163	2,260	54%	7,612	7,612	(0)	0%	16,654	9,042	54%	24,746	24,745	0%
5230 PERS Employee Contributions	474	474	(0)	0%	1,130	656	58%	1,896	1,896	(0)	0%	4,519	2,623	58%	6,163	6,163	0%
5295 Allocations	0	(430)	(430)	100%	0	0	-	0	(1,719)	(1,719)	100%	0	0	-	(3,870)	(5,589)	31%
Total Insured Benefits	3,958	3,545	(413)	-12%	7,061	3,104	44%	15,870	14,180	(1,690)	-12%	28,249	12,379	44%	46,185	44,496	-4%
Total Personnel Services	12,483	12,193	(290)	-2%	30,611	18,128	59%	49,975	48,772	(1,203)	-2%	109,532	59,557	54%	158,157	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%	80	80	100%	0	200	200	100%	895	895	100%	400	600	33%
Total Travel & Entertainment	0	50	50	100%	80	80	100%	0	200	200	100%	1,008	1,008	100%	400	600	33%
6130 Electricity	484	998	514	52%	1,498	1,014	68%	1,874	3,480	1,606	46%	3,680	1,806	49%	11,194	12,800	13%
6135 Water/Sewer	500	539	39	7%	597	97	16%	2,122	1,892	(230)	-12%	2,091	(31)	-1%	5,730	5,500	-4%
6140 Garbage/Sanitation Collection	0	42	42	100%	0	0	-	0	167	167	100%	0	0	-	333	500	33%
6155 Environmental Remediation/Mitigation/Monitoring	0	375	375	100%	275	275	100%	49	1,500	1,451	97%	370	321	87%	3,049	4,500	32%
Total Utilities	984	1,954	970	50%	2,370	1,386	58%	4,045	7,038	2,993	43%	6,142	2,096	34%	20,307	23,300	13%
6245 Legal advertising	0	63	63	100%	0	0	-	0	250	250	100%	0	0	-	500	750	33%
6260 Consulting services	2,945	408	(2,536)	-621%	3,202	257	8%	3,177	1,633	(1,543)	-94%	3,318	141	4%	6,443	4,900	-31%
6290 Commercial insurance	5,557	6,190	633	10%	4,768	(789)	-17%	22,229	24,760	2,531	10%	19,306	(2,923)	-15%	71,749	74,280	3%
Total Professional Services	8,502	6,661	(1,841)	-28%	7,970	(532)	-7%	25,405	26,643	1,238	5%	22,623	(2,782)	-12%	78,692	79,930	2%
6500 Repairs & maintenance equipment	0	167	167	100%	0	0	-	0	667	667	100%	0	0	-	1,333	2,000	33%
6510 Repairs & maintenance buildings	22	208	186	89%	0	(22)	-	22	833	811	97%	0	(22)	-	1,689	2,500	32%
6515 Repairs & maintenance land improvements	0	83	83	100%	0	0	-	0	333	333	100%	0	0	-	667	1,000	33%
6520 Repairs & maintenance docks	0	125	125	100%	0	0	-	0	500	500	100%	0	0	-	1,000	1,500	33%
6575 Waterway Leases	0	250	250	100%	0	0	-	752	1,000	248	25%	(1,669)	(2,421)	145%	2,752	3,000	8%
6580 Permits	400	250	(150)	-60%	0	(400)	-	400	1,000	600	60%	1,528	1,128	74%	2,400	3,000	20%
Total Repair and Maintenance	422	1,083	661	61%	0	(422)	-	1,174	4,333	3,160	73%	(141)	(1,315)	929%	9,840	13,000	24%
Total Goods & Services	9,908	9,748	(160)	-2%	10,421	513	5%	30,624	38,215	7,591	20%	29,631	(993)	-3%	109,239	116,830	6%
Total Expenses	22,392	21,941	(450)	-2%	41,032	18,640	45%	80,600	86,988	6,388	7%	139,163	58,564	42%	267,396	273,784	2%
Operating Results	9,621	3,627	5,994	165%	(16,597)	26,217	-158%	30,145	15,284	14,861	97%	(48,877)	79,022	-162%	47,892	33,031	45%

Financial Report - Actual vs. Budget
 For Period Ending Oct 2025
 amounts in \$US dollars

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



Port Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	Oct 2025				Oct 2024			Jul 2025 - Oct 2025				Prior FYTD vs Current FYTD					
	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	16,769	13,000	(3,769)	-29%	12,891	(3,878)	-30%	77,461	52,000	(25,461)	-49%	61,676	(15,785)	-26%	328,461	303,000	-8%
Total Debt Services	16,769	13,000	(3,769)	-29%	12,891	(3,878)	-30%	77,461	52,000	(25,461)	-49%	61,676	(15,785)	-26%	328,461	303,000	-8%
Total Other Expenses	16,769	13,000	(3,769)	-29%	12,891	(3,878)	-30%	77,993	60,070	(17,923)	-30%	72,818	(5,175)	-7%	330,923	313,000	-6%
Net Other Income	(16,769)	(13,000)	(3,769)	29%	(12,891)	(3,878)	30%	(77,993)	(60,070)	(17,923)	30%	(72,818)	(5,175)	7%	294,546	312,469	-6%
Net Result	(7,149)	(9,373)	2,225	-24%	(29,488)	22,339	-76%	(47,848)	(44,786)	(3,062)	7%	(121,695)	73,847	-61%	342,438	345,500	-1%

Rail Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	Oct 2025				Oct 2024			Jul 2025 - Oct 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																	
4010 Property Agreements	23,905	27,667	(3,761)	-14%	36,693	(12,787)	-35%	85,382	110,667	(25,285)	-23%	114,664	(29,282)	-26%	306,715	332,000	-8%
4260 Rail Operations Revenue	0	0	0	-	29,481	(29,481)	-100%	0	0	0	-	104,643	(104,643)	-100%	0	0	-
4265 Rail Surcharges	15,947	31,237	(15,290)	-49%	32,755	(16,808)	-51%	68,474	124,948	(56,474)	-45%	115,585	(47,111)	-41%	318,370	374,844	-15%
Total Operating Income	39,853	58,904	(19,051)	-32%	98,929	(59,076)	-60%	153,856	235,615	(81,759)	-35%	334,892	(181,036)	-54%	625,085	706,844	-12%
Expenses																	
Goods & Services																	
6260 Consulting services	30	5,833	5,804	99%	16,671	16,641	100%	630	23,333	22,704	97%	18,519	17,889	97%	47,296	70,000	32%
6290 Commercial insurance	26,484	5,397	(21,087)	-391%	6,337	(20,147)	-318%	105,937	21,588	(84,349)	-391%	25,348	(80,589)	-318%	149,113	64,764	-130%
Total Professional Services	26,514	11,230	(15,284)	-136%	23,008	(3,506)	-15%	106,567	44,921	(61,646)	-137%	43,867	(62,700)	-143%	196,410	134,764	-46%
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	-	36	36	100%	106	0	(106)	-	146	39	27%	106	0	-
6510 Repairs & maintenance buildings	0	27,162	27,162	100%	119,203	119,203	100%	9,156	108,649	99,493	92%	354,043	344,887	97%	226,453	325,946	31%
6515 Repairs & maintenance land improvement	0	6,250	6,250	100%	0	0	-	0	25,000	25,000	100%	0	0	-	50,000	75,000	33%
Total Repair and Maintenance	0	33,412	33,412	100%	119,240	119,240	100%	9,262	133,649	124,387	93%	354,189	344,927	97%	276,559	400,946	31%
Total Goods & Services	26,514	44,643	18,129	41%	142,247	115,734	81%	120,955	178,570	57,615	32%	398,111	277,156	70%	478,095	535,710	11%
Total Expenses	26,514	44,643	18,129	41%	142,247	115,734	81%	120,955	178,570	57,615	32%	398,111	277,156	70%	478,095	535,710	11%
Operating Results	13,339	14,261	(922)	-6%	(43,318)	56,657	-131%	32,900	57,045	(24,144)	-42%	(63,219)	96,120	-152%	146,990	171,134	-14%
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	-	403,100	(403,100)	-100%	2,370	0	2,370	-	405,463	(403,093)	-99%	2,370	0	-
Total Other Income	0	0	0	-	403,100	(403,100)	-100%	2,370	0	2,370	-	405,463	(403,093)	-99%	1,177,991	1,175,621	0%
Other Expenses																	
Debt Services																	
7005 Principal repayment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	371,973	371,973	0%
7010 Interest payment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	115,054	115,054	0%
7020 Principal repayment - Vehicles	622	1,380	758	55%	443	(179)	-40%	5,207	5,471	264	5%	6,042	835	14%	16,579	16,843	2%
7025 Interest payment - Vehicles	40	101	61	61%	1	(39)	-4008%	496	547	50	9%	777	280	36%	1,252	1,302	4%
Total Debt Services	662	1,481	819	55%	444	(218)	-49%	5,703	6,018	314	5%	6,819	1,116	16%	504,858	505,172	0%
Total Other Expenses	662	1,481	819	55%	444	(218)	-49%	5,703	6,018	314	5%	6,819	1,116	16%	504,858	505,172	0%
Net Other Income	(662)	(1,481)	819	-55%	402,656	(403,318)	-100%	(3,334)	(6,018)	2,684	-45%	398,644	(401,978)	-101%	673,133	670,449	0%
Net Result	12,677	12,780	(103)	-1%	359,337	(346,660)	-96%	29,567	51,027	(21,460)	-42%	335,425	(305,858)	-91%	820,123	841,583	-3%

Financial Report - Actual vs. Budget
For Period Ending Oct 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					
	Oct 2025		\$ Diff	% Diff	Oct 2024		Jul 2025 - Oct 2025				Prior FYTD vs Current FYTD						
	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%	84,547	(84,547)	-100%	0	62,094	(62,094)	-100%	98,045	(98,045)	-100%	124,187	186,281	-33%
4287 Dredging Services	0	20,883	(20,883)	-100%	0	0	-	(18,225)	83,530	(101,755)	-122%	0	(18,225)	-	148,835	250,590	-41%
4290 Other	22,235	45,228	(22,994)	-51%	15,220	7,014	46%	186,982	180,913	6,070	3%	103,161	83,821	81%	548,808	542,738	1%
Total Operating Income	22,235	81,634	(59,400)	-73%	99,767	(77,532)	-78%	168,757	326,536	(157,779)	-48%	201,206	(32,449)	-16%	821,830	979,609	-16%
Expenses																	
Personnel Services																	
5115 Workers compensation	155	0	(155)	-	0	(155)	-	620	0	(620)	-	0	(620)	-	620	0	-
Total Payroll Taxes	155	0	(155)	-	0	(155)	-	620	0	(620)	-	0	(620)	-	620	0	-
5295 Allocations	7,950	23,272	15,322	66%	2,068	(5,882)	-284%	38,973	93,086	54,113	58%	7,503	(31,470)	-419%	225,146	279,259	19%
Total Insured Benefits	7,950	23,272	15,322	66%	2,068	(5,882)	-284%	38,973	93,086	54,113	58%	7,503	(31,470)	-419%	225,146	279,259	19%
Total Personnel Services	8,105	23,272	15,167	65%	2,068	(6,036)	-292%	39,593	93,086	53,494	57%	7,503	(32,090)	-428%	225,765	279,259	19%
Goods & Services																	
6005 Seminars & training	0	2,625	2,625	100%	0	0	-	0	10,500	10,500	100%	0	0	-	21,000	31,500	33%
Total Staff Training	0	2,625	2,625	100%	0	0	-	0	10,500	10,500	100%	0	0	-	21,000	31,500	33%
6025 Travel - lodging & transportation	0	4,225	4,225	100%	5,171	5,171	100%	0	16,900	16,900	100%	5,171	5,171	100%	33,800	50,700	33%
6030 Travel - Per Diem & mileage reimbursement	0	3,021	3,021	100%	4,084	4,084	100%	0	12,083	12,083	100%	4,084	4,084	100%	24,167	36,250	33%
Total Travel & Entertainment	0	7,246	7,246	100%	9,256	9,256	100%	0	28,983	28,983	100%	9,256	9,256	100%	57,967	86,950	33%
6050 Office supplies	21	0	(21)	-	0	(21)	-	21	0	(21)	-	0	(21)	-	21	0	-
6060 IT supplies	0	0	0	-	287	287	100%	0	0	0	-	287	287	100%	0	0	-
Total Office Expense	21	0	(21)	-	287	266	93%	21	0	(21)	-	287	266	93%	21	0	-
6105 Telephone - mobile	40	110	70	64%	53	13	25%	158	440	282	64%	212	54	25%	1,038	1,320	21%
Total Utilities	40	110	70	64%	53	13	25%	158	440	282	64%	212	54	25%	1,038	1,320	21%
6260 Consulting services	0	7,500	7,500	100%	0	0	-	0	30,000	30,000	100%	0	0	-	60,000	90,000	33%
6290 Commercial insurance	5,681	6,946	1,265	18%	5,950	269	5%	22,724	27,783	5,059	18%	23,799	1,075	5%	78,291	83,350	6%
Total Professional Services	5,681	14,446	8,765	61%	5,950	269	5%	22,724	57,783	35,059	61%	23,799	1,075	5%	138,291	173,350	20%
6400 Small equipment & tools	22	2,083	2,062	99%	1,403	1,382	98%	86,820	8,333	(78,487)	-942%	11,260	(75,560)	-671%	103,487	25,000	-314%
6405 Safety/hazardous materials	0	0	0	-	60	60	100%	1,009	0	(1,009)	-	677	(333)	-49%	1,009	0	-
6420 Janitorial supplies	0	17	17	100%	152	152	100%	66	67	1	2%	311	245	79%	199	200	1%
6425 Operational supplies	831	1,500	669	45%	5,164	4,333	84%	6,314	6,000	(314)	-5%	11,077	4,763	43%	18,314	18,000	-2%
6430 Equipment Rental	0	0	0	-	38,045	38,045	100%	0	0	0	-	38,045	38,045	100%	0	0	-
6450 Fuel - Gas	0	1,100	1,100	100%	423	423	100%	0	4,400	4,400	100%	423	423	100%	8,800	13,200	33%
6455 Fuel - Diesel	0	4,183	4,183	100%	0	0	-	0	16,733	16,733	100%	0	0	-	33,467	50,200	33%
Total Operational Expense	852	8,883	8,031	90%	45,247	44,395	98%	94,209	35,533	(58,675)	-165%	61,793	(32,416)	-52%	165,275	106,600	-55%
6500 Repairs & maintenance equipment	8,947	16,667	7,719	46%	87	(8,860)	-10136%	16,960	66,667	49,707	75%	9,237	(7,723)	-84%	150,293	200,000	25%
6505 Repairs & maintenance vehicles	4,096	7,303	3,206	44%	8,248	4,152	50%	18,718	29,210	10,492	36%	57,211	38,493	67%	77,138	87,630	12%
6510 Repairs & maintenance buildings	0	0	0	-	401	401	100%	10	0	(10)	-	401	391	97%	10	0	-
6520 Repairs & maintenance docks	0	0	0	-	0	0	-	1	0	(1)	-	0	(1)	-	1	0	-
Total Repair and Maintenance	13,043	23,969	10,926	46%	8,737	(4,307)	-49%	35,689	95,877	60,188	63%	66,849	31,161	47%	227,442	287,630	21%
Total Goods & Services	19,638	57,279	37,642	66%	69,530	49,892	72%	152,801	229,117	76,316	33%	162,196	9,396	6%	611,034	687,350	11%
Total Expenses	27,743	80,551	52,808	66%	71,598	43,856	61%	192,394	322,203	129,809	40%	169,699	(22,694)	-13%	836,800	966,609	13%
Operating Results	(5,508)	1,083	(6,591)	-608%	28,169	(33,677)	-120%	(23,636)	4,333	(27,970)	-645%	31,507	(55,143)	-175%	(14,970)	13,000	-215%
Other Income & Expenses																	
Other Income																	
4505 Interest - Bank	306	0	306	-	2,211	(1,905)	-86%	1,121	0	1,121	-	7,876	(6,756)	-86%	1,121	0	-
Total Other Income	306	0	306	-	2,211	(1,905)	-86%	1,121	0	1,121	-	7,876	(6,756)	-86%	1,121	0	-
9005 Transfers - GF	0	0	0	-	83,209	83,209	100%	0	0	0	-	83,361	83,361	100%	13,000	13,000	0%
Total Debt Services	0	0	0	-	83,209	83,209	100%	0	0	0	-	83,361	83,361	100%	13,000	13,000	0%
Total Other Expenses	0	0	0	-	83,209	83,209	100%	0	0	0	-	83,361	83,361	100%	13,000	13,000	0%
Net Other Income	306	0	306	-	(80,998)	81,304	-100%	1,121	0	1,121	-	(75,484)	76,605	-101%	(11,879)	(13,000)	-9%
Net Result	(5,202)	1,083	(6,286)	-580%	(52,829)	47,627	-90%	(22,515)	4,333	(26,849)	-620%	(43,978)	21,462	-49%	(26,849)	0	-

	Carloads: 324	Current Period				Same Month Last Year			Year to Date				Year End					
		Oct 2025				Oct 2024			Jul 2025 - Oct 2025				Jul 2025 - Jun 2026					
		Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Prior FYTD vs Current FYTD	\$ Diff	% Diff	Projected	Budget	% Diff
1	Operating Income																	
2	Administration																	
3	Union Pacific	111,466	131,694	(20,228)	(15%)	122,324	(10,858)	(9%)	426,814	526,776	(99,962)	(19%)	502,233	(75,419)	(15%)	1,480,366	1,580,328	(6%)
4	Carloads CBRL	81,492	115,104	(33,612)	(29%)	172,486	(90,993)	(53%)	329,252	460,417	(131,165)	(28%)	544,192	(214,940)	(39%)	1,250,086	1,381,251	(9%)
5	Demurrage	0	20,833	(20,833)	(100%)	0	0	-	0	83,333	(83,333)	(100%)	0	0	-	166,667	250,000	(33%)
6	Total Administration	192,958	268,215	(75,257)	(28%)	294,810	(101,851)	(35%)	756,066	1,072,860	(316,793)	(30%)	1,046,426	(290,359)	(28%)	2,901,786	3,218,579	(10%)
9	Mechanical	86,200	99,636	(13,436)	(13%)	70,471	15,729	22%	338,587	398,545	(59,958)	(15%)	350,311	(11,724)	(3%)	1,135,676	1,195,634	(5%)
10	Total Operating Income	279,158	367,851	(88,693)	(24%)	365,281	(86,123)	(24%)	1,094,653	1,471,404	(376,751)	(26%)	1,396,737	(302,084)	(22%)	4,037,462	4,414,213	(9%)
12	Operating Expenses																	
13	Administration	88,834	82,345	(6,489)	(8%)	88,221	(612)	(1%)	291,771	329,478	37,707	11%	387,177	95,406	25%	977,754	1,015,461	4%
14	Maintenance of Way	57,357	64,232	6,875	11%	82,950	25,593	31%	243,224	256,929	13,705	5%	239,655	(3,569)	1%	792,994	806,699	(2%)
15	Transportation	119,942	129,644	9,702	7%	137,535	17,593	13%	455,726	518,578	62,852	12%	553,586	97,860	(18%)	1,535,679	1,598,531	(4%)
16	Mechanical	56,978	76,026	19,048	25%	58,400	1,422	2%	263,697	304,103	40,406	13%	213,459	(50,237)	24%	891,316	931,722	(4%)
17	Total Expenses	323,110	352,247	29,137	8%	367,106	43,995	12%	1,254,418	1,409,088	154,670	11%	1,393,878	139,460	10%	4,197,743	4,352,413	4%
19	Operating Results																	
20	Administration	104,125	185,870	(81,746)	(44%)	206,588	(102,464)	(50%)	464,295	743,381	(279,086)	(38%)	659,249	(194,954)	(30%)	1,924,031	2,203,117	(13%)
21	Maintenance of Way	(57,357)	(64,232)	6,875	(11%)	(82,950)	25,593	(31%)	(243,224)	(256,929)	13,705	(5%)	(239,655)	(3,569)	1%	(792,994)	(806,699)	(2%)
22	Transportation	(119,942)	(129,644)	9,702	(7%)	(137,535)	17,593	(13%)	(455,726)	(518,578)	62,852	(12%)	(553,586)	97,860	(18%)	(1,535,679)	(1,598,531)	(4%)
23	Mechanical	29,222	23,610	5,612	24%	12,072	17,151	142%	74,890	94,442	(19,552)	(21%)	136,852	(61,962)	(45%)	244,361	263,912	(7%)
24	Totals Operating Results	(43,952)	15,604	(59,556)	(382%)	(1,825)	(42,127)	2309%	(159,765)	62,316	(222,081)	(356%)	2,859	(162,624)	(5688%)	(160,281)	61,800	(359%)
29	Other Income	50,547	0	50,547	-	2,701	47,846	1771%	52,952	0	52,952	-	47,841	5,111	11%	52,952	0	-
30	Total Other Income	50,547	0	50,547	-	2,701	47,846	1771%	52,952	0	52,952	-	47,841	5,111	11%	52,952	0	-
32	Financial Expenses & Taxes	8,795	5,126	(3,669)	72%	30,122	21,327	(71%)	28,658	20,558	(8,100)	39%	107,861	79,204	(73%)	69,900	61,800	(13%)
35	Total Other Expenses	8,795	5,126	(3,669)	72%	30,122	21,327	(71%)	28,658	20,558	(8,100)	39%	107,861	79,204	(73%)	69,900	61,800	(13%)
37	Net Result	(2,199)	10,478	(12,678)	(121%)	(29,246)	27,046	(92%)	(135,470)	41,758	(177,228)	(424%)	(57,162)	(78,308)	137%	(177,228)	(0)	59076027%

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	331,905	100.67%
Nov 2025	-	-	-	0.00%
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	1,302	1,147,605	1,283,075	111.80%



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: December 11, 2025

SUBJECT: External Affairs Management Report

Stakeholder and Partner Engagement:

- Attended the Bay Area Chamber of Commerce Executive Committee Annual Planning Session to help shape regional advocacy and business priorities for the coming year.
- Met with the Chamber’s Legislative Action Team and participation in BACC’s weekly Wednesday Lunch programming to provide community updates on Port activities.
- Participated in the Southern Oregon Workforce Investment Board’s Construction Sector Partnership meeting to engage on workforce development needs related to infrastructure and construction activity across the region.
- Attended the Bay Area Chamber of Commerce monthly Board of Directors meeting to remain engaged with local business and community leaders and maintain alignment on regional economic development priorities.
- Held discussions with the State of Oregon regarding next steps and potential partnership opportunities related to the State Dredge Program.
- Attended the Bay Area Chamber of Commerce Annual Economic Forecast.
- Met with the South Coast Workforce Housing group to support ongoing efforts aimed at expanding housing availability and addressing workforce housing challenges across the region.

Government Relations:

- Monitored quarterly state legislative days and continued tracking policy discussions and informational hearings relevant to Port operations, infrastructure funding, and coastal initiatives, including early preparation for the upcoming legislative session beginning in February.
- Conducted discussions and preliminary planning related to potential funding opportunities for the Coos Bay Rail Line (CBRL), including coordination on future grant and financing strategies.
- Met with the Oregon State Economist to discuss the Pacific Coast Intermodal Port (PCIP) project and its potential economic impacts at the regional and statewide level.
- Attended the Oregon Business Council’s Annual Leadership Summit to engage with state business, policy, and economic leaders on infrastructure investment, competitiveness, and long-term economic strategy.
- Initiated the internal Connect Oregon grant application process in preparation for upcoming funding opportunities.

Community and Communications:

- Assisted in coordinating a site visit and interviews for a reporter covering the PCIP project, including preparation of responses to interview questions and coordination with project stakeholders to ensure awareness of forthcoming coverage.
- Drafted and distributed a press release announcing recent funding for the Charleston Marina Shipyard.
- Assisted with coordination and publication of an editorial in the local newspaper related to the PCIP project.
- Finalized the Port's Strategic Business Plan Update and completed preparation for Commission review and adoption.
- Developed a promotional marketing video highlighting Port tenants and supporting local small businesses.
- Finalized and published a Mythbusting document on the PCIP website to provide clear, accessible information addressing common questions and misconceptions about the project.



MEMORANDUM

TO: Port of Coos Bay Board of Commissioners

FROM: Raymond Dwire, Charleston Marina Complex Manager

DATE: December 11, 2025

SUBJECT: Charleston Operations Management Report

Monthly Statistics:

Moorages

Of the 525 moorage slips, there were 113 annuals (21.52%), 76 semi-annuals (14.48%), 28 monthlies (5.33%), and 206 transient nights, for a total occupancy of 42.64% for the month.

RV Park

The Charleston Marina RV Park had an average capacity of 25.44% in November. Out of 104 RV Park spaces, we had 49 new check-ins. Total sales for the month were \$17,557.86. Occupancy in November 2024 was 15.13%. Sales last year were \$14,819.12. Special note, this is the third month in a row where this year's statistics are up from the previous year. Once again, I would like to attribute that due to us having staff in the RV Park Office now. Well done Heather Watson.

Ice Plant

We sold approximately 7 tons of ice in the month of November totaling \$751.00. In comparison, in November 2024, approximately 43 tons of ice were sold resulting in \$4,367.00 in sales. Historically, November is the month where we sell the least amount of ice which also makes this the perfect month for our annual maintenance. The previous year ice sales were all during the first week of November when a couple of our larger vessels fished for Black Cod and delivered to a local processor who also purchased ice.

Shipyard Work Dock and Short-Term Work Area

The Charleston Shipyard Work Dock use for the month of November continued to be very busy with vessels changing over in preparation for the upcoming Dungeness crab season.

The Charleston Shipyard Short-Term Work Area continued to be busy with \$8,141.53 in sales. In comparison, Short-Term Work Area use in November 2024 was \$8,161.67.

Charleston Marina Staff:

The Charleston Marina staffing has seen a bit of turnover during the month of November. We are now short another staff member in our Maintenance Department and also in our Marina Office. This past year, Danny Jaszay, Port Security Officer, has expressed desire to move up within our organization, has shown initiative in taking on more roles with the Security Staff, and was identified as one of our two finalists during the interview process for our Marina Office Assistant position earlier this year. I am pleased to announce that effective December 8, 2025, Danny Jaszay

has been promoted to Marina & RV Park Office Assistant. Congratulations Danny. Due to budgetary concerns, we will not be filling the vacancy this has created within the Security Department at this time.

- Marina Office and RV Park Office are fully staffed.
- Marina Maintenance Department now has six FTE's on staff.
- The Charleston Security Department now has four FTE's on staff.

Charleston Marina Office:

The days of COVID-19 changed the way we do business here at the Charleston Marina. In-person, face-to-face contact with our customers ceased to exist. We installed the walk-up windows shown in the photo below, but this arrangement has remained inconvenient for both staff and customers, especially during inclement weather. Comments and concerns continue to come in about whether, or when, our Marina Office will be open to the public once again. I am happy to announce that, as of December 1, 2025, we have reopened the door at the Charleston Marina Office so that our customers can come inside. Below are photos of our new look.



Above, the new look of the Charleston Marina Office and Gary Weldon (Maintenance Apprentice II) giving everything the daily cleaning for our guests. Thank You Gary.

A Little Holiday Spirit at The Charleston Marina:

This year, Port staff are getting into the holiday spirit with some holiday lights at the Charleston Marina. This last week, Charleston Maintenance and Security staff put lights up around the RV Park fence and light poles in the Inner Basin parking lot where the Shore Acres Holiday Light Shuttle Stop is. This year's lights were donated by Port staff, and we plan on adding more lights every year.



Charleston Fishing Families News:

So much going on at the Charleston Fishing Families office. Thank you for all you do for our commercial fishing fleet!

- **Thanksgiving Day:** They hosted a traditional Thanksgiving dinner and opened the doors up to any commercial fishermen and their immediate families.
- **2025 & 2026 Commercial Fishing Licenses** for Coos, Curry, and Douglas Counties.

Upcoming dates are:

- Wednesday 12/10/25 and Thursday 12/11/25 from 10am to 4pm.
- Friday 12/12/25 from 10am to 8pm.

Crab, Crab, Crab:

The Charleston Marina is alive with gear work as vessels prepare for the upcoming Dungeness crab season. This is an exciting time of year, and seeing all the crab pots staged and being loaded onto vessels brings life to the dreary, rainy winter days.



Photos Above: A forklift operator from Pacific Seafood unloads a trailer loaded with crab pots and stages them for loading onto commercial fishing vessels.

Photos Below: Loading F/V *Carter Jon* at Pacific Seafood Dock in Charleston.



Pacific Seafoods Wall Display:

On Saturday, November 22, Lanelle Comstock and I attended a ribbon-cutting ceremony for the amazing artwork display on the south wall at Pacific Seafood, right here in Charleston. Under the direction of Art Director Carolyn Le Grand, members of the Boys & Girls Club of Southwestern

Oregon spent nearly a year creating 150 unique, beautiful cutouts of fish, crabs, whales, sea stars, octopuses, and more.

Thank you to all the young artists, Brian McLarrin (General Manager of Pacific Seafood), and the entire Pacific Seafoods team for bringing this colorful display to Charleston. It truly brightens things up!



Holiday Lights Updates:

The Shore Acres Holiday Lights Shuttle continues to run on Friday, Saturday and Sunday, from the Charleston Marina until New Years Eve.

Stop by the Charleston Fishing Families Office on any of these nights for a hot cup of coffee or apple cider to warm up either before the ride or after, (maybe even both!).

Local businesses sponsor both the shuttle bus and Charleston Fishing Families to make these nights possible. This year, the Port of Coos Bay is sponsoring six nights with the Charleston Fishing Families which assists them with the extra electrical costs of having their office open for these nights.



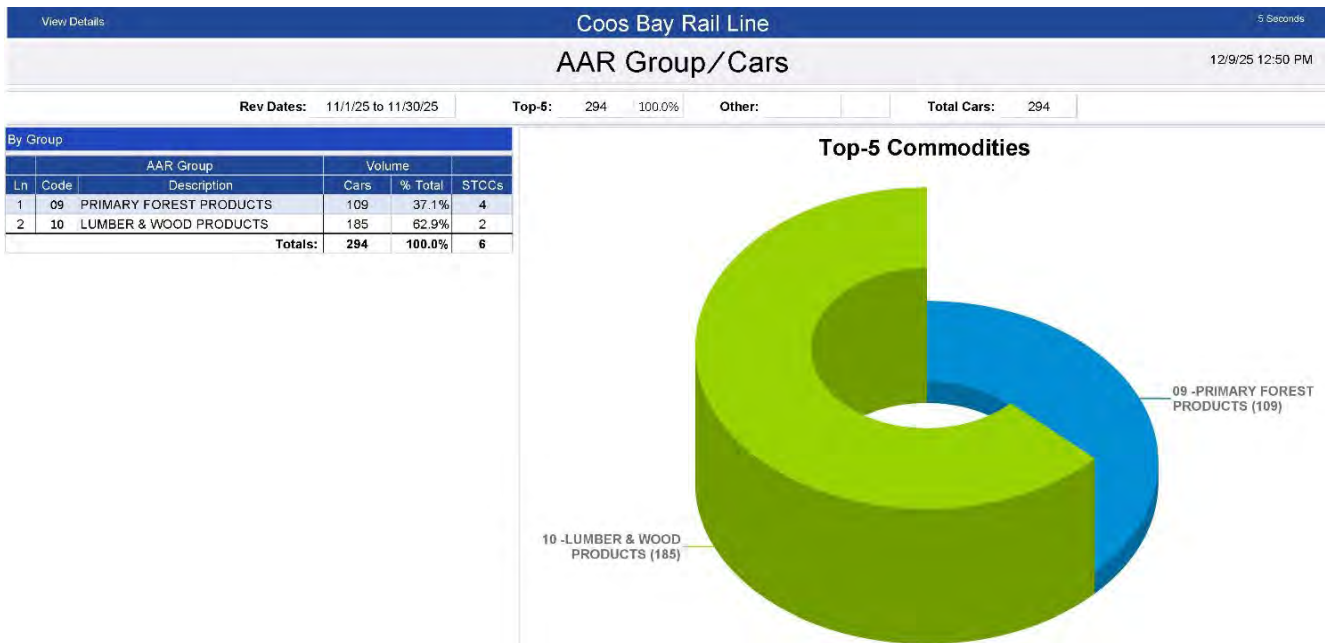


MEMORANDUM

TO: Port of Coos Bay Board of Commissioners
 FROM: Brian Early, General Manager, CBRL
 DATE: December 11, 2025
 SUBJECT: Railroad Department Management Report

Operations:

CBRL Carloads for November 2025 = 294
 Prior Month, October 2025 = 324
 Prior Year, November 2024 = 335
 FY 2025/2026 Forecasted Monthly Average = 409



Carloads would have held steady at or near the previous month if not for the Thanksgiving holiday. However, carloadings remain below forecasted levels due in large part to continuing high interest rates and uncertainty regarding tariffs, causing a very weak lumber market. Carloading of wood chips from California and the valley completely stopped in November, and we are starting to hear about mill closures. So far, closures are happening outside of our region.

The one bright spot, export logs, continue to be hampered by a lack of serviceable log cars. CBRL's Car Repair team and mechanical contractors, hired by the car owners to assist with log car repairs, have made good progress returning some cars back into service. However, several of the cars have been identified as starting to show signs of having imminent catastrophic failures in their spines and have

had to be destroyed as this condition is unrepairable. Additionally, we continue to wait on an age waiver from the FRA on the 18 cars leased by the shipper several months ago.

In lieu of more cars being available to be placed into the rotation, management has been considering the possibility of adding additional trains and personnel. In order to justify the additional expenses incurred by doing so, we estimate that CBRL would need approximately 2,000 more car loads a year just to break even and we don't anticipate that those carloads are going to be available anytime in the near future.



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 November 13, 2025. 92-day inspections were performed on locomotives 1052 & 1081. A 92-day inspection plus a triannual air brake inspection and service was performed on the CBRL 1909.

The FRA mandates that all pneumatic components that can deteriorate over a 1,104-day period shall be replaced and tested. This includes all the components of a locomotive's brake system that include moving parts and are sealed against air leaks. This includes all valves and valve portions, electric-pneumatic master controllers in the air brake system, and all brake-related filters and dirt collectors. This means that approximately every three years each of our locomotives must have this service.

Mechanical (Car):

With the aforementioned shrinking lumber demand nationwide, car supply from UP has been more than generous. In fact, too many cars are arriving too soon, creating a logjam effect as storage space is limited. Additionally, we've experienced a shortage of repair parts causing delays in getting repairs completed and missing out on some opportunities to capture revenue. Most of the delays can be attributed to mistiming orders, but it appears that some of the problems acquiring parts are tariff-related.

Maintenance of Way (MOW):

Noteworthy Projects:

New solar lights have been installed on North Bend Bridge's dolphin and south turn span rest pier. This was done so we don't have to go out to the bridge via boat in austere weather and service the navigation light generator. In coming weeks, West Coast Contractors will install the three (3) four-quadrant solar-powered navigation lights on top of the North Bend turn span.

A stainless-steel ladder on North Bend Bridge's dolphin has been repurposed. It was removed from the dolphin and anchored to the turn span's center pier to give safer and faster access, for routine maintenance of North Bend Bridge.

Lift rail blocks on all turn span bridges are in very poor condition. Employees have been working hard refurbishing the ones we have. It is a very labor-intensive process, with lots of welding and grinding. They were able to refurbish four blocks and replace the ones on Umpqua Bridge. We plan on refurbishing the ones on Cushman Bridge next.

One employee has been working hard at clearing vegetation. Gradall mower is currently down. It needs mower teeth. We anticipate the mower to be up and running in the near future and have made great progress clearing brush, so far.

Our Signal Maintainer is on task with Crossing Inspections as well as assisting with bridge movements and maintenance.

Our Bridge Tender is assisting our Bridge Inspector to complete annual bridge inspections.



Below you will find a list of projects completed for the month of November.

34	112	10/30/25	Green Hill	11/3/25	North Green Hill switch by utility marker in siding (Siding/Scale Lead) Needs adjusting. Switch will not stay latched when weight is on tracks north of switch.	11/3/25
25	108	10/21/25	740.0-752.0 Progress: 11/5/25 740.0-752.00	10/22/25	0037E3 - VEGETATION BRUSHING SIDES OF ROLLING STOCK THAT PREVENTS EMPLOYEES FROM VISUALLY INSPECTING MOVING EQUIPMENT FROM THEIR NORMAL DUTY STATIONS (ON RAILROAD PROPERTY)	11/5/25
36	116	10/31/25	705.65	11/6/25	Tree Down – Tree blocking carmen walkway @ Mapleton siding south of Rice Road,	11/10/25
37	118	11/10/25	739.68 Bridge	11/10/25	Lube turn span equipment and general maintenance.	11/10/25
41	124	7/23/25	738.7 N-3648	11/12/25	0135B1 – Improper fit between switch point and stock rail. (gaged point 1/8”)	11/12/25
	125	11/13/13	739.68 Bridge	11/13/25	Nav Light Not working – Nav light on south Pier not working. Repaired electrical short at Jct.	11/13/25
41	126	11/14/25	763.55 Bridge 763.55	11/18/25	Install Solar Navigation Lights – Install lights on South Pier and dolphin. WCC Will replace 4 quad/red/green lights on top of bridge. (WCC still needs to place 4 quad lights on top of span)	11/18/25
39	121	9/17/25	739.9 Bridge 739.65	TBD	0115A3 – Rail end mismatch on gage side of rail exceeds allowable. (¼” NW liftblock) <i>Need to refurbish liftblocks to swap out. (1 & 3 swapped with refurbished 11/17/25)</i>	11/26/25
15	58	7/10/25	763.55	TBD	Remove stainless steel ladder on east dolphin and mount on center pier of span 8 (Ladder is off, & Getting refurbished 11/18/25)	11/18/28

ODOT/FRA:

CBRL had an Hours of Service recordkeeping inspection from the ODOT and the FRA in November, no defects were recommended for violation.

Coos Bay Rail Line:

As of November 30, 2025, CBRL has worked 697 days injury free. Currently, CBRL has 18 employees and 7 locomotives on property.



(Then and now, Myrtle Point Depot 1922)

Action Items

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

DATE: December 11, 2025

PROJECT TITLE: 2025Res12 Port of Coos Bay Rate Schedule

ACTION REQUESTED: Approve Resolution 2025Res12 Revising the Port of Coos Bay Rate Schedule

BACKGROUND:

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 our summer customers. This ensures that our 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

Rate Type	2026 Off Peak Season Rate (Current Rate)	Recommended 2026 Peak Season Rate
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.” Attached to this backgrounder is 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.

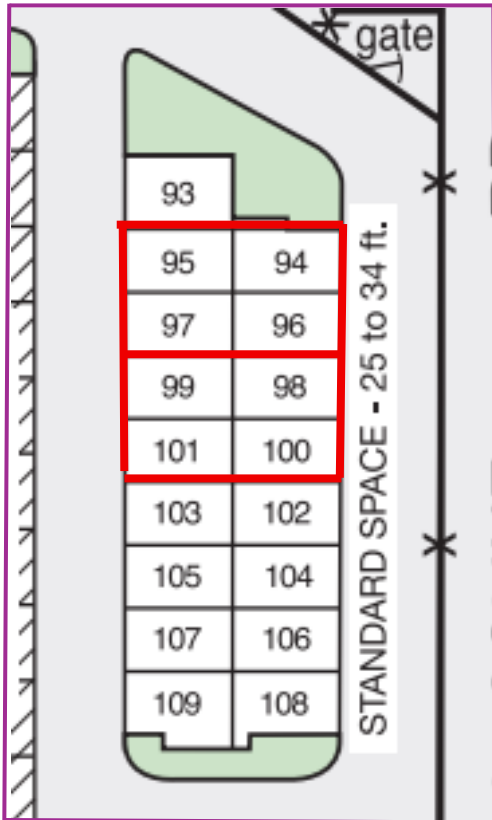
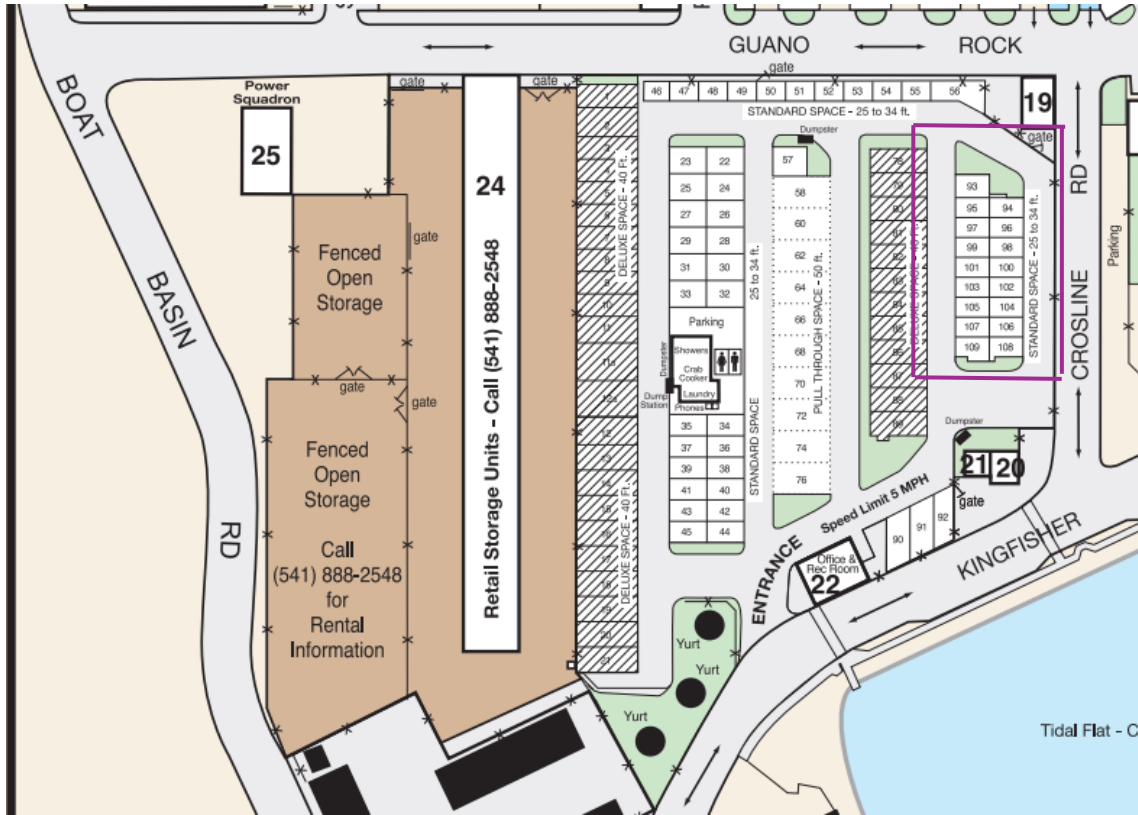
The proposed red lined 2025/26 Port of Coos Bay Rate Schedule is attached as Exhibit A to the following resolution.

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.

RECOMMENDED MOTION:

Approve Resolution 2025Res12 revising the 2025/26 Port of Coos Bay Rate Schedule’s RV Park Rates, effective January 1, 2026.

Establishment of “Mega Deluxe Site” at the Charleston Marina RV Park



Purple Box Above:

- Sites 93 – 109
- Smaller / Least used sites.
- Hard to get in and out of.

Conceptual Plan:

- No physical modifications will be made to the sites so they can be used as Single Sites, Deluxe Pull Through or the proposed Mega Deluxe Site.
- Sites 94-97 are the sites that have the least use in this area and would be the first to be offered as a Mega Deluxe Site.
- If the anticipated demand exists, Sites 98-101 would be the next set of sites followed by 102-105 and then finally 106-109.

Rate Calculation:

- Larger Pull Through Deluxe - 1500sq' for \$57.73 (Daily Rate). This calculates out to \$0.0003848667 per sq'
- Mega Deluxe Site Average 2300sq'. Calculated – 2300sq' x \$0.0003848667 = \$88.52 per day.

RESOLUTION 2025Res12

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

**RESOLUTION AUTHORIZING CHARLESTON MARINA RV PARK RATE CHANGES
TO THE 2025/26 PORT OF COOS BAY RATE SCHEDULE**

WHEREAS, Charleston Marina RV Park rates are reviewed each year, and

WHEREAS, Charleston Marina RV Park rates may be adjusted by the Consumer Price Index and/or by market analysis, and

WHEREAS, Charleston Marina RV Park rates are listed on the published Port of Coos Bay Rate Schedule, and

WHEREAS, guests of the Charleston Marina RV Park, owners and/or operators of vessels using Port moorage facilities, owners of property contained within Port storage areas, and users of Port services, are responsible for the charges outlined in the Port of Coos Bay Rate Schedule, and

WHEREAS, the Charleston Marina RV Park rates are proposed to increase as follows, and

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

WHEREAS, the Port of Coos Bay Rate Schedule may be modified by, and must be reviewed and approved by the Board of Commissioners.

THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Oregon International Port of Coos Bay that, as authorized by Ordinance No. 143, hereby adopts the Port of Coos Bay Rate Schedule effective January 1, 2026 identified as Exhibit A, attached hereto and incorporated herein by this reference.

APPROVED and ADOPTED by the Board of Commissioners of the Oregon International Port of Coos Bay this 18th day of December 2025.

Kyle Stevens, President

Nick Edwards, Vice President



2025/26 Port of Coos Bay Rate Schedule

Effective ~~July 1, 2025~~ January 1, 2026

Administration Office:	125 Central Avenue, Suite 300, Coos Bay, Oregon 97420	(541) 267-7678
Charleston Marina Office:	63534 Kingfisher Rd, Charleston, Oregon 97420	(541) 888-2548
Charleston Marina RV Park:	63402 Kingfisher Rd, Charleston, Oregon 97420	(541) 888-9512
Charleston Marina Shipyard:	63131 Troller Rd, Charleston, Oregon 97420	(541) 888-3703

Charleston Marina Services

Moorage - Boats 15' and Under

Day.....	\$10.04
Week	\$53.95
Month.....	\$154.17

Moorage - Vessels Greater Than 15'

Moorage Rates for vessels greater than 15 feet are charged by foot length on average. All rates include electric power and water.

Daily, Per Foot	\$0.771
Monthly, Per Foot	\$0.395
Semi-Annual, Per Foot.....	\$0.249
Annual, Per Foot.....	\$0.235

Launch Ramp

Daily Fee	\$7.00
Annual Permit.....	\$85.00

Ice - Regular Business Hours

Per Ton	\$100.00
Minimum Ice Order	\$67.00
No Show Fee, Cancellation with less than six hours' notice	\$82.50

Ice - After Hours & Holidays

Per Ton	\$100.00
Per Ton Surcharge	\$16.50
Minimum Ice Order	\$67.00
Minimum Surcharge.....	\$67.00
No Show Fee, Cancellation with less than six hours' notice	\$82.50

Public Dock Hoist

Per Hour	\$33.28
Cable Non-Return Fee	\$500.00

Showers

3 Minutes Per Token	\$1.00
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Last Approved by Resolution of the Oregon International Port of Coos Bay Board of Commissioners on June 18, 2025.

Charleston Marina Services, continued

Key Cards

New Card	\$10.00
Replacement Card	\$25.00

Extra Shore Power

Applies to vessels utilizing more than one pedestal for power.

Daily	\$5.00
Monthly	\$100.00

Emergency Pump Out of Vessel

Per Hour	\$75.00
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Running Water Violation

Applies that leave water running at pedestal (first offense is a warning).

Recurring Offense (each offense)	\$25.00
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Charleston Marina Storage Units

Storage Unit Rates

Dimensions: Door - 9'2" x 10' Inside - 10' x 11'/15'

5' x 10', Per Month	\$79.89
10' x 15', Per Month	\$166.79
10' x 20', Per Month	\$194.82
10' x 25', Per Month	\$220.04
10' x 30', Per Month	\$242.47
10' x 35', Per Month	\$260.69

Charleston Marina Dry Storage

Boat Trailers

Per Month	\$35.93
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Boat & Trailer

Per Foot, Per Month	\$3.49
Minimum	\$104.61

Crab Pots & Fishing Gear

Minimum Charge Per Item or Calculated by Square Foot, Whichever is Greater	\$20.25
Per Square Foot Per Month	\$0.27
Prepaid Deposit For Each ID Tag	\$7.70

Charleston Marina Shipyard Services

Short Term Paved Work Area – Utility Services

Minimum Per Month	\$72.53
1-30 Days, Per Foot, Per Day.....	\$0.22
31-90 Days, Per Foot, Per Day.....	\$0.36
91-180 Days, Per Foot, Per Day.....	\$0.54
Over 180 Days, Per Foot, Per Day	\$0.71

Short Term Gravel Work Area – Utility Services

Minimum Per Month	\$65.94
1-30 Days, Per Foot, Per Day.....	\$0.20
31-90 Days, Per Foot, Per Day.....	\$0.33
91-180 Days, Per Foot, Per Day.....	\$0.48
Over 180 Days, Per Foot, Per Day	\$0.65

Long Term Work Area – No Utility Services

Minimum Per Month	\$151.41
1-6 Months, Per Foot, Per Calendar Month.....	\$5.05
7-12 Months, Per Foot, Per Calendar Month.....	\$6.31
13-18 Months, Per Foot, Per Calendar Month.....	\$7.89
19-24 Months, Per Foot, Per Calendar Month.....	\$9.86
Over 24 Months, Per Foot, Per Calendar Month	\$12.32

Environmental Service Charge

Added to all Charleston Shipyard Invoices.....	15%
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Concrete Work Dock

Per Foot, Up To 4 Hours	\$0.95
Per Foot, Per Full Day	\$1.58

Floating Work Dock

Per Foot, Up To 4 Hours	\$0.50
Per Foot, Per Full Day	\$0.81

Boat Travel Lift - Includes 1 Hour Boat Wash, 3 Hours Total Max Time

Two Moves	\$797.48
Single Move.....	569.02
After Hours Move Surcharge.....	\$370.01
Boat Wash, Each Additional Hour	\$92.60
Lift Time, Each Additional Hour.....	\$154.50
No Show Fee.....	\$154.50

Forklift Service

Per Hour	\$117.74
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Bilge Water Disposal

Per Gallon	\$3.00
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Charleston Marina RV Park

Off Peak Season: November 1 through April 30 / Peak Season: May 1 through October 31

Additional Fees Added to RV Park Rates

Charleston Area Lodging Tax.....	9.5%
Oregon State Lodging Tax	1.5%

<u>Standard Hook Up – Rows B & E, 30-34 feet long</u>	<u>Off Peak / Peak</u>
Daily.....	\$47.72 / \$52.49
Weekly	\$263.68 / \$290.05
Monthly.....	\$739.14 / \$813.05

<u>Deluxe Hook Up – Rows A & D, 40 feet long</u>	<u>Off Peak / Peak</u>
Daily.....	\$50.11 / \$55.12
Weekly	\$280.39 / \$308.43
Monthly.....	\$781.73 / \$859.90

<u>Pull-Through Hook Up – Row C, 55-60 feet long</u>	<u>Off Peak / Peak</u>
Daily.....	\$53.70 / \$59.07
Weekly	\$295.89 / \$325.48
Monthly.....	\$823.07 / \$905.38

<u>Pull-Through Deluxe Hook Up</u>	<u>Off Peak / Peak</u>
Daily.....	\$57.73 / \$63.50
Weekly	\$318.08 / \$349.89
Monthly.....	\$884.80 / \$973.28

<u>Mega Deluxe Hook Up</u>	<u>Off Peak / Peak</u>
Daily.....	\$88.52 / \$97.37
Weekly	\$487.72 / \$536.49
Monthly.....	\$1,356.75 / \$1,492.43

<u>Yurts</u>	<u>Off Peak / Peak</u>
Daily.....	\$68.02 / \$74.82
Weekly	\$319.75 / \$351.72
Lost Key	\$50.00

RV Storage

Electrical hookup only, winter season only, subject to availability.

Monthly	\$125.00 \$135.00
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RV Dump

Per Use	\$15.00
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Propane

Per Gallon	varies on delivered price
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Recreational Room Reservations

5 Hour Use.....	\$50.00
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Late Check Out

Per Occurrence	\$30.00
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Last Approved by Resolution of the Oregon International Port of Coos Bay Board of Commissioners on June 18, 2025.

Charleston Marina RV Park, continued

<u>Extra Vehicle Parking</u>	
Per vehicle, per day	\$5.00
<u>Reservation Changes or Cancellations</u>	
<u>Per Occurrence</u>	<u>\$15.00</u>

Charleston Marina Administrative Services

<u>Credit Card Processing Fee</u>	
Per Transaction, Of Total Sale Amount	3.0%
<u>Animal Violations</u>	
Per Ordinance 143, 11A.2.B.6	\$25.00
<u>Business Licenses</u>	
Charter Operations, Per Month	\$100.00
General Services, Per Month.....	\$100.00
Food Vendors, Self-Contained, Per Month	\$100.00
Fuel Delivery, Per Year	\$100.00
Fuel Delivery, Per Gallon.....	\$0.07
<u>Impound Fee</u>	
Storage Units	\$250.00
Vessels.....	\$600.00
<u>Ordinance Violation</u>	
Civil Penalty, Each Day, Not to Exceed	\$500.00

Insurance Requirements

A current Certificate of Insurance listing the Oregon International Port of Coos Bay as an additional insured and listing the following minimum limits, is required and must be provided by all agreement/license holders. The Oregon International Port of Coos Bay must receive notice of cancellation of any required insurance.

<u>Moored Vessels</u>	
General Liability, Must Include Wreck Removal and Pollution Liability	\$500,000
<u>Charter/Guide Vessels</u>	
General Liability, Must Include Wreck Removal and Pollution Liability	\$1,000,000
<u>Travel Lift Services and Short Term Storage of Vessels (in Shipyard)</u>	
General Liability, Must Include Wreck Removal and Pollution Liability	\$500,000
<u>Long Term Storage of Vessels (in Shipyard)</u>	
General Liability, Must Include Pollution Liability.....	\$250,000

General Administrative Services

Tenant / Lessee Credit Check

Individual, Per Report.....	\$25.00
Business / Commercial, Per Report.....	\$50.00

Labor

Port Staff Labor, Per Hour	\$75.00
Attorney / Legal Counsel	Current Hourly Rate Charged to Port

Public Records

Black and White Copies, Per Page.....	\$0.25
Color Copies, Per Page	\$0.75
Fax, per page	\$1.00
Scan to PDF, Per Page.....	\$0.25
Digital Files Copied to Digital Media, per CD / Flash Drive	\$5.00
Mailed copies, up to 2 pages (plus additional postage fee over 2 pages)	\$5.00
Mailed Digital File Copied to Digital Media.....	\$10.00

Non-Commercial Firewood Gathering Permit

30 day permit, Valid November Through April	\$5.00
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Railroad Property Access and Occupancy

Fees for any other Railroad access or occupancy not specified below will be reviewed and rate quoted on an individual basis.

Administrative Fees

Application for New Agreement, Non-Refundable	\$1,200.00
Application for Adoption/Assignment of Existing Agreement, Non-Refundable	\$1,500.00
Expedited Processing	\$1,000.00
Engineering Review Fee	\$1,750.00

Access Fees

Allows limited access for 90 days with advanced notice to Railroad.

Right of Entry.....	\$1,000.00
Right of Entry Extension, Per Additional 90 Days	\$500.00
Temporary Grade Crossing, Not to Exceed One Year, Minimum \$500.00.....	Negotiated
Temporary Track Lease	\$25.00 per track foot, plus \$0.15 per sq. ft.

Grade Crossing Occupancy Fees

Per foot per year, due annually in advance. 3% CPI increase annually.

Recreational, Minimum 16 Feet.....	\$45.00
Farm/Residential, Minimum 16 Feet	\$58.00
Industrial/Commercial, Minimum 24 Feet.....	\$65.00

Track Lease Occupancy Fees

Per track foot per year plus additional land rate, due annually in advance. 3% CPI increase annually.

Lessee Maintained Track, Minimum 100 Feet	\$25.00
Railroad Maintained Track, Minimum 100 Feet	\$30.00
Land for Leased Track Use, Lessee or Railroad Maintained, Per Square Foot.....	\$0.30
Hazardous, Minimum 100 Feet.....	\$60.00
Land for Leased Track Use, Hazardous, Per Square Foot.....	\$0.45
Switch Maintenance Fee, Applies if Less Than Negotiated Carloads Annually.....	\$2,500.00

Wireline Crossing Occupancy Fees

Per wire per year, due annually in advance. 3% CPI increase annually.

Power	\$750.00
Communications	\$1,100.00
Cable TV.....	\$1,800.00
Fiber Optics	\$2,500.00
Poles, Pole Attachments, Anchors, Guy Wires, Bridge Attachments.....	\$300.00

Pipeline Crossing Occupancy Fees

Base rate plus additional fee per inch of carrier pipe per year, due annually in advance. 3% CPI increase annually.

Sewer or Water	\$750.00
Sewer or Water, Add Per Inch of Carrier Pipe.....	\$32.00
Gas or Oil	\$1,000.00
Gas or Oil, Add Per Inch of Carrier Pipe	\$35.00
Open Culverts or Other Drainage.....	\$1,000.00
Manholes, Hydrants	\$300.00

Railroad Property Access and Occupancy, continued

Wireline and Pipeline Longitudinal Crossing

Rate as specified above per wire or pipe, plus additional rate based on length of occupancy. 3% CPI increase annually.

Longitudinal Crossing, Per Foot.....\$1.50

Outdoor Advertising Occupancy Fees

Base rate per sign per year or percentage of revenue, whichever is greater. Base rate due annually in advance. 3% CPI increase annually. Right of Entry Agreement required for installation. Notice to Railroad required for all other access.

Signal Box, Per Face.....\$450.00

Signage, 4' x 8' or less\$750.00

Billboard, 10' x 40' or less\$2,000.00

Billboard, greater than 10' x 40'.....\$4,000.00

Land Lease Occupancy Fees

Per square foot per year, due annually in advance. 3% CPI increase annually. Land to be used for cultivation or other purposes. No permanent structures or other installations allowed. Minimum \$500 per agreement.

Land Lease.....\$0.80

Miscellaneous

Unloading Platforms, Lessee Maintained\$950.00

Overhead Conveyor, Lessee Maintained\$950.00

Weight Scales, Lessee Maintained\$950.00

Crossing Removal Fee

Removal and Disposal Fee, Due to Account Delinquency Status.....\$500.00

Additional Labor and Equipment, Per Hour\$100.00

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

DATE: December 11, 2025

PROJECT TITLE: Charleston Advisory Committee Member Appointments

ACTION REQUESTED: Appoint Aaron Simons and Katherine McUne to the Charleston Advisory Committee and increase the Committee to eight Committee Members by appointing Rex Leach to serve as the eighth member

BACKGROUND:

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. We thank 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 follow this backgrounder.

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 our local commercial fishing fleet. Mr. Leach's letter of interest also follows this backgrounder.

RECOMMENDED MOTION:

Appoint Aaron Simons and Katherine McUne to the Charleston Advisory Committee and increase the Committee to eight Committee Members by appointing Rex Leach to serve as the eighth member of the Charleston Advisory Committee for three-year terms expiring January 31, 2029.

From: [Aron Simons](#)
To: [Krystal Karcher](#)
Subject: Charleston Advisory Board
Date: Tuesday, October 28, 2025 12:57:28 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and email address, and know the content is relevant and safe.

Good afternoon Krystal,

Will you please let the the Port Commissioners know that I'm interested in filling the vacancie on the Charleston Advisory Board. I believe that with my experience working for the Port for 27 years, I would be a good candidate. Also I have knowledge of most of the Port operations at the Charleston marina complex.

I have also served on the Charleston Merchant Associations board, the Charleston Memorial board and I'm currently on the ILWU Federal Credit Union board.

Thank you

Aaron Simons



Letter of Interest

From Katherine McUne <kmcune@gmail.com>

Date Thu 11/20/2025 6:17 PM

To Ray Dwire <rdwire@portofcoosbay.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and email address, and know the content is relevant and safe.

Dear Mr. Dwire,

I, Katherine McUne, would like to be considered for an open position within the Charleston Advisory Committee. My husband, Jonathan McUne, and I own Monkey Business Food and Tackle located within the Boat Basin and would like to be more involved in the activities in the area that may have some effect or correlation to our business.

Thank you for your time and consideration.

Katherine McUne
541-840-7731

To Oregon International Port of Coos Bay

I Rex Leach am seeking to fill a 3 year term, on the Port's Charleston's Advisory Committee.
(CAC)

I have 2 commercial fishing vessels that moor in the Charleston Marina. I have over 40 years of experience in Commercial Fishing and have a good understanding of the needs of the fleet and local fish plants.

I have held a position on the Oregon Trawl Commission for 20 years. I have been the Chairman for the last 8 years.

I also serve on the Oregon Fishermen's Cable Committee as a current board member.

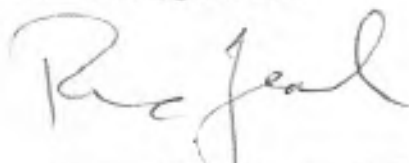
I hold the President position on a local group called, Oregon Trawl foundation. Our main purpose is to fund groups who promote the fishing industry.

Thank you for your consideration. I firmly believe I would be an asset to the Committee.

Sincerely

Rex Leach

rexsfishen@gmail.com


12-9-2025

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

DATE: December 11, 2025

PROJECT TITLE: Assignment of Coos Bay Rail Line Track Miles for Tax Credit under Section 45G of the Internal Revenue Code

ACTION REQUESTED: Commission Approval of the Agreement to Assign Coos Bay Rail Line Track Miles for Purposes of the Tax Credit under Section 45G of the Internal Revenue Code

BACKGROUND:

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.

RECOMMENDED MOTION:

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.

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

DATE: December 11, 2025

PROJECT TITLE: Eric Quella Lease Agreement

ACTION REQUESTED: Approve the execution of a one-year commercial lease agreement with a 30-day due diligence period and four (4) one-year renewal options with Eric Quella, dba The Rack, to lease Building 9 in the Charleston Marina

BACKGROUND:

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.

RECOMMENDED MOTION:

Approve the execution of a one-year commercial lease agreement with a 30-day due diligence period and four (4) one-year renewal options with Eric Quella, dba The Rack, to lease Building 9 in the Charleston Marina.

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		0.0
Total	6,213	20,502.9	6,755	22,291.5	5,168	17,054.4	5,302	17,496.6	3,681	12,147.3

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:	3,681	rail carloads =	368,100	short tons =	12,147.3	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.