



M E M O R A N D U M

TO: Interested Parties

FROM: Kyle Stevens, President

DATE: September 10, 2026

SUBJECT: Port of Coos Bay Commission Meeting Notice

The **Board of Commissioners** of the Oregon International Port of Coos Bay will hold its Regular Commission Meeting at **11:00 a.m., Thursday, September 17, 2026**, in the Port's Commission Chambers located at 125 W Central Avenue, Suite 230, Coos Bay, Oregon 97420, and live on YouTube.

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

Members of the public may provide public comment in person, via Zoom, or in writing. If members of the public would like to provide public comment during the meeting via Zoom, please call the Administrative office at 541-267-7678 by 8:30 a.m. on Thursday, September 17, 2026. Written comment will be accepted until 8:30 a.m. on Thursday, September 17, 2026 by sending an email to portcoos@portofcoosbay.com with the subject line 'Public Comment'.

An **Executive Session** has also been scheduled on **Thursday, September 17, 2026**, immediately after the Commission Meeting, as authorized under ORS 192.660(2), to:

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

KS/cs

**OREGON INTERNATIONAL PORT OF COOS BAY
REGULAR COMMISSION MEETING**

11:00 a.m., Thursday, September 17, 2026

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

Watch Live on YouTube: www.youtube.com/portcoos

Mission: *Promoting sustainable development that enhances southwest Oregon and the State in the international economy.*

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. Port and Rail Financial Update Megan Richardson

4. CONSENT ITEMS

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9. PUBLIC COMMENT

10. CEO COMMENTS

11. COMMISSION COMMENTS

12. NEXT MEETING DATES

A. PCIP Commission Meeting - Tuesday, October 6, 2026, 8:00 a.m.

B. Regular Commission Meeting - Thursday, October 15, 2026, 11:00 a.m.

13. RECESS TO EXECUTIVE SESSION

14. ADJOURN

Consent Items

DRAFT MINUTES
Oregon International Port of Coos Bay
Regular Commission Meeting
11:00 a.m., Thursday, August 20, 2026

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

Meetings are broadcast live on [YouTube](#). Hyperlinks below redirect to the recording.

Attendance

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

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

Guests: Eric Sherman, IBEW; Tallon Trentz, IUOE; Rick Skinner, Superior Construction Consulting Services; Caddy McKeown, PCIP Project; Christine Moffitt, LWV; Nate Meddings, Stantec; Jan Hodder; and Ashley Audycki, Rogue Climate.

1. [Call Meeting To Order](#)

President Stevens called the meeting to order at 11:18 a.m.

2. Port Project Update

A. [Port and Rail Financial Update](#)

3. [Consent Items](#)

Upon a motion by Commissioner ViksneHill (second by Commissioner Edwards), the Board of Commissioners voted to approve the June 18, 2026 Regular Commission Meeting Minutes, June and July Invoices, June Contracts Awarded, and Lease Renewals. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None.)

4. [Management Reports](#)

All Management Reports were included within the Meeting Packet.

5. Action Items

A. [California Avenue Street Vacation](#)

Upon a motion by Commissioner ViksneHill (second by Commissioner Hamner), the Board of Commissioners motioned to approve the request for consent from the City of North Bend for a Street Vacation of the south half of California Avenue between Broadway and Everett in North Bend. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None.)

B. [ODOT Rail Crossing Safety Improvement Grant](#)

Upon a motion by Commissioner ViksneHill (second by Commissioner Roblan), the Board of Commissioners motioned to approve execution of two Federal Subrecipient Grant Agreements with the Oregon Department of Transportation (ODOT) under the Rail Crossing Safety Improvement Program and authorize the Chief Executive Officer to execute the agreements and related documents necessary to implement the projects. **Motion Passed Unanimously.** (Ayes: Stevens, ViksneHill, Hamner, and Roblan. Nays: None. Absent: Edwards.)

6. [Information Items](#)

7. [Public Comment](#)

There was no Public Comment.

8. [CEO Comments](#)

Lanelle Comstock stated the Charleston Marina is in possession of a variety of surplus property obtained from abandoned storage units, fishing vessels, and buildings. In accordance with Port Policy 6.6, the Port will dispose of these items through advertised online and in-person sales. Revenue is anticipated to be under \$20,000, falling within the CEO's disposal authority.

An application was submitted for the Oregon Department of Transportation's (ODOT) Transportation and Growth Management Program grant to conduct a feasibility study for the proposed South Coast Rail Trail. The request is for \$250,000 with an 11.5% match of \$28,125 in staff time. Results are expected in mid-October. The City of Coos Bay Parks Commission will be discussing the project as well, and Ms. Comstock and Matt Friesen will be attending that meeting.

The Port is actively recruiting for a Maintenance Foreman at the Charleston Marina and will soon post a position for a blended entry-level maintenance and security role.

Mobilization of the State-owned dredge to the Port of Garibaldi has begun. Port maintenance staff will conduct dredging operations in Garibaldi from mid-September through December.

Ms. Comstock stated the water filtration system has been installed in the Ice Plant. This will greatly reduce the chlorine smell. Rick Adamek stated the electrician will take approximately one more week and the filtration system should be operational within two weeks.

Commissioner Roblan asked once the Port is finished dredging in Garibaldi, how will the Port get the dredge back to the State. Ms. Comstock stated the Port is still in discussions with the State.

9. Commission Comments

There were no Commission comments.

10. Next Meeting Dates

- A. PCIP Commission Meeting – Tuesday, September 1, 2026, 8:00 a.m.
- B. Regular Commission Meeting – Thursday, September 17, 2026, 11:00 a.m.

11. Adjourn

President Stevens adjourned the meeting at 11:43 a.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: September 10, 2026
Subject: Invoices Paid for Commission Approval through August 2026

A/P checks issued per NetSuite financial system	113,899.90
Payroll disbursement per Umpqua Bank statement	103,046.33
Misc electronic disbursements per Umpqua Bank statement	162,601.23
Total Disbursements	<u>\$ 379,547.46</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: September 10, 2026

SUBJECT: Lease Renewal

The following leases have been previously approved by the Port Commission and have been renewed for another term:

Property Address	Tenant Name	Lease End Date
125 W. Central Ave, Ste 380	Altru Home Care LLC dba New Horizons	6/30/2027
145 W. Central Ave	Bay Area Chamber of Commerce	7/31/2027

Management Reports



MEMORANDUM

TO: Port of Coos Bay Board of Commissioners
FROM: Lanelle Comstock, Chief Executive Officer
DATE: September 10, 2026
SUBJECT: Administrative Services Management Report

Upcoming Scheduled Meetings and Events:

- September Regular Commission Meeting: Thursday, September 17, 11:00 am
- Oregon Public Ports Association Annual Meeting*: Friday, September 25 (Astoria)
- [Octoberfish*](#): Saturday, October 3 (at OIMB)
- October PCIP Commission Meeting: Tuesday, October 6, 8:00 am
- October Regular Commission Meeting: Thursday, October 17, 11:00 am
- Charleston Advisory Committee Meeting: Wednesday, October 28, 10:00 am

**Non-Port, but Port affiliated, meeting/event*

Coos Bay Estuary Management Plan: The advisory committees of the Coos Bay Estuary Management Plan (CBEMP) meet on a regular basis to provide strategic leadership, technical expertise, and community insights in land-use planning of the Coos Bay Estuary Management Plan. The schedules of the Steering, Technical, and Citizen Advisory Committee meetings, as well as information related to the Plan and its update, can be found here: <https://co.coos.or.us/coos-county-comprehensive-plan-volume-ii-coos-bay-estuary-management-plan>

ADMINISTRATION

Oregon Coast Economic Summit – Save the Date: The Oregon Coast Economic Summit is scheduled for October 28 and 29 at the Seaside Civic and Convention Center. The summit, organized by the Coastal Caucus, is one of the premier economic summits in the state of Oregon organized by elected officials. It is a respectful, bi-partisan space for policymakers, lawmakers and agency directors and managers to come together and talk about the future. Port Staff will be attending the event.

Oregon Public Ports Association: The Oregon Public Ports Association (OPPA) annual meeting is scheduled for September 25 in Astoria. This meeting is a fantastic opportunity to meet and network with other Oregon Port Managers, discuss OPPA goals and special projects, receive state and federal legislative updates regarding ports, and hear presentations from different agencies and Ports. Port Staff will be attending the event.

SOU Student Visit: About fourteen students and three staff members from Southern Oregon University's Community Resilience and Leadership Student Fellows Program visited the Port of Coos Bay on Wednesday, September 9 to receive a presentation regarding Port operations,

followed by a tour of Port properties. One of the students, Alana Albarran, has been interning with the Port since April, assisting with the South Coast Rail Trail project. Alana has been instrumental in creating a database of potential stakeholders and adjacent property owners in anticipation of the community outreach needed for the rail to trail project.

Congresswoman Val Hoyle Visit: Congresswoman Val Hoyle and her staff visited with Port Staff at the end of August to receive an update on the PCIP project and other Port projects, including the Charleston Shipyard Improvement Project. We are thankful for the Congresswoman, as she is a huge proponent, advocate, and supporter of projects at the Port of Coos Bay.

Bowling Event: The Port Leadership Team participated in the Bay Area Chamber of Commerce Business After Hours event “Taking Care of Business” Bowling and Cornhole Tournament at the North Bend Lanes in August. The Port took 2nd place in the costume contest, 2nd place in our bracket in cornhole, and tried our best in bowling. Fun was had by all.



Coos Watershed Annual Watershed Sponsorship: As a member of the Board of Directors for the Coos Watershed Association, I understand the significance of donations, sponsorships, and grants for a small non-profit organization. Business sponsorships are vital to the success of the Coos Watershed Association because they provide flexible, local funding that helps sustain watershed restoration, environmental education, habitat enhancement, and community stewardship programs throughout the Coos region. While grants often support specific projects, business sponsorships help fill critical funding gaps, allowing the Association to respond to emerging needs, maintain ongoing conservation efforts, and leverage additional funding opportunities. By investing in the health of our watershed, local businesses are not only supporting clean water, healthy salmon and wildlife habitats, and resilient ecosystems, but also contributing to the long-term economic and environmental well-being of the communities that depend on these natural resources. Sponsor the Coos Watershed Association today!



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: September 10, 2026
SUBJECT: Accounting & Finance Management Report

We hereby present July and July Year-to-Date (1 month) financial results for the Port.

Operating Revenue:

Operating revenue totaled \$404K, which was approximately \$30K greater than budget. All departments, except Admin, exceeded budget. Admin's shortfall is a timing issue with lease renewals and the timing of CPIs. Port Ops' revenues were greater due to unanticipated property agreements. Rail Ops' revenue exceeded budget because of the timing of property agreements and greater surcharges billed. CBRL budgeted an average of 360 car movements per month and moved 351 carloads in July. The carloads were less than budgeted but the cars moved in Zone C were greater than projected. Charleston Ops' revenue exceeded budget for building and dock leases, Marina services, and ice sales, but fell short across other business lines.

Operating Expense:

Operating expenses totaled \$366K, which was \$3K greater than budget for the period. All departments underspent their budget this month except Charleston Ops. Charleston is overspent on personnel services this month because fewer hours were allocated to the Dredge Ops department than were budgeted. They are also over in repairs & maintenance equipment for the Ice Plant refrigeration unit replacement, and for repairs & maintenance vehicles for the total engine replacement in the F-350 used for Charleston and dredge mobilization.

Operating Result:

Total operating results for the month of July were a net gain of \$38K against a planned net gain of \$11K, which was greater than planned by \$27K. All departments, except Charleston Ops, had a better operating result than budgeted. The unfavorable result in Charleston Ops is due to greater expenses for repairs and maintenance.

Other Income & Expense:

Other revenues totaled \$46K, which is greater than planned by \$10K. Other expenses totaled \$14K, which is less than planned by \$10K.

Net Result & Year to Date:

July had a net gain of \$70K compared to a budgeted net gain of \$23K resulting in a positive variance of \$47K.

Other Comments:

August Total Cash Balance	Unrestricted OIPCB Funds	Total Restricted	Restricted	
			State Dredge Funds	IFA Channel Mod
5,799,108.69	1,783,628.21	4,015,480.48	179,575.96	3,835,904.51

The total cash balances in all bank accounts for August month-end were \$5,799,108.69, which is an increase from July of \$105,237.28. Restricted funds are detailed in the table above. Total interest earnings totaled \$15,927.73 with \$2,301.36 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 cash flow needs. The Local Government Investment Pool (LGIP) interest rate is 4.00% pa.

		Current Period				Same Month Last Year			Year to Date							Year End		
		Jul 2026				Jul 2025			Jul 2026 - Jul 2026				Prior FYTD vs Current FYTD			Jul 2026 - Jun 2027		
		Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
1	Operating Income																	
33	Administration	18,575	19,312	(737)	(4%)	15,186	3,390	22%	18,575	19,312	(737)	(4%)	15,186	3,390	22%	231,012	231,749	(0%)
20	Port Operations	32,188	17,230	14,958	87%	24,814	7,374	30%	32,188	17,230	14,958	87%	24,814	7,374	30%	200,509	185,551	8%
21	Railroad Operations	60,517	53,095	7,422	14%	55,723	4,794	9%	60,517	53,095	7,422	14%	55,723	4,794	9%	479,186	471,764	2%
22	Charleston Operations																	
23	Building & Dock Leases	25,320	22,279	3,042	14%	21,948	3,372	15%	25,320	22,279	3,042	14%	21,948	3,372	15%	270,384	267,343	1%
24	Property Agreements	0	2,500	(2,500)	(100%)	0	0	-	0	2,500	(2,500)	(100%)	0	0	-	27,500	30,000	(8%)
25	Marina	104,604	98,901	5,703	6%	101,172	3,432	3%	104,604	98,901	5,703	6%	101,172	3,432	3%	1,300,557	1,294,854	0%
26	Shipyard	26,558	37,428	(10,869)	(29%)	35,825	(9,267)	(26%)	26,558	37,428	(10,869)	(29%)	35,825	(9,267)	(26%)	380,107	390,976	(3%)
27	RV Park	65,127	70,142	(5,015)	(7%)	68,861	(3,734)	(5%)	65,127	70,142	(5,015)	(7%)	68,861	(3,734)	(5%)	388,806	393,821	(1%)
28	Ice Plant	61,995	38,703	23,292	60%	52,583	9,412	18%	61,995	38,703	23,292	60%	52,583	9,412	18%	311,955	288,663	8%
29	Travel Lift	6,450	7,497	(1,047)	(14%)	3,759	2,691	72%	6,450	7,497	(1,047)	(14%)	3,759	2,691	72%	108,453	109,500	(1%)
30	Other	2,431	6,307	(3,876)	(61%)	3,062	(630)	(21%)	2,431	6,307	(3,876)	(61%)	3,062	(630)	(21%)	(18,190)	(14,314)	27%
31	Total Charleston Operations	292,485	283,755	8,730	3%	287,210	5,276	2%	292,485	283,755	8,730	3%	287,210	5,276	2%	2,769,574	2,760,843	0%
32	Total Operating Income	403,766	373,393	30,373	8%	382,933	20,833	5%	403,766	373,393	30,373	8%	382,933	20,833	5%	3,680,280	3,649,907	1%
34	Operating Expenses																	
35	Administration	109,240	130,239	20,999	16%	112,980	3,740	3%	109,240	130,239	20,999	16%	112,980	3,740	3%	3,171,875	3,192,874	1%
37	Port Operations	17,754	23,990	6,236	26%	19,294	1,540	8%	17,754	23,990	6,236	26%	19,294	1,540	(8%)	294,623	300,860	(2%)
38	Railroad Operations	27,044	46,037	18,993	41%	38,610	11,566	30%	27,044	46,037	18,993	41%	38,610	11,566	(30%)	533,454	552,448	(3%)
39	Charleston Operations	211,738	162,215	(49,522)	(31%)	178,465	(33,272)	(19%)	211,738	162,215	(49,522)	(31%)	178,465	(33,272)	19%	2,654,011	2,604,488	2%
40	Total Expenses	365,776	362,482	(3,294)	(1%)	349,350	(16,426)	(5%)	365,776	362,482	(3,294)	(1%)	349,350	(16,426)	(5%)	6,653,964	6,650,670	(0%)
42	Operating Results																	
43	Administration	(90,665)	(110,927)	20,262	(18%)	(97,795)	7,130	(7%)	(90,665)	(110,927)	20,262	(18%)	(97,795)	7,130	(7%)	(2,940,863)	(2,961,125)	(1%)
45	Port Operations	14,434	(6,760)	21,194	(314%)	5,520	8,914	161%	14,434	(6,760)	21,194	(314%)	5,520	8,914	161%	(94,115)	(115,309)	(18%)
46	Railroad Operations	33,473	7,058	26,415	374%	17,113	16,360	96%	33,473	7,058	26,415	374%	17,113	16,360	96%	(54,268)	(80,683)	(33%)
47	Charleston Operations	80,748	121,540	(40,792)	(34%)	108,745	(27,997)	(26%)	80,748	121,540	(40,792)	(34%)	108,745	(27,997)	(26%)	115,563	156,355	(26%)
48	Totals Operating Results	37,990	10,911	27,079	248%	33,583	4,407	13%	37,990	10,911	27,079	248%	33,583	4,407	13%	(2,973,683)	(3,000,762)	(1%)
50	Tax Collected	32,496	25,545	6,951	27%	26,800	5,696	21%	32,496	25,545	6,951	27%	26,800	5,696	21%	2,525,133	2,518,182	0%
51	Financial Income	9,471	9,361	110	1%	7,374	2,097	28%	9,471	9,361	110	1%	7,374	2,097	28%	118,597	118,487	0%
52	Grant Income	0	0	0	-	0	0	-	0	0	0	-	0	0	-	526,493	526,493	0%
54	Other Income	3,750	1,067	2,683	251%	3,333	417	13%	3,750	1,067	2,683	251%	3,333	417	13%	1,509,340	1,506,657	0%
55	Total Other Income	45,717	35,973	9,744	27%	37,507	8,210	22%	45,717	35,973	9,744	27%	37,507	8,210	22%	4,679,562	4,669,818	0%
57	Financial Expenses & Taxes	3,113	4,013	901	(22%)	3,377	264	(8%)	3,113	4,013	901	(22%)	3,377	264	(8%)	71,100	72,000	1%
58	Debt Service	10,567	15,146	4,579	(30%)	25,047	14,480	(58%)	10,567	15,146	4,579	(30%)	25,047	14,480	(58%)	1,387,477	1,392,056	0%
59	Capital Outlays	0	5,000	5,000	(100%)	0	0	-	0	5,000	5,000	(100%)	0	0	-	200,000	205,000	2%
61	Total Other Expenses	13,680	24,159	10,480	(43%)	28,423	14,744	(52%)	13,680	24,159	10,480	(43%)	28,423	14,744	(52%)	1,658,576	1,669,056	(1%)
63	Net Result	70,027	22,724	47,303	(208%)	42,666	27,361	64%	70,027	22,724	47,303	208%	42,666	27,361	64%	47,302	(0)	-

Financial Report - Actual vs. Budget
For Period Ending Jul 2026

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			
	Jul 2026				Jul 2025			Jul 2026 - Jul 2026				Prior FYTD vs Current FYTD			Jul 2026 - Jun 2027		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4005 Building & Dock Leases	17,321	18,029	(708)	-4%	13,911	3,411	25%	17,321	18,029	(708)	-4%	13,911	3,411	25%	215,641	216,349	0%
4180 Merchandise	4	0	4	-	0	4	-	4	0	4	-	0	4	-	4	0	-
4245 CCURA	1,250	1,250	0	0%	1,250	0	0%	1,250	1,250	0	0%	1,250	0	0%	15,000	15,000	0%
4290 Other	0	33	(33)	-100%	25	(25)	-100%	0	33	(33)	-100%	25	(25)	-100%	367	400	-8%
Total Operating Income	18,575	19,312	(737)	-4%	15,186	3,390	22%	18,575	19,312	(737)	-4%	15,186	3,390	22%	231,012	231,749	0%
Expenses																	
Personnel Services																	
5005 Salaries	40,833	50,057	9,224	18%	47,026	6,194	13%	40,833	50,057	9,224	18%	47,026	6,194	13%	641,708	650,933	1%
Total Compensation	40,833	50,057	9,224	18%	47,026	6,194	13%	40,833	50,057	9,224	18%	47,026	6,194	13%	641,708	650,933	1%
5100 Federal Payroll taxes	3,077	3,829	752	20%	3,545	468	13%	3,077	3,829	752	20%	3,545	468	13%	49,044	49,796	2%
5105 State Payroll taxes	0	198	198	100%	0	0	-	0	198	198	100%	0	0	-	2,376	2,574	8%
5110 Unemployment Insurance	674	412	(262)	-63%	434	(240)	-55%	674	412	(262)	-63%	434	(240)	-55%	5,624	5,363	-5%
5115 Workers compensation	86	275	189	69%	94	8	9%	86	275	189	69%	94	8	9%	3,383	3,572	5%
Total Payroll Taxes	3,837	4,714	877	19%	4,074	237	6%	3,837	4,714	877	19%	4,074	237	6%	60,427	61,304	1%
5200 Medical insurance	4,511	6,590	2,079	32%	5,790	1,278	22%	4,511	6,590	2,079	32%	5,790	1,278	22%	77,002	79,081	3%
5205 Dental insurance	714	845	131	16%	741	27	4%	714	845	131	16%	741	27	4%	10,012	10,143	1%
5215 Term life insurance	75	88	13	14%	75	0	0%	75	88	13	14%	75	0	0%	1,038	1,050	1%
5225 PERS Employer Contributions	10,945	12,059	1,114	9%	10,442	(503)	-5%	10,945	12,059	1,114	9%	10,442	(503)	-5%	155,696	156,810	1%
5230 PERS Employee Contributions	2,726	3,003	277	9%	2,601	(125)	-5%	2,726	3,003	277	9%	2,601	(125)	-5%	38,779	39,056	1%
5295 Allocations	(1,438)	(1,277)	161	-13%	(2,605)	(1,167)	45%	(1,438)	(1,277)	161	-13%	(2,605)	(1,167)	45%	(16,765)	(16,605)	-1%
Total Insured Benefits	17,533	21,308	3,775	18%	17,044	(489)	-3%	17,533	21,308	3,775	18%	17,044	(489)	-3%	265,760	269,535	1%
Total Personnel Services	62,202	76,079	13,877	18%	68,144	5,941	9%	62,202	76,079	13,877	18%	68,144	5,941	9%	967,895	981,772	1%
Goods & Services																	
6005 Seminars & training	0	253	253	100%	0	0	-	0	253	253	100%	0	0	-	2,787	3,040	8%
Total Staff Training	0	253	253	100%	0	0	-	0	253	253	100%	0	0	-	2,787	3,040	8%
6020 Travel - airfare	0	83	83	100%	0	0	-	0	83	83	100%	0	0	-	917	1,000	8%
6025 Travel - lodging & transportation	0	283	283	100%	387	387	100%	0	283	283	100%	387	387	100%	3,117	3,400	8%
6030 Travel - Per Diem & mileage reimbursement	0	83	83	100%	0	0	-	0	83	83	100%	0	0	-	917	1,000	8%
6035 Meals & Entertainment	0	104	104	100%	0	0	-	0	104	104	100%	0	0	-	1,146	1,250	8%
Total Travel & Entertainment	0	554	554	100%	387	387	100%	0	554	554	100%	387	387	100%	6,096	6,650	8%
6050 Office supplies	0	250	250	100%	327	327	100%	0	250	250	100%	327	327	100%	2,750	3,000	8%
6055 Kitchen supplies	8	21	13	63%	0	(8)	-	8	21	13	63%	0	(8)	-	237	250	5%
6060 IT supplies	25	500	475	95%	0	(25)	-	25	500	475	95%	0	(25)	-	5,525	6,000	8%
6070 Postage & courier services	400	292	(108)	-37%	409	9	2%	400	292	(108)	-37%	409	9	2%	3,608	3,500	-3%
6075 Memberships & dues	1,813	1,894	81	4%	2,140	328	15%	1,813	1,894	81	4%	2,140	328	15%	22,644	22,725	0%
6077 Subscriptions	0	18	18	100%	0	0	-	0	18	18	100%	0	0	-	201	219	8%
6085 Office equipment lease	0	154	154	100%	0	0	-	0	154	154	100%	0	0	-	1,693	1,847	8%
6087 Office equipment repairs & maintenance	120	250	130	52%	112	(8)	-7%	120	250	130	52%	112	(8)	-7%	2,870	3,000	4%
6090 IT SW subscriptions & licenses	13,273	12,534	(739)	-6%	11,431	(1,842)	-16%	13,273	12,534	(739)	-6%	11,431	(1,842)	-16%	151,143	150,404	0%
6095 Commission expenses	198	283	85	30%	198	(0)	0%	198	283	85	30%	198	(0)	0%	3,315	3,400	3%
Total Office Expense	15,836	16,195	359	2%	14,618	(1,218)	-8%	15,836	16,195	359	2%	14,618	(1,218)	-8%	193,986	194,345	0%
6100 Telephone - landline	479	483	4	1%	408	(71)	-17%	479	483	4	1%	408	(71)	-17%	5,796	5,800	0%
6105 Telephone - mobile	158	168	10	6%	251	92	37%	158	168	10	6%	251	92	37%	2,010	2,020	0%
6110 Internet services	396	413	18	4%	292	(103)	-35%	396	413	18	4%	292	(103)	-35%	4,942	4,960	0%
6130 Electricity	480	854	374	44%	837	357	43%	480	854	374	44%	837	357	43%	9,994	10,368	4%
6135 Water/Sewer	262	237	(24)	-10%	225	(36)	-16%	262	237	(24)	-10%	225	(36)	-16%	3,384	3,360	-1%
6140 Garbage/Sanitation Collection	331	342	10	3%	321	(10)	-3%	331	342	10	3%	321	(10)	-3%	4,090	4,100	0%
Total Utilities	2,106	2,498	392	16%	2,334	228	10%	2,106	2,498	392	16%	2,334	228	10%	30,216	30,608	1%
6205 Janitorial services	949	974	25	3%	904	(45)	-5%	949	974	25	3%	904	(45)	-5%	11,661	11,685	0%
6215 Payroll services	150	569	418	74%	180	29	16%	150	569	418	74%	180	29	16%	6,977	7,395	6%
6245 Legal advertising	0	83	83	100%	0	0	-	0	83	83	100%	0	0	-	917	1,000	8%
6250 Legal services	1,155	6,667	5,512	83%	0	(1,155)	-	1,155	6,667	5,512	83%	0	(1,155)	-	74,488	80,000	7%
6255 Auditing	0	6,250	6,250	100%	0	0	-	0	6,250	6,250	100%	0	0	-	68,750	75,000	8%
6260 Consulting services	0	910	910	100%	15,991	15,991	100%	0	910	910	100%	15,991	15,991	100%	10,010	10,920	8%

Financial Report - Actual vs. Budget
For Period Ending Jul 2026

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		
	Jul 2026				Jul 2025			Jul 2026 - Jul 2026				Prior FYTD vs Current FYTD		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff
6290 Commercial insurance	6,059	3,694	(2,364)	-64%	4,546	(1,513)	-33%	6,059	3,694	(2,364)	-64%	4,546	(1,513)	-33%
Total Professional Services	8,313	19,147	10,834	57%	21,620	13,307	62%	8,313	19,147	10,834	57%	21,620	13,307	62%
6315 Advertising	0	83	83	100%	0	0	-	0	83	83	100%	0	0	-
6340 Legislative support	13,700	14,108	408	3%	5,500	(8,200)	-149%	13,700	14,108	408	3%	5,500	(8,200)	-149%
6345 Community affairs	0	208	208	100%	0	0	-	0	208	208	100%	0	0	-
6351 Awards & Recognitions	0	42	42	100%	0	0	-	0	42	42	100%	0	0	-
Total Marketing Expense	13,700	14,442	742	5%	5,500	(8,200)	-149%	13,700	14,442	742	5%	5,500	(8,200)	-149%
6400 Small equipment & tools	0	25	25	100%	0	0	-	0	25	25	100%	0	0	-
6405 Safety/hazardous materials	122	21	(101)	-487%	0	(122)	-	122	21	(101)	-487%	0	(122)	-
6420 Janitorial supplies	76	83	7	9%	155	79	51%	76	83	7	9%	155	79	51%
6425 Operational supplies	13	42	28	68%	122	109	89%	13	42	28	68%	122	109	89%
Total Operational Expense	212	171	(41)	-24%	277	66	24%	212	171	(41)	-24%	277	66	24%
6500 Repairs & maintenance equipment	6,393	0	(6,393)	-	0	(6,393)	-	6,393	0	(6,393)	-	0	(6,393)	-
6510 Repairs & maintenance buildings	470	892	422	47%	100	(370)	-370%	470	892	422	47%	100	(370)	-370%
6580 Permits	0	0	0	-	0	0	-	0	0	0	-	0	0	-
Total Repair and Maintenance	6,872	900	(5,972)	-664%	100	(6,772)	-6772%	6,872	900	(5,972)	-664%	100	(6,772)	-6772%
6599 Budget Contingency	0	0	0	-	0	0	-	0	0	0	-	0	0	-
Total Goods & Services	47,038	54,160	7,122	13%	44,836	(2,201)	-5%	47,038	54,160	7,122	13%	44,836	(2,201)	-5%
Total Expenses	109,240	130,239	20,999	16%	112,980	3,740	3%	109,240	130,239	20,999	16%	112,980	3,740	3%
Operating Results	(90,665)	(110,927)	20,262	-18%	(97,795)	7,130	-7%	(90,665)	(110,927)	20,262	-18%	(97,795)	7,130	-7%
Other Income & Expenses														
Other Income														
4405 Property Taxes - Current Year	24,986	19,448	5,538	28%	19,640	5,346	27%	24,986	19,448	5,538	28%	19,640	5,346	27%
4410 Property Taxes - Prior Years	7,510	6,097	1,413	23%	7,160	350	5%	7,510	6,097	1,413	23%	7,160	350	5%
4470 Property Taxes - Sublet Facilities	0	0	0	-	0	0	-	0	0	0	-	0	0	-
4505 Interest - Bank	2,097	1,988	110	6%	0	2,097	-	2,097	1,988	110	6%	0	2,097	-
4506 Interest - Southport Note	1,010	1,010	0	0%	1,198	(188)	-16%	1,010	1,010	0	0%	1,198	(188)	-16%
4515 Principal Repayment - Southport Note	6,364	6,364	0	0%	6,176	188	3%	6,364	6,364	0	0%	6,176	188	3%
4905 Other	87	0	87	-	25	62	247%	87	0	87	-	25	62	247%
Total Other Income	42,054	34,906	7,148	20%	34,199	7,854	23%	42,054	34,906	7,148	20%	34,199	7,854	23%
Other Expenses														
Taxes & Misc Expenses														
6720 Property Tax - Sublet Facilities	0	0	0	-	0	0	-	0	0	0	-	0	0	-
6745 Banking fees	276	333	57	17%	312	36	12%	276	333	57	17%	312	36	12%
6750 Fines & Penalties	80	0	(80)	-	0	(80)	-	80	0	(80)	-	0	(80)	-
Total Taxes & Misc Expenses	356	333	(23)	-7%	312	(44)	-14%	356	333	(23)	-7%	312	(44)	-14%
Debt Services & Capital Expense														
7005 Principal repayment	0	0	0	-	0	0	-	0	0	0	-	0	0	-
7010 Interest payment	0	0	0	-	0	0	-	0	0	0	-	0	0	-
8010 CIP Buildings	0	833	833	100%	0	0	-	0	833	833	100%	0	0	-
Total Debt Services & Capital Expenses	0	833	833	100%	0	0	-	0	833	833	100%	0	0	-
Total Other Expenses	356	1,167	811	69%	312	(44)	-14%	356	1,167	811	69%	312	(44)	-14%
Net Other Income	41,697	33,739	7,958	24%	33,887	7,811	23%	41,697	33,739	7,958	24%	33,887	7,811	23%
Net Result	(48,968)	(77,188)	28,220	-37%	(63,908)	14,940	-23%	(48,968)	(77,188)	28,220	-37%	(63,908)	14,940	-23%

Charleston Ops	Current Period				Same Month Last Year			Year to Date							Year End		
	Jul 2026				Jul 2025			Jul 2026 - Jul 2026							Jul 2026 - Jun 2027		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Prior FYTD vs Current FYTD			Projected	Budget	% Diff
												Last FY	\$ Diff	% Diff			
Operating Income																	
4005 Building & Dock Leases	25,320	22,279	3,042	14%	21,948	3,372	15%	25,320	22,279	3,042	14%	21,948	3,372	15%	270,384	267,343	1%
4010 Property Agreements	0	2,500	(2,500)	-100%	0	0	-	0	2,500	(2,500)	-100%	0	0	-	27,500	30,000	-8%
4100 Annual Moorage	21,432	23,716	(2,284)	-10%	23,350	(1,918)	-8%	21,432	23,716	(2,284)	-10%	23,350	(1,918)	-8%	414,716	417,000	-1%
4105 Semi-Annual Moorage	20,414	17,808	2,605	15%	14,880	5,533	37%	20,414	17,808	2,605	15%	14,880	5,533	37%	270,215	267,609	1%
4110 Monthly Moorage	15,971	14,810	1,161	8%	14,435	1,536	11%	15,971	14,810	1,161	8%	14,435	1,536	11%	161,947	160,786	1%
4115 Transient Moorage	11,351	11,964	(614)	-5%	16,907	(5,557)	-33%	11,351	11,964	(614)	-5%	16,907	(5,557)	-33%	101,453	102,067	-1%
4118 Work Dock	3,897	12,410	(8,513)	-69%	11,597	(7,700)	-66%	3,897	12,410	(8,513)	-69%	11,597	(7,700)	-66%	81,751	90,264	-9%
4120 Metered Utilities	114	248	(134)	-54%	205	(90)	-44%	114	248	(134)	-54%	205	(90)	-44%	1,366	1,500	-9%
4125 Launch Ramp	8,175	6,747	1,428	21%	7,249	926	13%	8,175	6,747	1,428	21%	7,249	926	13%	59,428	58,000	2%
4135 Storage Yard	6,368	3,880	2,488	64%	5,237	1,131	22%	6,368	3,880	2,488	64%	5,237	1,131	22%	56,823	54,335	5%
4140 Storage Unit	19,590	20,507	(917)	-4%	19,642	(52)	0%	19,590	20,507	(917)	-4%	19,642	(52)	0%	244,516	245,433	0%
4145 Long Term Boat Storage	6,832	10,266	(3,434)	-33%	9,404	(2,572)	-27%	6,832	10,266	(3,434)	-33%	9,404	(2,572)	-27%	116,545	119,979	-3%
4150 Short Term Boat Storage	7,870	6,189	1,680	27%	7,025	845	12%	7,870	6,189	1,680	27%	7,025	845	12%	81,680	80,000	2%
4165 Space Rents	63,400	68,208	(4,807)	-7%	66,322	(2,922)	-4%	63,400	68,208	(4,807)	-7%	66,322	(2,922)	-4%	374,580	379,388	-1%
4173 Laundry	672	951	(279)	-29%	1,010	(338)	-33%	672	951	(279)	-29%	1,010	(338)	-33%	4,721	5,000	-6%
4175 Propane	376	666	(290)	-44%	799	(423)	-53%	376	666	(290)	-44%	799	(423)	-53%	5,475	5,765	-5%
4180 Merchandise	89	20	69	345%	0	89	-	89	20	69	345%	0	89	-	169	100	69%
4190 Ice	64,245	38,703	25,542	66%	52,583	11,662	22%	64,245	38,703	25,542	66%	52,583	11,662	22%	314,205	288,663	9%
4200 Boat Lifts	6,450	7,497	(1,047)	-14%	3,759	2,691	72%	6,450	7,497	(1,047)	-14%	3,759	2,691	72%	108,453	109,500	-1%
4230 Environmental Fee	4,300	6,054	(1,753)	-29%	4,995	(695)	-14%	4,300	6,054	(1,753)	-29%	4,995	(695)	-14%	66,359	68,112	-3%
4290 Other	5,620	8,333	(2,713)	-33%	5,862	(242)	-4%	5,620	8,333	(2,713)	-33%	5,862	(242)	-4%	97,287	100,000	-3%
4295 Bad Debt Expense	0	0	0	-	0	0	-	0	0	0	-	0	0	-	(90,000)	(90,000)	0%
Total Operating Income	292,485	283,755	8,730	3%	287,210	5,276	2%	292,485	283,755	8,730	3%	287,210	5,276	2%	2,769,574	2,760,843	0%
Expenses																	
Personnel Services																	
5005 Salaries	47,215	54,613	7,399	14%	64,801	17,586	27%	47,215	54,613	7,399	14%	64,801	17,586	27%	702,789	710,188	1%
5010 Other compensation	170	0	(170)	-	650	480	74%	170	0	(170)	-	650	480	74%	3,670	3,500	-5%
5015 Overtime	525	554	29	5%	1,100	575	52%	525	554	29	5%	1,100	575	52%	7,170	7,198	0%
5050 Merit Pool	0	604	604	100%	0	0	-	0	604	604	100%	0	0	-	7,244	7,848	8%
Total Compensation	47,910	55,771	7,861	14%	66,551	18,641	28%	47,910	55,771	7,861	14%	66,551	18,641	28%	720,873	728,734	1%
5100 Federal Payroll taxes	3,582	4,241	659	16%	4,933	1,351	27%	3,582	4,241	659	16%	4,933	1,351	27%	54,489	55,148	1%
5105 State Payroll taxes	0	222	222	100%	0	0	-	0	222	222	100%	0	0	-	2,662	2,884	8%
5110 Unemployment Insurance	1,358	739	(619)	-84%	1,161	(197)	-17%	1,358	739	(619)	-84%	1,161	(197)	-17%	10,225	9,606	-6%
5115 Workers compensation	1,207	1,187	(19)	-2%	1,299	92	7%	1,207	1,187	(19)	-2%	1,299	92	7%	15,457	15,438	0%
Total Payroll Taxes	6,146	6,389	242	4%	7,392	1,246	17%	6,146	6,389	242	4%	7,392	1,246	17%	82,833	83,075	0%
5200 Medical insurance	13,485	13,462	(24)	0%	11,689	(1,797)	-15%	13,485	13,462	(24)	0%	11,689	(1,797)	-15%	161,564	161,540	0%
5205 Dental insurance	821	799	(23)	-3%	728	(94)	-13%	821	799	(23)	-3%	728	(94)	-13%	9,607	9,584	0%
5215 Term life insurance	163	163	0	0%	200	38	19%	163	163	0	0%	200	38	19%	1,950	1,950	0%
5225 PERS Employer Contributions	12,733	13,053	320	2%	15,587	2,854	18%	12,733	13,053	320	2%	15,587	2,854	18%	169,417	169,737	0%
5230 PERS Employee Contributions	2,936	3,034	98	3%	3,859	923	24%	2,936	3,034	98	3%	3,859	923	24%	39,361	39,459	0%
5295 Allocations	(441)	(15,466)	(15,025)	97%	(4,491)	(4,049)	90%	(441)	(15,466)	(15,025)	97%	(4,491)	(4,049)	90%	(186,097)	(201,122)	7%
Total Insured Benefits	29,697	15,044	(14,653)	-97%	27,572	(2,125)	-8%	29,697	15,044	(14,653)	-97%	27,572	(2,125)	-8%	195,800	181,147	-8%
Total Personnel Services	83,752	77,203	(6,550)	-8%	101,514	17,762	17%	83,752	77,203	(6,550)	-8%	101,514	17,762	17%	999,507	992,957	-1%
Goods & Services																	
6005 Seminars & training	0	8	8	100%	0	0	-	0	8	8	100%	0	0	-	86	94	8%
Total Staff Training	0	8	8	100%	0	0	-	0	8	8	100%	0	0	-	86	94	8%
6025 Travel - lodging & transportation	0	42	42	100%	0	0	-	0	42	42	100%	0	0	-	458	500	8%
6030 Travel - Per Diem & mileage reimbursement	0	54	54	100%	0	0	-	0	54	54	100%	0	0	-	596	650	8%
6035 Meals & Entertainment	0	10	10	100%	0	0	-	0	10	10	100%	0	0	-	115	125	8%
Total Travel & Entertainment	0	106	106	100%	0	0	-	0	106	106	100%	0	0	-	1,169	1,275	8%
6050 Office supplies	78	83	5	6%	0	(78)	-	78	83	5	6%	0	(78)	-	995	1,000	0
6055 Kitchen supplies	0	4	4	100%	0	0	-	0	4	4	100%	0	0	-	46	50	8%
6070 Postage & courier services	0	1	1	100%	0	0	-	0	1	1	100%	0	0	-	15	16	8%
6090 IT SW subscriptions & licenses	3,885	4,704	819	17%	3,367	(518)	-15%	3,885	4,704	819	17%	3,367	(518)	-15%	55,627	56,446	1%
Total Office Expense	4,032	4,853	820	17%	3,435	(597)	-17%	4,032	4,853	820	17%	3,435	(597)	-17%	57,411	58,232	1%
6100 Telephone - landline	285	168	(117)	-70%	240	(45)	-19%	285	168	(117)	-70%	240	(45)	-19%	2,133	2,016	-6%
6105 Telephone - mobile	318	322	4	1%	379	61	16%	318	322	4	1%	379	61	16%	3,860	3,864	0%
6110 Internet services	1,028	1,095	67	6%	1,706	678	40%	1,028	1,095	67	6%	1,706	678	40%	13,073	13,140	1%
6115 Cable TV	1,070	995	(76)	-8%	940	(130)	-14%	1,070	995	(76)	-8%	940	(130)	-14%	12,010	11,934	-1%
6130 Electricity	21,949	23,389	1,441	6%	21,310	(638)	-3%	21,949	23,389	1,441	6%	21,310	(638)	-3%	309,546	310,987	0%
6131 Propane - Operations	94	32	(62)	-195%	0	(94)	-	94	32	(62)	-195%	0	(94)	-	1,662	1,600	-4%

Charleston Ops	Current Period				Same Month Last Year				Year to Date								Year End		
	Jul 2026				Jul 2025				Jul 2026 - Jul 2026				Prior FYTD vs Current FYTD				Jul 2026 - Jun 2027		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff		Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff		Projected	Budget	% Diff
6135 Water/Sewer	13,942	12,098	(1,844)	-15%	10,751	(3,192)	-30%		13,942	12,098	(1,844)	-15%	10,751	(3,192)	-30%		111,735	109,891	-2%
6140 Garbage/Sanitation Collection	10,031	11,933	1,903	16%	9,606	(425)	-4%		10,031	11,933	1,903	16%	9,606	(425)	-4%		141,297	143,200	1%
6145 Hazardous material disposal	0	867	867	100%	1,130	1,130	100%		0	867	867	100%	1,130	1,130	100%		9,533	10,400	8%
6150 Derelict boat disposal	0	0	0	-	0	0	-		0	0	0	-	0	0	-		450,000	450,000	0%
6155 Environmental Remediation/Mitigation/Monitoring	0	0	0	-	0	0	-		0	0	0	-	0	0	-		1,500	1,500	0%
Total Utilities	48,717	50,899	2,182	4%	46,062	(2,655)	-6%		48,717	50,899	2,182	4%	46,062	(2,655)	-6%		1,056,350	1,058,532	0%
6210 Vending machine services	95	125	30	24%	125	30	24%		95	125	30	24%	125	30	24%		1,470	1,500	2%
6245 Legal advertising	0	133	133	100%	0	0	-		0	133	133	100%	0	0	-		1,467	1,600	8%
6260 Consulting services	340	910	570	63%	268	(72)	-27%		340	910	570	63%	268	(72)	-27%		10,550	11,120	5%
6290 Commercial insurance	12,144	14,309	2,165	15%	12,203	59	0%		12,144	14,309	2,165	15%	12,203	59	0%		169,542	171,707	1%
Total Professional Services	12,579	15,477	2,899	19%	12,596	17	0%		12,579	15,477	2,899	19%	12,596	17	0%		183,028	185,927	2%
6400 Small equipment & tools	82	417	335	80%	393	312	79%		82	417	335	80%	393	312	79%		4,665	5,000	7%
6405 Safety/hazardous materials	0	1,813	1,813	100%	0	0	-		0	1,813	1,813	100%	0	0	-		19,938	21,750	8%
6410 Signage	0	42	42	100%	0	0	-		0	42	42	100%	0	0	-		458	500	8%
6415 Clothing	0	292	292	100%	45	45	100%		0	292	292	100%	45	45	100%		3,208	3,500	8%
6420 Janitorial supplies	460	688	228	33%	812	352	43%		460	688	228	33%	812	352	43%		8,022	8,250	3%
6425 Operational supplies	66	1,708	1,642	96%	2,921	2,855	98%		66	1,708	1,642	96%	2,921	2,855	98%		18,858	20,500	8%
6430 Equipment Rental	512	0	(512)	-	150	(362)	-241%		512	0	(512)	-	150	(362)	-241%		512	0	-
6450 Fuel - Gas	2,099	833	(1,266)	-152%	352	(1,747)	-497%		2,099	833	(1,266)	-152%	352	(1,747)	-497%		11,266	10,000	-13%
6455 Fuel - Diesel	0	583	583	100%	2,566	2,566	100%		0	583	583	100%	2,566	2,566	100%		6,417	7,000	8%
6481 Propane - Retail	116	101	(15)	-15%	0	(116)	-		116	101	(15)	-15%	0	(116)	-		5,015	5,000	0%
Total Operational Expense	3,334	6,476	3,142	49%	7,239	3,905	54%		3,334	6,476	3,142	49%	7,239	3,905	54%		78,358	81,500	4%
6500 Repairs & maintenance equipment	24,620	2,917	(21,703)	-744%	2,838	(21,782)	-768%		24,620	2,917	(21,703)	-744%	2,838	(21,782)	-768%		56,703	35,000	-62%
6505 Repairs & maintenance vehicles	30,335	500	(29,835)	-5967%	518	(29,817)	-5760%		30,335	500	(29,835)	-5967%	518	(29,817)	-5760%		35,835	6,000	-497%
6510 Repairs & maintenance buildings	4,368	1,500	(2,868)	-191%	3,031	(1,337)	-44%		4,368	1,500	(2,868)	-191%	3,031	(1,337)	-44%		20,868	18,000	-16%
6515 Repairs & maintenance land improvements	0	333	333	100%	208	208	100%		0	333	333	100%	208	208	100%		3,667	4,000	8%
6520 Repairs & maintenance docks	0	1,333	1,333	100%	7	7	100%		0	1,333	1,333	100%	7	7	100%		14,667	16,000	8%
6540 Marina dredging	0	0	0	-	0	0	-		0	0	0	-	0	0	-		100,000	100,000	0%
6575 Waterway Leases	0	0	0	-	0	0	-		0	0	0	-	0	0	-		36,500	36,500	0%
6580 Permits	0	610	610	100%	1,018	1,018	100%		0	610	610	100%	1,018	1,018	100%		9,862	10,472	6%
Total Repair and Maintenance	59,323	7,194	(52,130)	-725%	7,619	(51,704)	-679%		59,323	7,194	(52,130)	-725%	7,619	(51,704)	-679%		278,102	225,972	-23%
Total Goods & Services	127,985	85,013	(42,973)	-51%	76,951	(51,034)	-66%		127,985	85,013	(42,973)	-51%	76,951	(51,034)	-66%		1,654,504	1,611,532	-3%
Total Expenses	211,738	162,215	(49,522)	-31%	178,465	(33,272)	-19%		211,738	162,215	(49,522)	-31%	178,465	(33,272)	-19%		2,654,011	2,604,488	-2%
Operating Results	80,748	121,540	(40,792)	-34%	108,745	(27,997)	-26%		80,748	121,540	(40,792)	-34%	108,745	(27,997)	-26%		115,563	156,355	-26%
Other Income & Expenses																			
Other Income																			
4650 Grants Received - MAP	0	0	0	-	0	0	-		0	0	0	-	0	0	-		13,493	13,493	0%
4655 Grants Received - Marine Board	0	0	0	-	0	0	-		0	0	0	-	0	0	-		50,000	50,000	0%
4695 Grants Received - Other	0	0	0	-	0	0	-		0	0	0	-	0	0	-		463,000	463,000	0%
4805 Transfer - GF	0	0	0	-	0	0	-		0	0	0	-	0	0	-		20,567	20,567	0%
4906 Merchant Surcharge	1,659	1,067	592	56%	938	721	77%		1,659	1,067	592	56%	938	721	77%		17,592	17,000	3%
Total Other Income	1,659	1,067	592	56%	938	721	77%		1,659	1,067	592	56%	938	721	77%		564,652	564,059	0%
Other Expenses																			
Taxes & Misc Expenses																			
6720 Property Tax - Sublet Facilities	-	-	-	-	-	-	-		-	-	-	-	0	0	-		12,000.00	12,000.00	0%
6740 Merchant fees	2,744.45	3,679.70	935.25	25%	3,064.25	319.80	10%		2,744.45	3,679.70	935.25	25%	3,064	320	10%		34,064.75	35,000.00	3%
6750 Fines & Penalties	12.00	-	(12.00)	-	-	(12.00)	-		12.00	-	(12.00)	-	0	(12)	-		12.00	-	-
Total Taxes & Misc Expenses	2,756.45	3,679.70	923.25	25%	3,064	308	10%		2,756	3,679.70	923	25%	3,064	308	10%		46,077	47,000.00	2%
Debt Services & Capital Expense																			
7005 Principal repayment	0	0	0	-	0	0	-		0	0	0	-	0	0	-		352,681	352,681	0%
7010 Interest payment	0	0	0	-	0	0	-		0	0	0	-	0	0	-		137,904	137,904	0%
7020 Vehicle Principal repayment	0	643	643	100%	0	0	-		0	643	643	100%	0	0	-		4,568	5,211	12%
7025 Vehicle Interest payment	0	19	19	100%	0	0	-		0	19	19	100%	0	0	-		67	86	22%
8010 CIP Buildings	0	4,167	4,167	100%	0	0	-		0	4,167	4,167	100%	0	0	-		45,833	50,000	8%
8011 CIP Docks	0	0	0	-	0	0	-		0	0	0	-	0	0	-		145,000	145,000	0%
Total Debt Services & Capital Expense	0	4,829	4,829	100%	0	0	-		0	4,829	4,829	100%	0	0	-		686,053	690,882	1%
Total Other Expenses	2,756	8,508	5,752	68%	3,064	308	10%		2,756	8,508	5,752	68%	3,064	308	10%		732,130	737,882	1%
Net Other Income	(1,097)	(7,442)	6,344	-85%	(2,126)	1,029	-48%		(1,097)	(7,442)	6,344	-85%	(2,126)	1,029	-48%		(167,478)	(173,822)	-4%
Net Result	79,651	114,098	(34,447)	-30%	106,618	(26,968)	-25%		79,651	114,098	(34,447)	-30%	106,618	(26,968)	-25%		(51,915)	(17,468)	197%



*Debt Service per ton Allocates the Debt Service across each month. Total Debt Service for FY26/27 is \$300K, which is due in December. Each month \$25K is allocated to represent the monthly cost per ton.

Ice Plant	Current Period		Same Month Prior Years			Year to Date				Year End		
	Jul 2026		Jul 2025	Jul 2024	Jul 2023	Jul 2026 - Jul 2026		Prior FYTD vs Current FYTD			Jul 2026 - Jun 2027	
	Actual	Budget	Actual	Actual	Actual	Actual	Budget	Last FY	\$ Diff	% Diff	Projected	Budget
Tons Sold	425	387	515	610	247	425	387	515	(90)	-17.48%	2,925	2,887
Revenues												
Ice Sales	61,995	38,703	52,583	62,357	26,390	61,995	38,703	52,583	9,412	17.90%	311,955	288,663
Insurance Reimbursement	-	-	-	-	46,473	-	-	-	-	-	-	-
Total Revenues	61,995	38,703	52,583	62,357	26,390	61,995	38,703	52,583	9,412	17.90%	311,955	288,663
Operating Expenses												
Personnel Services	5,640	3,912	8,716	2,700	467	5,640	3,912	8,716	(3,076)	-35.29%	56,098	54,369
Utilities	8,389	7,872	7,506	7,899	6,054	8,389	7,872	7,506	883	11.76%	108,933	108,415
Repairs & Maintenance	24,075	1,250	4,124	-	-	24,075	1,250	4,124	19,951	483.80%	37,825	15,000
Operational Supplies & Service	2,218	3,690	2,842	3,162	2,333	2,218	3,690	2,842	(623)	-21.94%	44,309	45,781
Capital Outlay	-	-	-	-	14,750	-	-	-	-	-	-	-
Total Expenses	40,323	16,724	23,188	13,760	23,605	40,323	16,724	23,188	17,134	73.89%	247,165	223,566
Operating Net Result	21,672	21,979	29,395	48,597	2,785	21,672	21,979	29,395	(7,723)	-26%	64,791	65,097
Other Expenses												
Debt Services	-	-	-	-	-	-	-	-	-	-	300,000	300,000
Other Net Result	-	-	-	-	-	-	-	-	-	-	(300,000)	(300,000)
Total Net Result	21,672	21,979	29,395	48,597	2,785	21,672	21,979	29,395	(7,723)	-26.27%	(235,209)	(234,903)
Gain (loss) Per Ton	51	57	57	80	11	51	57	57	(6)	-11%	(80)	(81)

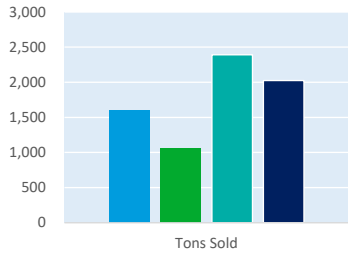
Fisheries	Current Period		Same Month Prior Years			Year to Date				Prior FYTD vs Current FYTD		
	Jul 2026		Jul 2025	Jul 2024	Jul 2023	FY26/27		FY26/27			Last FY	Ton Diff
												% Diff
Albacore Tuna (Oregon) MT	94.6		652.6	303.9	32.5			94.6	652.6	(558)		-85.50%
Pink Shrimp (Oregon) MT	4,828.0		5,101.9	4,649.5	4,132.0			4,828.0	5,101.9	(274)		-5.37%
Dungeness Crab (Coos Bay) MT	8.2		6.2	4.2	15.7			8.2	6.2	2		32.26%

Monthly Cost Per Ton	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Average
Operating Expense Per Ton	95	-	-	-	-	-	-	-	-	-	-	-	95
Debt Service Per Ton (allocated*)	59	-	-	-	-	-	-	-	-	-	-	-	59
Total Expense Per Ton	154	-	-	-	-	-	-	-	-	-	-	-	154
Gain (Loss) per ton	(8)	-	-	-	-	-	-	-	-	-	-	-	(8)

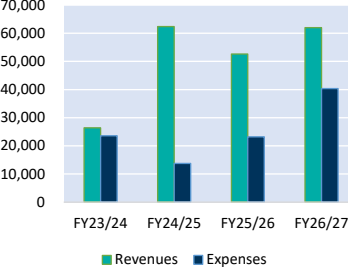
July Comparison Tons Sold



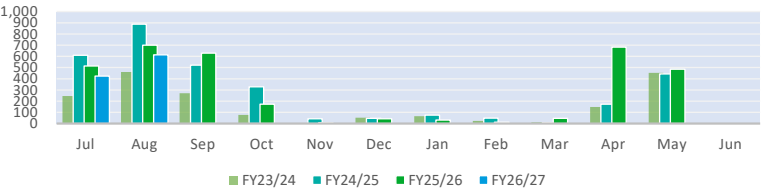
Tons Sold YTD July - July



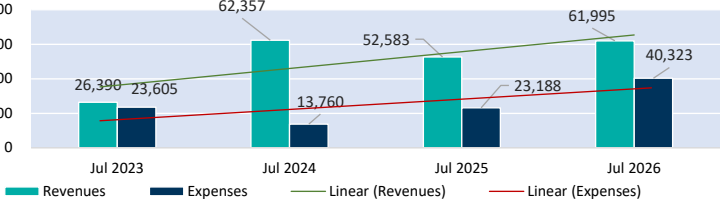
Revenue vs Expense YTD July - July



Tons Sold by Month



July Revenue vs. Expense



Financial Report - Actual vs. Budget
For Period Ending Jul 2026

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		
	Jul 2026				Jul 2025			Jul 2026 - Jul 2026				Jul 2026 - Jun 2027		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Prior FYTD vs Current FYTD Last FY	\$ Diff	% Diff
Operating Income														
4005 Building & Dock Leases	11,099	4,732	6,367	135%	11,006	93	1%	11,099	4,732	6,367	135%	11,006	93	1%
4010 Property Agreements	18,675	12,498	6,177	49%	11,460	7,215	63%	18,675	12,498	6,177	49%	11,460	7,215	63%
4135 Storage Yard	2,414	0	2,414	-	2,348	66	3%	2,414	0	2,414	-	2,348	66	3%
Total Operating Income	32,188	17,230	14,958	87%	24,814	7,374	30%	32,188	17,230	14,958	87%	24,814	7,374	30%
Expenses														
Personnel Services														
5005 Salaries	7,241	8,057	816	10%	7,894	653	8%	7,241	8,057	816	10%	7,894	653	8%
Total Compensation	7,241	8,057	816	10%	7,894	653	8%	7,241	8,057	816	10%	7,894	653	8%
5100 Federal Payroll taxes	536	616	80	13%	583	47	8%	536	616	80	13%	583	47	8%
5105 State Payroll taxes	0	32	32	100%	0	0	-	0	32	32	100%	0	0	-
5110 Unemployment Insurance	203	61	(142)	-233%	64	(140)	-220%	203	61	(142)	-233%	64	(140)	-220%
5115 Workers compensation	30	44	14	32%	32	3	8%	30	44	14	32%	32	3	8%
Total Payroll Taxes	769	754	(15)	-2%	679	(90)	-13%	769	754	(15)	-2%	679	(90)	-13%
5200 Medical insurance	1,667	1,665	(2)	0%	1,445	(222)	-15%	1,667	1,665	(2)	0%	1,445	(222)	-15%
5205 Dental insurance	94	92	(3)	-3%	86	(8)	-9%	94	92	(3)	-3%	86	(8)	-9%
5215 Term life insurance	13	13	0	0%	13	0	0%	13	13	0	0%	13	0	0%
5225 PERS Employer Contributions	1,938	1,941	3	0%	1,902	(36)	-2%	1,938	1,941	3	0%	1,902	(36)	-2%
5230 PERS Employee Contributions	483	483	1	0%	474	(9)	-2%	483	483	1	0%	474	(9)	-2%
5295 Allocations	(573)	(882)	(309)	35%	0	573	-	(573)	(882)	(309)	35%	0	573	-
Total Insured Benefits	3,621	3,311	(309)	-9%	3,919	298	8%	3,621	3,311	(309)	-9%	3,919	298	8%
Total Personnel Services	11,631	12,122	491	4%	12,492	861	7%	11,631	12,122	491	4%	12,492	861	7%
Goods & Services														
6030 Travel - Per Diem & mileage reimbursement	0	50	50	100%	0	0	-	0	50	50	100%	0	0	-
Total Travel & Entertainment	0	50	50	100%	0	0	-	0	50	50	100%	0	0	-
6130 Electricity	431	544	113	21%	501	70	14%	431	544	113	21%	501	70	14%
6135 Water/Sewer	314	741	427	58%	627	314	50%	314	741	427	58%	627	314	50%
6140 Garbage/Sanitation Collection	0	42	42	100%	0	0	-	0	42	42	100%	0	0	-
6155 Environmental Remediation/Mitigation/Monitoring	0	208	208	100%	0	0	-	0	208	208	100%	0	0	-
Total Utilities	745	1,535	790	51%	1,129	384	34%	745	1,535	790	51%	1,129	384	34%
6245 Legal advertising	0	63	63	100%	0	0	-	0	63	63	100%	0	0	-
6260 Consulting services	0	2,750	2,750	100%	116	116	100%	0	2,750	2,750	100%	116	116	100%
6290 Commercial insurance	5,378	6,888	1,509	22%	5,557	179	3%	5,378	6,888	1,509	22%	5,557	179	3%
Total Professional Services	5,378	9,700	4,322	45%	5,673	295	5%	5,378	9,700	4,322	45%	5,673	295	5%
6500 Repairs & maintenance equipment	0	250	250	100%	0	0	-	0	250	250	100%	0	0	-
6510 Repairs & maintenance buildings	0	208	208	100%	0	0	-	0	208	208	100%	0	0	-
6520 Repairs & maintenance docks	0	125	125	100%	0	0	-	0	125	125	100%	0	0	-
6575 Waterway Leases	0	0	0	-	0	0	-	0	0	0	-	0	0	-
6580 Permits	0	0	0	-	0	0	-	0	0	0	-	0	0	-
Total Repair and Maintenance	0	583	583	100%	0	0	-	0	583	583	100%	0	0	-
Total Goods & Services	6,123	11,868	5,745	48%	6,802	679	10%	6,123	11,868	5,745	48%	6,802	679	10%
Total Expenses	17,754	23,990	6,236	26%	19,294	1,540	8%	17,754	23,990	6,236	26%	19,294	1,540	8%
Operating Results	14,434	(6,760)	21,194	-314%	5,520	8,914	161%	14,434	(6,760)	21,194	-314%	5,520	8,914	161%

Financial Report - Actual vs. Budget
For Period Ending Jul 2026

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		
	Jul 2026				Jul 2025			Jul 2026 - Jul 2026				Prior FYTD vs Current FYTD		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff
Other Income & Expenses														
Other Income														
4810 Transfer - SPF	0	0	0	-	0	0	-	0	0	0	-	0	0	-
Total Other Income	0	0	0	-	0	0	-	0	0	0	-	0	0	-
Other Expenses														
Taxes & Misc Expenses														
6745 Banking fees	0	0	0	-	0	0	-	0	0	0	-	0	0	-
Total Taxes & Misc Expenses	0	0	0	-	0	0	-	0	0	0	-	0	0	-
Debt Services														
7010 Interest payment	9,905	13,000	3,095	24%	24,385	14,480	59%	9,905	13,000	3,095	24%	24,385	14,480	59%
Total Debt Services	9,905	13,000	3,095	24%	24,385	14,480	59%	9,905	13,000	3,095	24%	24,385	14,480	59%
Total Other Expenses	9,905	13,000	3,095	24%	24,385	14,480	59%	9,905	13,000	3,095	24%	24,385	14,480	59%
Net Other Income	(9,905)	(13,000)	3,095	-24%	(24,385)	14,480	-59%	(9,905)	(13,000)	3,095	-24%	(24,385)	14,480	-59%
Net Result	4,529	(19,760)	24,289	-123%	(18,865)	23,393	-124%	4,529	(19,760)	24,289	-123%	(18,865)	23,393	-124%

Financial Report - Actual vs. Budget
For Period Ending Jul 2026

amounts in \$US dollars

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



Rail Ops	Current Period				Same Month Last Year			Year to Date								Year End		
	Jul 2026				Jul 2025			Jul 2026 - Jul 2026				Prior FYTD vs Current FYTD				Jul 2026 - Jun 2027		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff		Projected	Budget	% Diff
Operating Income																		
4010 Property Agreements	37,846	34,273	3,574	10%	36,920	927	3%	37,846	34,273	3,574	10%	36,920	927	3%		249,466	245,893	1%
4265 Rail Surcharges	22,671	18,823	3,848	20%	18,803	3,867	21%	22,671	18,823	3,848	20%	18,803	3,867	21%		229,720	225,872	2%
Total Operating Income	60,517	53,095	7,422	14%	55,723	4,794	9%	60,517	53,095	7,422	14%	55,723	4,794	9%		479,186	471,764	2%
Expenses																		
Goods & Services																		
6260 Consulting services	0	5,917	5,917	100%	0	0	-	0	5,917	5,917	100%	0	0	-		65,083	71,000	8%
6290 Commercial Insurance	27,044	5,875	(21,169)	-360%	26,484	(560)	-2%	27,044	5,875	(21,169)	-360%	26,484	(560)	-2%		91,671	70,502	-30%
Total Professional Services	27,044	11,792	(15,252)	-129%	26,484	(560)	-2%	27,044	11,792	(15,252)	-129%	26,484	(560)	-2%		156,754	141,502	-11%
6430 Equipment Rental	0	0	0	-	4,340	4,340	100%	0	0	0	-	4,340	4,340	100%		0	0	-
Total Operational Expense	0	0	0	-	4,340	4,340	100%	0	0	0	-	4,340	4,340	100%		0	0	-
6505 Repairs & maintenance vehicles	0	0	0	-	35	35	100%	0	0	0	-	35	35	100%		0	0	-
6510 Repairs & maintenance buildings	0	27,996	27,996	100%	7,751	7,751	100%	0	27,996	27,996	100%	7,751	7,751	100%		307,951	335,946	8%
6515 Repairs & maintenance land improvem	0	6,250	6,250	100%	0	0	-	0	6,250	6,250	100%	0	0	-		68,750	75,000	8%
Total Repair and Maintenance	0	34,246	34,246	100%	7,786	7,786	100%	0	34,246	34,246	100%	7,786	7,786	100%		376,701	410,946	8%
Total Goods & Services	27,044	46,037	18,993	41%	38,610	11,566	30%	27,044	46,037	18,993	41%	38,610	11,566	30%		533,454	552,448	3%
Total Expenses	27,044	46,037	18,993	41%	38,610	11,566	30%	27,044	46,037	18,993	41%	38,610	11,566	30%		533,454	552,448	3%
Operating Results	33,473	7,058	26,415	374%	17,113	16,360	96%	33,473	7,058	26,415	374%	17,113	16,360	96%		(54,268)	(80,683)	-33%
Other Income & Expenses																		
Other Income																		
4480 Tax Credits	0	0	0	-	0	0	-	0	0	0	-	0	0	-		317,000	317,000	0%
4810 Transfer - SPF	0	0	0	-	0	0	-	0	0	0	-	0	0	-		843,621	843,621	0%
4905 Other	2,004	0	2,004	-	2,370	(366)	-15%	2,004	0	2,004	-	2,370	(366)	-15%		2,004	0	-
Total Other Income	2,004	0	2,004	-	2,370	(366)	-15%	2,004	0	2,004	-	2,370	(366)	-15%		1,162,625	1,160,621	0%
Other Expenses																		
Debt Services																		
7005 Principal repayment	0	0	0	-	0	0	-	0	0	0	-	0	0	-		379,804	379,804	0%
7010 Interest payment	0	0	0	-	0	0	-	0	0	0	-	0	0	-		107,176	107,176	0%
7020 Principal repayment - Vehicles	645	1,430	784	55%	618	(28)	-4%	645	1,430	784	55%	618	(28)	-4%		6,542	7,327	11%
7025 Interest payment - Vehicles	17	55	38	69%	44	28	62%	17	55	38	69%	44	28	62%		137	175	22%
Total Debt Services	662	1,484	822	55%	662	0	0%	662	1,484	822	55%	662	0	0%		493,660	494,482	0%
Total Other Expenses	662	1,484	822	55%	662	0	0%	662	1,484	822	55%	662	0	0%		493,660	494,482	0%
Net Other Income	1,342	(1,484)	2,826	-190%	1,708	(366)	-21%	1,342	(1,484)	2,826	-190%	1,708	(366)	-21%		668,965	666,139	0%
Net Result	34,815	5,574	29,241	525%	18,821	15,994	85%	34,815	5,574	29,241	525%	18,821	15,994	85%		614,697	585,456	5%

Financial Report - Actual vs. Budget
For Period Ending Jul 2026

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			
			Jul 2026				Jul 2025			Jul 2026 - Jul 2026				Prior FYTD vs Current FYTD			Jul 2026 - Jun 2027		
			Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																			
4287	Dredging Services		0	0	0	-	(18,225)	18,225	-100%	0	0	0	-	(18,225)	18,225	-100%	389,414	389,414	0%
4290	Other		9,987	20,833	(10,847)	-52%	31,876	(21,889)	-69%	9,987	20,833	(10,847)	-52%	31,876	(21,889)	-69%	538,783	549,630	-2%
Total Operating Income			9,987	20,833	(10,847)	-52%	13,651	(3,664)	-27%	9,987	20,833	(10,847)	-52%	13,651	(3,664)	-27%	928,197	939,044	-1%
Expenses																			
Personnel Services																			
5115	Workers compensation		145	0	(145)	-	155	10	7%	145	0	(145)	-	155	10	7%	145	0	-
Total Payroll Taxes			145	0	(145)	-	155	10	7%	145	0	(145)	-	155	10	7%	145	0	-
5295	Allocations		2,453	6,362	3,909	61%	7,096	4,643	65%	2,453	6,362	3,909	61%	7,096	4,643	65%	225,287	229,196	2%
Total Insured Benefits			2,453	6,362	3,909	61%	7,096	4,643	65%	2,453	6,362	3,909	61%	7,096	4,643	65%	225,287	229,196	2%
Total Personnel Services			2,597	6,362	3,765	59%	7,250	4,653	64%	2,597	6,362	3,765	59%	7,250	4,653	64%	225,431	229,196	2%
Goods & Services																			
6005	Seminars & training		0	2,625	2,625	100%	0	0	-	0	2,625	2,625	100%	0	0	-	28,875	31,500	8%
Total Staff Training			0	2,625	2,625	100%	0	0	-	0	2,625	2,625	100%	0	0	-	28,875	31,500	8%
6025	Travel - lodging & transportation		0	0	0	-	0	0	-	0	0	0	-	0	0	-	50,700	50,700	0%
6030	Travel - Per Diem & mileage reimbursement		0	0	0	-	0	0	-	0	0	0	-	0	0	-	36,250	36,250	0%
Total Travel & Entertainment			0	0	0	-	0	0	-	0	0	0	-	0	0	-	86,950	86,950	0%
6105	Telephone - mobile		40	55	15	28%	40	(0)	0%	40	55	15	28%	40	(0)	0%	645	660	2%
Total Utilities			40	55	15	28%	40	(0)	0%	40	55	15	28%	40	(0)	0%	645	660	2%
6260	Consulting services		0	0	0	-	0	0	-	0	0	0	-	0	0	-	90,000	90,000	0%
6290	Commercial insurance		6,563	7,162	599	8%	5,681	(882)	-16%	6,563	7,162	599	8%	5,681	(882)	-16%	85,342	85,941	1%
Total Professional Services			6,563	7,162	599	8%	5,681	(882)	-16%	6,563	7,162	599	8%	5,681	(882)	-16%	175,342	175,941	0%
6400	Small equipment & tools		0	2,083	2,083	100%	85	85	100%	0	2,083	2,083	100%	85	85	100%	22,917	25,000	8%
6420	Janitorial supplies		0	17	17	100%	0	0	-	0	17	17	100%	0	0	-	183	200	8%
6425	Operational supplies		0	1,500	1,500	100%	136	136	100%	0	1,500	1,500	100%	136	136	100%	16,500	18,000	8%
6450	Fuel - Gas		0	1,100	1,100	100%	0	0	-	0	1,100	1,100	100%	0	0	-	12,100	13,200	8%
6455	Fuel - Diesel		0	4,183	4,183	100%	0	0	-	0	4,183	4,183	100%	0	0	-	46,017	50,200	8%
Total Operational Expense			0	8,883	8,883	100%	221	221	100%	0	8,883	8,883	100%	221	221	100%	97,717	106,600	8%
6500	Repairs & maintenance equipment		490	16,667	16,177	97%	3,474	2,984	86%	490	16,667	16,177	97%	3,474	2,984	86%	183,823	200,000	8%
6505	Repairs & maintenance vehicles		7,004	7,302	298	4%	5,008	(1,996)	-40%	7,004	7,302	298	4%	5,008	(1,996)	-40%	87,332	87,630	0%
Total Repair and Maintenance			7,494	23,969	16,475	69%	8,482	987	12%	7,494	23,969	16,475	69%	8,482	987	12%	271,155	287,630	6%
Total Goods & Services			14,097	42,694	28,598	67%	14,423	326	2%	14,097	42,694	28,598	67%	14,423	326	2%	660,683	689,281	4%
Total Expenses			16,694	49,056	32,362	66%	21,674	4,980	23%	16,694	49,056	32,362	66%	21,674	4,980	23%	886,115	918,477	4%
Operating Results			(6,707)	(28,223)	21,516	-76%	(8,023)	1,316	-16%	(6,707)	(28,223)	21,516	-76%	(8,023)	1,316	-16%	42,083	20,567	105%
Other Income & Expenses																			
Other Income																			
4505	Interest - Bank		677	0	677	-	653	24	4%	677	0	677	-	653	24	4%	677	0	-
Total Other Income			677	0	677	-	653	24	4%	677	0	677	-	653	24	4%	677	0	-
9005	Transfers - GF		0	0	0	-	0	0	-	0	0	0	-	0	0	-	20,567	20,567	0%
Total Debt Services			0	0	0	-	0	0	-	0	0	0	-	0	0	-	20,567	20,567	0%
Total Other Expenses			0	0	0	-	0	0	-	0	0	0	-	0	0	-	20,567	20,567	0%
Net Other Income			677	0	677	-	653	24	4%	677	0	677	-	653	24	4%	(19,890)	(20,567)	-3%
Net Result			(6,030)	(28,223)	22,193	-79%	(7,370)	1,340	-18%	(6,030)	(28,223)	22,193	-79%	(7,370)	1,340	-18%	22,193	0	55481850%

	Carloads: 351	Current Period				Same Month Last Year			Year to Date				Year End					
		Jul 2026				Jul 2025			Jul 2026 - Jul 2026				Jul 2026 - Jun 2027					
		Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
1	Operating Income																	
2	Administration																	
3	Union Pacific	169,622	174,589	(4,967)	(3%)	88,565	81,057	92%	169,622	174,589	(4,967)	(3%)	88,565	81,057	92%	2,090,097	2,095,064	(0%)
4	Carloads CBRL	68,934	93,805	(24,871)	(27%)	62,794	6,140	10%	68,934	93,805	(24,871)	(27%)	62,794	6,140	10%	1,100,789	1,125,660	(2%)
5	Demurrage	0	2,083	(2,083)	(100%)	0	0	-	0	2,083	(2,083)	(100%)	0	0	-	22,917	25,000	(8%)
6	Total Administration	249,156	271,060	(21,904)	(8%)	151,359	97,797	65%	249,156	271,060	(21,904)	(8%)	151,359	97,797	65%	3,230,820	3,252,724	(1%)
9	Mechanical	91,493	83,970	7,524	9%	76,535	14,958	20%	91,493	83,970	7,524	9%	76,535	14,958	20%	1,015,159	1,007,635	1%
10	Total Operating Income	340,649	355,030	(14,381)	(4%)	227,894	112,755	49%	340,649	355,030	(14,381)	(4%)	227,894	112,755	49%	4,245,978	4,260,359	(0%)
12	Operating Expenses																	
13	Administration	79,417	79,032	(385)	(0%)	91,412	11,994	13%	79,417	79,032	(385)	(0%)	91,412	11,994	13%	976,893	976,508	(0%)
14	Maintenance of Way	69,882	59,594	(10,288)	(17%)	79,223	9,341	12%	69,882	59,594	(10,288)	(17%)	79,223	9,341	(12%)	768,175	757,887	1%
15	Transportation	128,007	130,652	2,645	2%	117,797	(10,210)	(9%)	128,007	130,652	2,645	2%	117,797	(10,210)	9%	1,609,754	1,612,399	(0%)
16	Mechanical	49,257	73,363	24,106	33%	96,235	46,978	49%	49,257	73,363	24,106	33%	96,235	46,978	(49%)	877,659	901,765	(3%)
17	Total Expenses	326,563	342,641	16,078	5%	384,667	58,105	15%	326,563	342,641	16,078	5%	384,667	58,105	15%	4,232,481	4,248,559	0%
19	Operating Results																	
20	Administration	169,739	192,029	(22,290)	(12%)	59,948	109,791	183%	169,739	192,029	(22,290)	(12%)	59,948	109,791	183%	2,253,926	2,276,216	(1%)
21	Maintenance of Way	(69,882)	(59,594)	(10,288)	17%	(79,223)	9,341	(12%)	(69,882)	(59,594)	(10,288)	17%	(79,223)	9,341	(12%)	(768,175)	(757,887)	1%
22	Transportation	(128,007)	(130,652)	2,645	(2%)	(117,797)	(10,210)	9%	(128,007)	(130,652)	2,645	(2%)	(117,797)	(10,210)	9%	(1,609,754)	(1,612,399)	(0%)
23	Mechanical	42,236	10,606	31,630	298%	(19,700)	61,937	(314%)	42,236	10,606	31,630	298%	(19,700)	61,937	(314%)	137,500	105,870	30%
24	Totals Operating Results	14,087	12,389	1,697	14%	(156,773)	170,859	(109%)	14,087	12,389	1,697	14%	(156,773)	170,859	(109%)	13,497	11,800	14%
29	Other Income	0	0	0	-	1,099	(1,099)	(100%)	0	0	0	-	1,099	(1,099)	(100%)	0	0	-
30	Total Other Income	0	0	0	-	1,099	(1,099)	(100%)	0	0	0	-	1,099	(1,099)	(100%)	0	0	-
32	Financial Expenses & Taxes	14,805	983	(13,822)	1406%	2,459	(12,346)	502%	14,805	983	(13,822)	1406%	2,459	(12,346)	502%	25,622	11,800	(117%)
35	Total Other Expenses	14,805	983	(13,822)	1406%	2,459	(12,346)	502%	14,805	983	(13,822)	1406%	2,459	(12,346)	502%	25,622	11,800	(117%)
37	Net Result	(718)	11,406	(12,124)	(106%)	(158,133)	157,414	(100%)	(718)	11,406	(12,124)	(106%)	(158,133)	157,414	(100%)	(12,124)	(0)	4041397%

Month	Carloads	Operating Revenue	Operating Expenses	Operating Expense Ratio
Jul 2026	351	340,649	341,368	100.21%
Aug 2026	-	-	-	0.00%
Sep 2026	-	-	-	0.00%
Oct 2026	-	-	-	0.00%
Nov 2026	-	-	-	0.00%
Dec 2026	-	-	-	0.00%
Jan 2027	-	-	-	0.00%
Feb 2027	-	-	-	0.00%
Mar 2027	-	-	-	0.00%
Apr 2027	-	-	-	0.00%
May 2027	-	-	-	0.00%
Jun 2027	-	-	-	0.00%
Total	351	340,649	341,368	100.21%



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: September 10, 2026

SUBJECT: External Affairs Management Report

Stakeholder and Partner Engagement:

- **Grant Development Capacity:** Worked with the team to onboard a contract grant writer, expanding internal capacity and funding expertise. Initial work is focused on strengthening funding readiness, developing a more systematic approach for identifying and prioritizing opportunities, and providing additional capacity for grant development and applications.
- **Pew Charitable Trusts:** Met with government affairs staff from Pew Charitable Trusts to discuss potential funding avenues.
- **Governor's Marketplace – "Pathway to Partnership":** Attended the Governor's Marketplace and worked with North Bend Mayor Jessica Engelke to highlight recent examples of regional collaboration during her "Pathway to Partnership" keynote. Examples included cooperation between the Port and City of Coos Bay, as well as the Shore Acres Holiday Shuttle and Rails to Trails feasibility study.
- **South Coast Economic Exchange:** Participated in the South Coast Economic Exchange (SCEE) through South Coast Development Council, supporting regional conversations around economic development priorities.
- **City of Coos Bay Parks Commission:** Participated in the City of Coos Bay Parks Commission meeting to discuss the early feasibility application for the Rail Trail concept and answer Commissioner questions.
- **Southern Oregon University:** Hosted students participating in Southern Oregon University's community resilience program for a Port tour and overview of Port operations.
- **Stakeholder Mapping:** Continued supervising an SOU student internship project focused on a stakeholder mapping database that can serve as a long-term resource for future Port outreach and community engagement.
- **Southwestern Oregon Workforce Investment Board:** Met with SOWIB to explore additional partnership opportunities, with particular emphasis on maritime workforce.
- **Regional Business Engagement:** Participated in Chamber Wednesday Business Connections and Business After Hours events to maintain relationships with local businesses and regional partners and remain engaged in issues affecting the South Coast business community.

Government Relations:

- **Congresswoman Val Hoyle:** Participated with the Port leadership team in a meeting with Congresswoman Hoyle to provide updates on Port projects, infrastructure priorities, and ongoing work across the organization.

- **Senator Dick Anderson:** Met with Senator Anderson to provide an update on Port priorities and maintain communication regarding projects and issues affecting the Port and South Coast.
- **September Legislative Days:** Monitored relevant legislative hearings during September Legislative Days, including the presentation on the Governor's Prosperity Council and its work on transportation.
- **Governor's Transportation Re-Visioning:** Continued participation in the Governor's transportation re-visioning process through the freight subgroup, bringing a South Coast and freight-system perspective to statewide discussions regarding Oregon's future transportation priorities.
- **Oregon Railroad Users League:** Participated in ORULE's quarterly meeting and legislative strategy discussions in preparation for the upcoming legislative session, helping maintain the Port's engagement with statewide freight rail users and policy issues affecting Oregon's rail system.

Freight, Trade, and Transportation Engagement:

- **Oregon Infrastructure Summit:** Participated in the Oregon Infrastructure Summit to remain engaged in statewide conversations around infrastructure investment, transportation, economic development, and emerging funding priorities relevant to the Port and South Coast.
- **Business Oregon Global Trade:** Met with Business Oregon's Global Trade Manager to discuss increased coordination around future trade opportunities, business recruitment strategies, and industrial land development, with an emphasis on better aligning Port assets and development opportunities with statewide economic development efforts.

Media and Communications:

- **Rails to Trails Media:** Managed multiple inquiries from local media regarding the South Coast Rail Trail concept, providing information and context regarding the project's early feasibility work and the Port's approach to evaluating potential future uses of the corridor.
- **Congresswoman Hoyle Media Availability:** Coordinated local media participation and supported Congresswoman Hoyle's media availability during her visit to the Port, helping facilitate access for local reporters and coverage.
- **Hooked on Oregon:** Appeared as a guest on the local *Hooked on Oregon* radio program to provide updates on Port projects and discuss current initiatives with a local audience.

Abandoned and Derelict Vessels:

Assisted DLCD and the BoatUS Foundation with project work highlighting the challenge of abandoned and derelict vessels and the impacts these vessels can have on ports, marinas, waterways, and coastal communities. The effort provided an opportunity to highlight the Port's experience managing ADVs and the need for sustainable solutions and partnerships to address the issue. The result will be a professional Oregon-specific video approximately five minutes long that the Port can share on its channels and websites.



M E M O R A N D U M

TO: Port of Coos Bay Board of Commissioners

FROM: Ray Dwyer, Charleston Marina Complex Manager

DATE: September 10, 2026

SUBJECT: Charleston Operations Management Report

Monthly Statistics:

Moorages

Of the 525 moorage slips, there were 115 annuals (21.91%), 74 semi-annuals (14.10%), 46 monthlies (8.76%), and 507 transient nights, for a total occupancy of 47.99% for the month.

RV Park

The Charleston Marina RV Park had an average occupancy of 66.33% in August. Out of 100 RV Park spaces, we had 154 new check-ins. Total sales for the month were \$69,828.16. As a comparison, occupancy in August 2025 was 67.96% with sales of \$65,408.15.

Ice Plant

We sold 614 tons of ice in the month of August totaling \$92,100.00. In comparison, in August 2025, approximately 700.5 tons of ice were sold, resulting in \$70,730.00 in sales.

Shipyards Work Dock and Short-Term Work Area

Shipyards Work Dock stayed relatively the same as last month with \$2,148.62 in sales. In comparison, August 2025 was \$5,327.76 in sales.

The Charleston Shipyards Short-Term Work Area was at \$6,915.12 in sales compared to \$6,611.41 in sales for August last year.

Charleston Marina Staff:

- Marina Office and RV Park Office are fully staffed.
- Charleston maintenance staff will be back up to 7 FTEs on staff due to the addition of a full-time Maintenance Foreman who will be starting on September 14, 2026. We would like to welcome Scott Hunter to our maintenance crew. If you happen to be in the Marina, stop by the maintenance shop and say hi.
- The Charleston Security Department is now down to 3 FTEs on staff. We expect we will be starting interviews soon.

OSMB Inner Basin Restroom Grant:

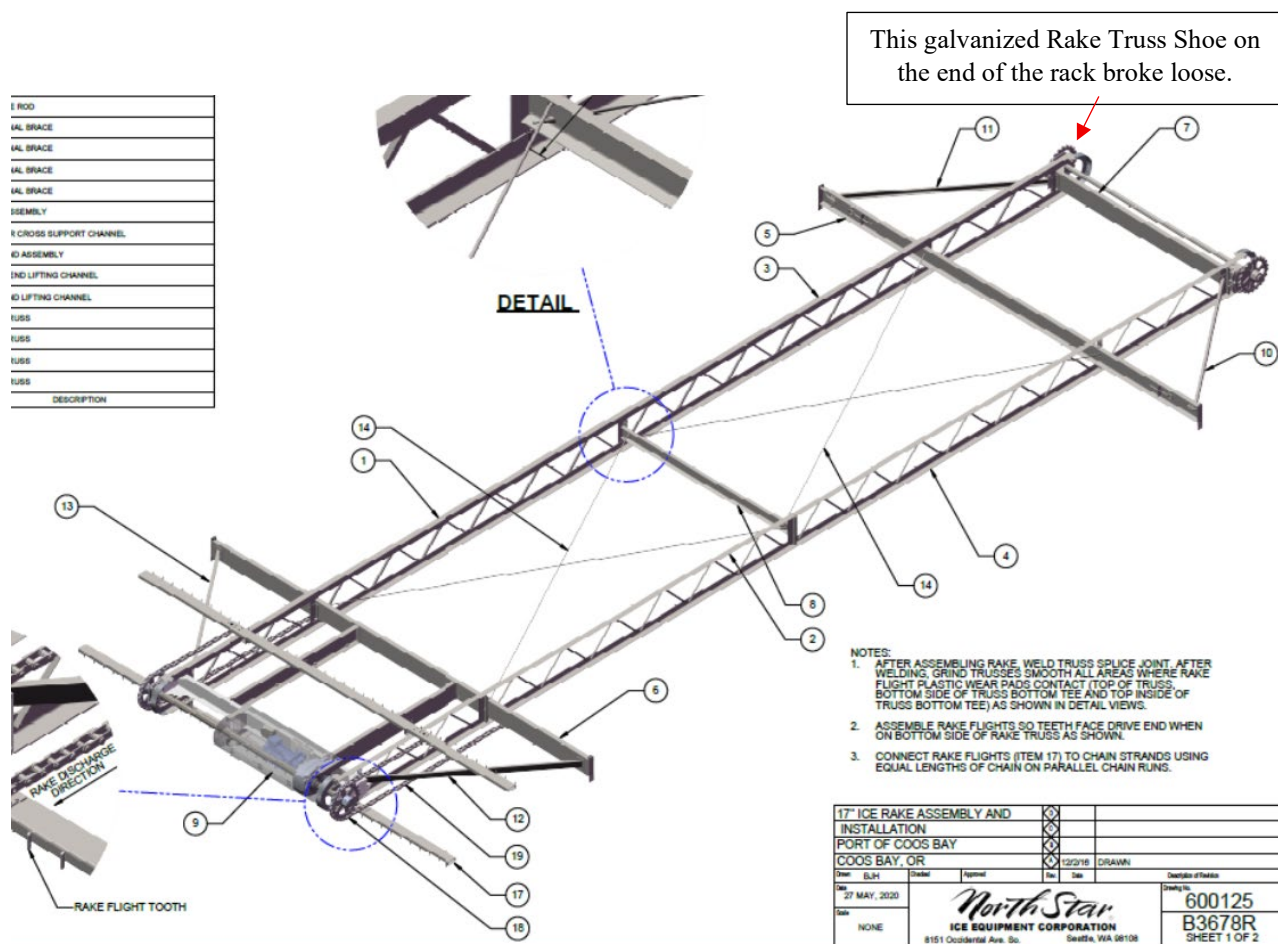
Due to the majority of our maintenance staff being assigned to the State Dredge Project at the Port of Garibaldi, the OSMB Grant Inner Basin Restroom Project is on hold until they come back. This \$50,000.00 project, originally scheduled for completion by the end of October, will now be

finished after our crews finish the Port of Garibaldi Dredge Project. The Oregon State Marine Board has granted us an extension, and we now have until April 30, 2027 for it to be completed. We appreciate the State Marine Board for all they do for us here at the Charleston Marina.

Note - Partial funding was provided by the Oregon State Marine Board Boating Facility Grant Program investing fees and marine fuel taxes paid by motorized boaters.

Charleston Ice Plant:

Due to an unanticipated equipment break-down in the ice delivery system, the Charleston Ice Plant was down for a period of 7 days. On August 29, 2026, while delivering ice to one of the vessels in our fleet, a piece of the rake delivery system broke loose and became entangled in the twin augers. Staff were able to remove the piece and inspect for other damage. It was discovered that some of the rake flight hangers and UHMW plastic wear pads were also damaged or broken off.



We discovered that replacement parts would be 6-8 weeks out so our maintenance staff, assisted by Giddings Boatworks, was able to fabricate temporary replacement pieces to get us back up and running. The replacement pieces will be installed during the next scheduled maintenance downtime in November this year. Special thanks to Ray Cox, and his staff, for jumping in and helping minimize the down time of the Ice Plant. The Ice Plant was back up and running on Saturday, September 5, 2026, and delivered what ice was in the bin to vessels who had been on a waiting list. The ice bin was full, and ice was available for appointments for the rest of the fleet on Tuesday, September 8, 2026.



The Ice Plant water filtration system has been installed and is on-line filtering the chlorine out of our water supply. We anticipate that once all the older ice is out of the ice bin, we will not have a chlorine smell in our ice anymore. The entire filtration system, including the electrical work, was approximately \$16,000.00. This was money well spent for our staff and customers.

Oregon State Dredge Project at Port of Garibaldi:

Charleston Marina maintenance staff have been busy in the Port of Garibaldi getting ready for the upcoming dredge project. Port of Garibaldi was able to get an In-Water Work Variance to allow the dredge project to start on September 15. The project is scheduled to go to the end of the year. After demobilization, our staff should be back in Charleston mid-to-late January.



The dredge booster pump will allow for more sediment to be moved from the harbor to the outfall disposal site.



The State Dredge "The Laura" in the water at the Port of Garibaldi.

ConnectOregon Grant Cycle 10:

The final review for the ConnectOregon 10 Grant Cycle was on Tuesday, September 8, 2026. The Oregon Department of Transportation received 35 applications for this year's ConnectOregon grant opportunity, totaling \$79 million in funding requests. Due to a one-time funding redirection earlier this year, about \$30 million was left available for this grant opportunity. The final review committee met and ranked the applications and created a final recommendation list of projects to fund. ODOT will submit this list to the Oregon Transportation Commission for a final approval at the commission's December 2026 meeting. I listened in on the review session and the Charleston Shipyard Improvement Project – Phase 1 – Marine Ways Replacement (unofficially) ranked 9 out of the 12 projects that are recommended for funding. The applications are in the “public comment” stage and on September 22, 2026, ODOT will hold a virtual public meeting at 10:00-11:00 a.m. on Microsoft Teams, to hear comments about the submitted projects.



M E M O R A N D U M

TO: Port of Coos Bay Board of Commissioners

FROM: Brian Early, General Manager, CBRL

DATE: September 10, 2026

SUBJECT: Railroad Department Management Report

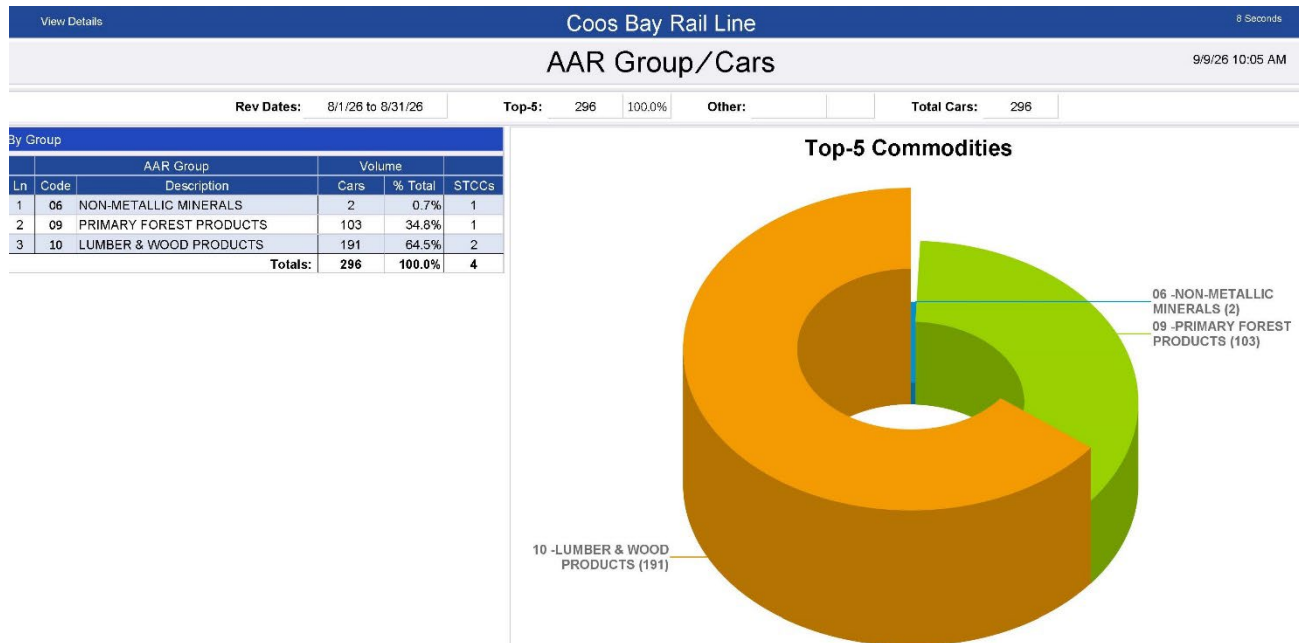
Operations:

CBRL Carloads for August 2026 = 296

Prior Month, July 2026 = 351

Prior Year, August 2025 = 330

FY 2026/2027 Forecasted Monthly Average = 361



Carloads for August were on track to meet or exceed forecast levels, but CBRL experienced an interruption of service in the final week of the month. The disruption was caused by two failing caps on the south approach to the Cushman Swing Span, closing through traffic from August 26, through September 1. Further complications occurred when one of the locomotives trapped on the north-end of the line broke down and we were unable to repair or replace it with another from the south because of the line closure. Despite all of this, our north-end crew was able to continue service on the north-end of the line and was able to move some cars into position for movement when the line reopened.

As if the bridge complications weren't enough, we also experienced a mountain of sand migrating over the line near Cordes. UTV/ATV traffic from the dunes continues to trespass on our right of way with no regard for the damage they are causing or any respect for private property. One afternoon while attempting to move our boom truck down the siding at Cordes it derailed on sand over the rail and became stuck. We had to leave the truck overnight and made plans to extract it the next morning.

When we arrived the next morning, we discovered that one of the local thieves had seen fit to remove the batteries and siphon approximately 75 gallons of diesel out of the truck, turning a 2 hour extraction into an all-day affair and costing us a full day of production. Despite these and other ongoing challenges, we continue to see unexpected improvements in both raw wood and finished lumber shipments and are hopeful that the trend will continue as we enter fall.



(Failed cap at bent 133, MP716.4)



Mechanical (Locomotive):

LOCO	92 Day Insp. Next Due	368 Day Insp. Next Due	1104 Day Insp. Next Due
CBRL 1909	08/21/26	11/21/26	11/26/28
HLCX 1044	10/14/26	10/19/26	11/24/27
HLCX 1052	10/14/26	04/14/27	04/24/29
HLCX 1078	09/16/26	06/19/27	12/26/28
HLCX 1081	11/18/26	05/21/27	05/26/29
HLCX 3847	09/02/26	03/04/27	04/19/27
HLCX 3854	10/17/26	07/20/27	07/25/29

Columbia Rail was onsite during the week of August 17. In addition to numerous minor repairs, the following were also accomplished:

Back ordered fuel injectors for loco 3847 arrived just after mechanical forces departed in July and were changed out in August. However, once the run-check was performed it was determined that 15 of the 16 fuel injector rocker arms have failed. Those parts are currently on order and hopefully will arrive before mechanical forces return in September.

Upon further inspection of locomotive 1909, the water pumps have not failed as previously believed, but the unit is continuing to lose water. A borescope inspection will be carried out in September, as it is now believed that we may have cracked cylinder linings in one or more locations in the engine block.

In keeping with CBRL's bad luck, right after the mechanics departed, locomotive 1081 lost a water pump and is currently OOS until forces return in September, as well as locomotive 3854 now exhibiting an intermittent loading issue that is proving difficult to diagnose and repair.

Mechanical (Car):

Center beam car repair volume was steady in August and continued improvements in log car traffic created a few more opportunities to perform repairs to the log car fleet. The team remains busy repairing CBRL's vehicle fleet as we continue to experience failures, including losing an engine in the north-end crew truck. A used, low mileage engine was procured, and the engine swap is being performed in between the department's regular car inspection and repair duties.

Maintenance of Way (MOW):

(The following is submitted by Bridge Inspector/Operations Manager Isaac Mingus)

August was another productive month for MOW. Forces completed 10 projects, bringing our year to date total to 81 completed projects. Work focused on rail defect repairs, bridge tie rehabilitation, sand abatement, and other critical infrastructure improvements that help maintain a safe and reliable railroad. Despite workforce limitations, scheduled leave, equipment outages, theft, vandalism, and other operational challenges, our teams continued making progress on critical maintenance needs throughout the property.

Safety Performance: While we have experienced several incidents involving equipment and vehicles this year, we have been fortunate that none resulted in personal injury. Let us not mistake good fortune for good process. These incidents serve as reminders that maintaining situational awareness is one of the most important tools we have. I will be the first to step forward and state that I am a statistic, and going forward I will give my best effort to maintain the best situational awareness I possibly can.

There are times when the safest decision is to slow down, take an extra moment to evaluate conditions, and ensure we fully understand the hazards around us before proceeding. Safety is not measured by how quickly we complete a task. It is measured by whether everyone goes home in the same condition they arrived. As we move forward, I encourage every employee to reaffirm their commitment to safe work practices, communication, and situational awareness in everything we do.

Fire Prevention and Preparedness: Although recent weather patterns have brought cooler temperatures and increased rainfall, fire season remains in effect, and our fire prevention responsibilities remain unchanged.

I am pleased to report that the railroad has had no railroad-caused fires to date this season. This achievement is the direct result of employees following our fire prevention procedures and remaining vigilant while working near vegetation and other combustible materials.

Please continue conducting required inspections, reporting hazardous conditions, maintaining spark prevention measures, and adhering to all fire watch and operational requirements. Seasonal moisture should not lead to complacency. Remaining vigilant now is one of the best ways to prevent future incidents.

Security Awareness: We are also seeing increased challenges related to theft, vandalism, trespassing, and damage to railroad property. These activities create unnecessary costs, consume valuable maintenance resources, and can introduce significant safety risks.

Employees are encouraged to maintain heightened awareness while on railroad property and to promptly report suspicious activities, unauthorized persons, or damage to railroad infrastructure and equipment. Security is everyone's responsibility, and early reporting is often the most effective tool available to prevent further losses.



(Bridge Tie and Guard Timber replacement MP 683.4)

ODOT/FRA:

CBRL had one visit from ODOT and FRA's crossing/signal inspectors in August. No defects were recommended for violation.

Coos Bay Rail Line:

As of August 31, 2026 CBRL has worked 971 days injury free. Currently, CBRL has 17 employees and 7 locomotives on property.



(GP Coquille, August 1975. Courtesy of Bob Melbo)

CBRL Maintenance of Way - August 2026

End-of-Month Review

Summary

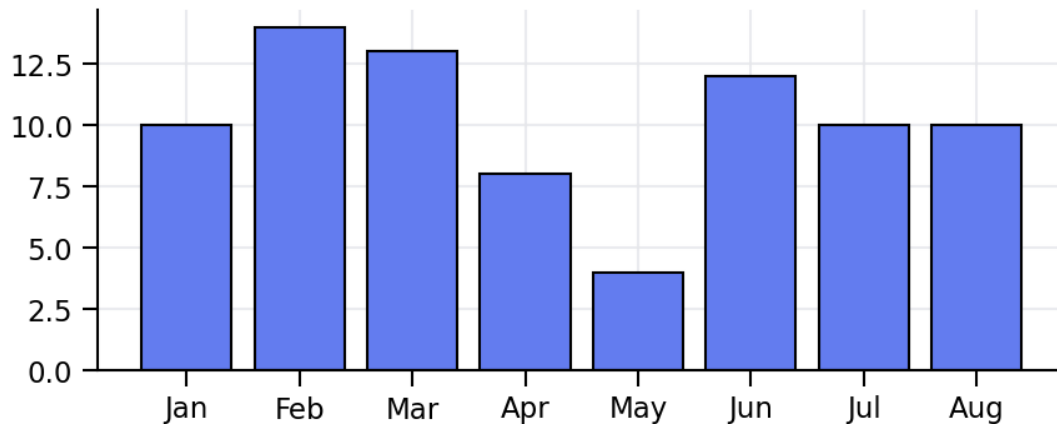
August 2026 maintenance activity resulted in 10 completed projects, bringing the year-to-date total to 81 completed projects. Work focused on rail defect repairs, switch stand replacement, sand abatement, tie and guard timber replacement. The Bridge 683.36 tie rehabilitation project was completed by our own MoW department this month. Despite workforce limitations, leave schedules, equipment outages, inspections, vandalism, and theft-related impacts, Maintenance of Way forces maintained progress on critical safety and infrastructure needs, though we are losing ground to active TSR's.

Summary Metrics

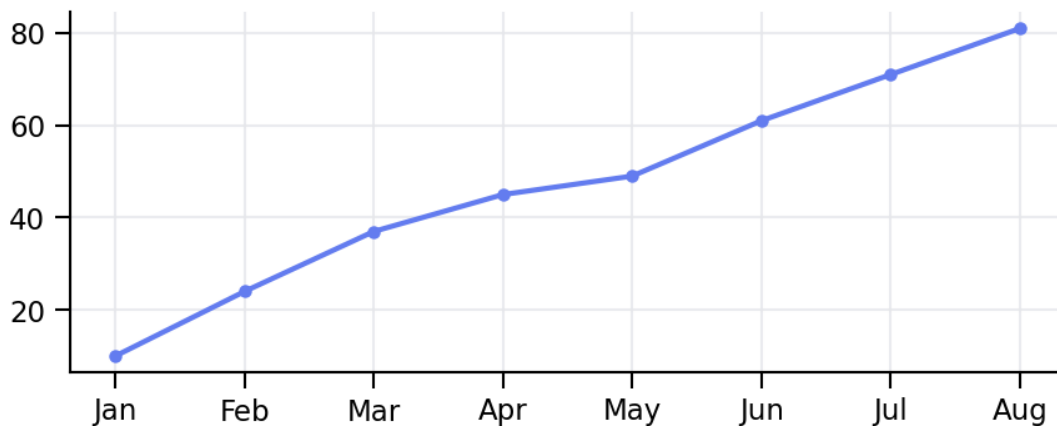
Metric	Value
Total Work Orders	234
Active Work Orders	65
Completed August	10
Completed YTD	81
Active TSRs	17
TSR Repairs Completed	4

Monthly Completion Trend

Monthly Completed Projects - 2026



YTD Completed Projects



TSR Progress

W/O	Location	Defect	Completed
4	683.36 Bridge	Tie and guard timber deficiencies	08/31/26
226	752.4 / 762.4	Broken rail and cracked joint bar	08/19/26
227	729.1	Broken rail	08/14/26
228	726.6	Vertical rail break	08/25/26

Projects Completed in August

W/O	Location	Project	Complete Date
221	655.1	Broken Rail Repair	08/07/26
227	729.1	Broken Rail Repair	08/14/26
226	752.4/762.4	Rail & Joint Bar Repairs	08/19/26
197	739.68 Bridge	Main Drive Diagnostics	08/11/26
198	739.68 Bridge	Drive Chain Repairs	08/14/26
178	739.68 Bridge	Lift Rail/Sensor Repairs	08/25/26
228	726.6	Defective Rail Repair	08/25/26
229	~700.0	Tree Blocking Track	08/24/26
230	763.12	Replace Damaged Switch Stand	08/24/26
4	683.36 Bridge	Bridge tie Rehabilitation	08/31/26

Equipment Out of Service

Unit	Equipment	Status
E277215	F350 Crew Truck	Transmission Failure
E277249	Camry	Body repairs required
E277247	Ranger North / Noti Ranger	Major mechanical repairs

Equipment with Defects / Service Needs

F350 Bridge Truck (fuel pump, windshield), F350 Signal Truck (A/C and engine codes), Gradall (tires/hyraul bearings/axles leaking hydraulic fluid), Backhoe (hyraul adjustment and alarm), Grapple Truck (inspection/exhaust/coolant leak), Forklift (soft brakes), Boat/Trailer (repack wheel bearings), Tiger Mower (belt failures), Boom Truck (monitor reliability).

Security and Fleet Sustainability

Vandalism, theft, trespassing, and infrastructure damage continue to increase and consume maintenance resources. A formal railroad security plan should be developed. The Maintenance of Way fleet remains in a degraded condition with multiple critical vehicles out of service and several others requiring substantial repairs. A structured fleet maintenance and replacement strategy is necessary to maintain long-term maintenance capability.

Action Items

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

DATE: September 10, 2026

PROJECT TITLE: KG Custom Fab Lease Agreements

ACTION REQUESTED: Approve the negotiation and execution of a commercial lease agreement with Kameron Gandy of KG Custom Fab to lease Buildings 5 & 7 in the Charleston Shipyard

BACKGROUND:

The Port of Coos Bay was approached by Kameron Gandy to lease Buildings 5 and 7 in the Charleston Shipyard to operate his business, KG Custom Fab, which specializes in stainless steel and aluminum fabrication, marketed to recreational, commercial and work vessels.

Buildings 5 and 7 were previously leased to Tarheel Aluminum.

Building	Address	Sq Ft	Base Rent	Price/SqFt
#5 – KG Custom Fab	63130 Troller Rd, Charleston	2,776	\$992.56	\$.3576
#7 – KG Custom Fab II	63127B Troller Rd, Charleston	3,200	\$1,543.93	\$.4825
		5,976	\$2,536.49	\$.4244

The term of the proposed lease agreement is one year with the option to renew for three additional terms of one year each. The lease rate will incur a CPI increase on the anniversary date in subsequent years.

RECOMMENDED MOTION:

Approve Port Staff to negotiate and execute a commercial lease agreement with Kameron Gandy of KG Custom Fab to lease Buildings 5 & 7 in the Charleston Shipyard.

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

DATE: September 10, 2026

PROJECT TITLE: 2026Res08 Ratification of Declaration of Emergency – Timber Bridge Repair at MP 716.40

ACTION REQUESTED: Adopt resolution 2026Res08 ratifying the Declaration of Emergency for the replacement of the timber bridge components of the bridge located at MP 716.40

BACKGROUND:

On August 26, 2026, Port staff were notified by the staff of Coos Bay Rail Line that two timber caps, three timber posts, and one timber mudsill of the bridge at MP 716.40 were failing and needed immediate replacement. Until permanent repairs were to be made, rail service south of Cushman would be interrupted. Without timely repairs, CBRL's largest customers would be without service.

On August 26, 2026, Chief Executive Officer Lanelle Comstock declared an emergency and authorized the Port to enter into a sole source contract with Scott Partney Construction to immediately perform the repairs to resolve this emergency condition. Scott Partney Construction has extensive construction knowledge of timber bridge repairs and has the ability and work force to repair the bridge in the time frame necessary to limit the rail down time. The contracted total price of the project is \$155,866.00.

Scott Partney Construction will replace these timber components to put the bridge back in service.

RECOMMENDED MOTION:

Adopt resolution 2026Res08 ratifying the Declaration of Emergency for the replacement of the timber bridge components of the bridge located at MP 716.40.

RESOLUTION 2026Res08

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE OREGON INTERNATIONAL PORT OF COOS BAY
ACTING IN ITS CAPACITY AS ITS OWN LOCAL CONTRACT REVIEW BOARD
RATIFYING THE EMERGENCY DECLARATION
FOR EMERGENCY REPAIRS TO THE TIMBER BRIDGE AT MP 716.40**

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

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

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

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

WHEREAS, the Board of Commissioners of the Oregon International Port of Coos Bay, acting in its capacity as its own LCRB, has determined that emergency circumstances did exist which required the Port to promptly solicit and execute a contract for the replacement of the timber bridge components of the bridge located at MP 716.40.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The recitals above are true and accurate and are incorporated herein by this reference.
2. The findings contained in the Emergency Declaration by Port Chief Executive Officer, Lanelle Comstock, identified as Exhibit "A" to this resolution, attached hereto and incorporated herein by this reference, document the nature of the emergency and describe the methods used by the Port for the selection of Scott Partney Construction for emergency repairs of the bridge located at MP 716.40, are hereby adopted and ratified by the LCRB for the Oregon International Port of Coos Bay.
3. Based upon the contents of Exhibit "A", the LCRB hereby ratifies the declaration of an emergency by the Chief Executive Officer of the Port and further authorizes and ratifies the decision of the Chief Executive Officer, to solicit and enter into a contract with Scott Partney Construction for the replacement of the timber bridge components of the bridge located at MP 716.40. The Port LCRB also ratifies the decision of the CEO to exempt the contract for the repairs from the competitive bidding requirements of ORS Chapter 279C. The LCRB finds that the documents supporting this emergency declaration fully meet and satisfy the requirements of ORS 279C.320 (1), ORS 279B.080 and OAR 137-049-0150, as well as the requirements of LCRB Rule 4.6.3.

APPROVED AND ADOPTED, by the Board of Commissioners of the Oregon International Port of Coos Bay this 17th day of September 2026.

Kyle Stevens, President

Nick Edwards, Vice President

**DECLARATION OF EMERGENCY CIRCUMSTANCES
REGARDING EMERGENCY REPAIRS TO THE COOS BAY RAIL LINE
AT THE CUSHMAN TURN SPAN BRIDGE AT MILEPOST 716.40
BY THE OREGON INTERNATIONAL PORT OF COOS BAY**

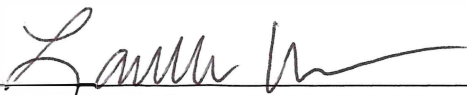
RECITALS

1. The Oregon International Port of Coos Bay (Port) is an Oregon State Port organized and operated pursuant to ORS 777.915 to 777.953.
2. The Port of Coos Bay owns the Coos Bay Rail Line, which is a railroad with rail lines from Eugene, Oregon to Coquille, Oregon. Coos Bay Rail Line, Inc. ("CBRL") has provided rail service on the rail line for the Port since November 1, 2018.
3. On August 26, 2026, Port Staff was notified that two timber caps, three posts and one timber mudsill had failed on the southern approach spans of the bridge at MP 716.40, which has taken the bridge out of service.
4. Upon closer inspection by CBRL and Port Staff, along with Scott Partney Construction, two timber caps, three timber posts, and one timber mudsill deteriorated to the point of failure. Replacement of these components must be performed to put the bridge back into operable condition.
5. Until permanent repairs are accomplished, rail service south of Cushman is interrupted. Without timely repairs, CBRL's largest customers would be without service.
6. On August 28, 2026, Port Staff determined it is in the public's best interest to sole source Scott Partney Construction to affect the repairs to the pile caps, pursuant to ORS 279B.075, based on the following:
 - a. Repairs must be expedited in an effort to mitigate the time-of-service interruption.
 - b. Scott Partney Construction has extensive construction knowledge of bridge repairs in general and has the ability and workforce to repair the bents in the time frame necessary to limit the rail down time to our customers.

Therefore, pursuant to Local Contract Rule 4.6.3:

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

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



By: Lanelle Comstock
Chief Executive Officer

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 / 2022-2026

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

	2022		2023		2024		2025		2026	
	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads
Jan	445	1,468.5	473	1,560.9	363	1,197.9	269	887.7	303	999.9
Feb	502	1,656.6	393	1,296.9	598	1,973.4	379	1,250.7	325	1,072.5
Mar	694	2,290.2	498	1,643.4	488	1,610.4	414	1,366.2	378	1,247.4
Apr	668	2,204.4	407	1,343.1	456	1,504.8	476	1,570.8	471	1,554.3
May	707	2,333.1	454	1,498.2	548	1,808.4	286	943.8	318	1,049.4
Jun	595	1,963.5	468	1,544.4	420	1,386.0	260	858.0	291	960.3
Jul	530	1,749.0	473	1,560.9	465	1,534.5	283	933.9	351	1,158.3
Aug	597	1,970.1	388	1,280.4	433	1,428.9	330	1,089.0	296	976.8
Sep	524	1,729.2	372	1,227.6	351	1,158.3	365	1,204.5		0.0
Oct	488	1,610.4	393	1,296.9	498	1,643.4	324	1,069.2		0.0
Nov	512	1,689.6	409	1,349.7	335	1,105.5	294	970.2		0.0
Dec	493	1,626.9	440	1,452.0	347	1,145.1	283	933.9		0.0
Total	6,755	22,291.5	5,168	17,054.4	5,302	17,496.6	3,963	13,077.9	2,733	9,018.9

Coos Bay Rail Line-CBRL operates at the U.S. shortline railroad industry standard of 286,000 lbs/143 short tons (weight of car plus commodity weight) per loaded revenue 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 2026 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:	3,963	rail carloads =	396,300	short tons =	13,077.9	highway truck loads
2026:	2,733	rail carloads =	273,300	short tons =	9,018.9	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.