



M E M O R A N D U M

TO: Interested Parties

FROM: Kyle Stevens, President

DATE: October 8, 2026

SUBJECT: Port of Coos Bay Commission Meeting Notice – **Amended**

The **Board of Commissioners** of the Oregon International Port of Coos Bay will hold its Regular Commission Meeting at **11:00 a.m., Thursday, October 15, 2026**, ~~immediately following the conclusion of the Board of Commissioners' Special PCIP Commission Meeting,~~ 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, October 15, 2026. Written comment will be accepted until 8:30 a.m. on Thursday, October 15, 2026 by sending an email to portcoos@portofcoosbay.com with the subject line 'Public Comment'.

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

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

KS/cs

OREGON INTERNATIONAL PORT OF COOS BAY

REGULAR COMMISSION MEETING

11:00 a.m., Thursday, October 15, 2026

~~This meeting will be held immediately following the preceding Special PCIP Commission meeting.~~

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.*

AMENDED AGENDA

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

Page

A. Approval of September 14, 2026 Special Commission Meeting Minutes4
B. Approval of September 17, 2026 Regular Commission Meeting Minutes.....5
C. Approval of September Invoices.....8
D. Approval of September Contracts Awarded.....9
E. Approval of SDIS Best Practices Program.....10

5. MANAGEMENT REPORTS

Page

A. Administration14
B. Finance16
C. External Affairs.....29
D. Charleston Operations31
E. Railroad Operations34

6. ACTION ITEMS

Page

A. **ODOT Rail Crossing Safety Improvement Grant Procurement Authority..... Brian Early, 46**

7. OTHER

8. INFORMATION ITEMS

Page

A. Coos Bay Rail Revenue Car Loads – September 2026**49**

9. PUBLIC COMMENT

10. CEO COMMENTS

11. COMMISSION COMMENTS

12. NEXT MEETING DATES

A. PCIP Commission Meeting - Tuesday, November 3, 2026, 8:00 a.m.
B. Regular Commission Meeting - Thursday, November 19, 2026, 11:00 a.m.

13. RECESS TO EXECUTIVE SESSION

14. ADJOURN

Consent Items

DRAFT MINUTES
Oregon International Port of Coos Bay
Special Commission Meeting
9:00 a.m., Monday, September 14, 2026
Virtual

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

Guests: None.

1. [Call Meeting to Order](#)

President Stevens called the meeting to order at 9:04 a.m.

2. Action Items

A. [2026Res09: Regional Infrastructure Fund Grant Application](#)

Commissioner ViksneHill asked whether there were any match requirements. Ray Dwire stated there were no match requirements for this grant.

Commissioner Hamner asked whether the Port was working with Energy Trust. Mr. Dwire stated the Port is, and he expects a phone call with Energy Trust promptly to coordinate and try to make the funding go further.

Upon a motion by Commissioner Edwards (second by Commissioner Roblan), the Board of Commissioners motioned to adopt resolution 2026Res09 authorizing the Port's Chief Executive Officer to submit an application to the Oregon Business Development Department's Regional Infrastructure Fund for the Charleston Marina Lighting Improvement Project. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

3. Next Meeting Dates

- A. Regular Commission Meeting – Thursday, September 17, 2026, 11:00 a.m.
- B. PCIP Commission Meeting – Tuesday, October 3, 2026, 8:00 a.m.

4. [Adjourn](#)

President Stevens adjourned the meeting at 9:11 a.m.

DRAFT MINUTES
Oregon International Port of Coos Bay
Regular Commission Meeting
11:00 a.m., Thursday, September 17, 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; Matt Friesen, Director of External Affairs; Brian Early, CBRL General Manager; Ray Dwire, Charleston Marina Manager; Krystal Karcher, Administrative Services Manager; and Christina Sanders, Administrative Assistant.

Guests: Rick Skinner, Superior Construction Consulting Services; Tallon Trentz, IUOE; and Kameron Gandy, KG Custom Fabrication.

1. [Call Meeting to Order](#)

President Stevens called the meeting to order at 11:00 a.m.

2. [Introduction of Commissioners, Guests, and Port Staff](#)

3. [Port Project Update](#)

A. [Connect Oregon Grant Update](#)

Ray Dwire stated on September 8, ODOT completed its final ranking of Connect Oregon projects, and the Port's project was ranked ninth out of twelve projects tentatively recommended for funding. The Port received several letters of support from community members and organizations, and the public comment period remains open through September 22. A final recommendation will be presented to the Transportation Commission in December, with an official funding decision expected after that. Commissioner Roblan asked for clarification on the project. Mr. Dwire stated this is for phase one of the Charleston Shipyard Improvements Project, which includes replacement of the in-water portion of the marine ways.

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

4. [Consent Items](#)

Upon a motion by Commissioner ViksneHill (second by Commissioner Hamner), the Board of Commissioners voted to approve the August 20, 2026 Regular Commission Meeting Minutes, August

Invoices, and Lease Renewals. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

5. Management Reports

Commissioner Hamner asked for clarification on grant capacity and Pew Charitable Trust. Matt Friesen stated the Port has been exploring opportunities to increase staff capacity and expertise for identifying new revenue sources, pursuing funding opportunities, and improving planning, budgeting, and prioritization of capital projects. The Port is preparing for the upcoming legislative session by maintaining a ready list of projects and funding needs. The Port recently met with representatives from the Pew Charitable Trust to discuss a proposal that could provide additional technical support to rural communities as they develop future state funding requests.

6. Action Items

A. KG Custom Fab Lease Agreement

Upon a motion by Commissioner Edwards (second by Commissioner Hamner), the Board of Commissioners motioned to 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. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

B. 2026Res08: Declaration of Emergency: Bridge 716.4

Upon a motion by Commissioner ViksneHill (second by Commissioner Roblan), the Board of Commissioners motioned to adopt resolution 2026Res08 ratifying the Declaration of Emergency for the replacement of the timber bridge components of the bridge located at MP 716.40. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

7. Information Items

8. Public Comments

There was no public comment.

9. CEO Comments

Lanelle Comstock stated the Port had a Special Commission Meeting, regarding the Regional Infrastructure Fund grant, and that application was submitted on Tuesday for the Charleston Marina Lighting Improvement Project.

10. Commission Comments

There were no Commission comments.

11. 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.

12. Adjourn

President Stevens adjourned the meeting at 11:33 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: October 8, 2026
Subject: Invoices Paid for Commission Approval through September 2026

A/P checks issued per NetSuite financial system	170,177.26
Payroll disbursement per Umpqua Bank statement	113,546.29
Misc electronic disbursements per Umpqua Bank statement	193,607.30
Total Disbursements	<u>\$ 477,330.85</u>



M E M O R A N D U M

TO: Port of Coos Bay Board of Commissioners

FROM: Megan Richardson, Finance Director

DATE: October 8, 2026

SUBJECT: September 2026 Contracts Awarded

The following are bids that were awarded, and contracts authorized and signed by the Chief Executive Officer during the month of September. All solicitations comply with the requirements of the Port's Local Public Contracting Rules.

The following projects are included in the appropriate fiscal year budget:

Contract	Description	Cost
Scott Partney	Marina - F Dock Approach Repair	\$9,840.00
Total Contracts Awarded for this Period:		\$9,840.00



M E M O R A N D U M

TO: Port of Coos Bay Board of Commissioners
FROM: Lanelle Comstock, Chief Executive Officer
DATE: October 8, 2026
SUBJECT: 2027 SDIS Best Practices Program – Property / Casualty Insurance Credits

Each year, the Port of Coos Bay participates in the Special Districts Insurance Services (SDIS) Best Practices Program to receive credit on the following year's contributions for general liability, auto liability, and property insurance. The purpose of the program is to assist districts with implementing best practices to mitigate risk in areas of high exposure.

The Port is currently anticipated to receive a 10% credit toward the 2027 SDIS insurance premium based on completion of the following requirements:

- ☑ **Affiliate Organization Membership (2%)** – *The Port must be a member of a SDAO affiliated organization.*

The Port is a member of the Oregon Public Ports Association (OPPA), paid through SDAO.

- ☑ **SDAO/SDIS Training (2%)** – *At least one representative of the district must complete a SDAO/SDIS training.*

Krystal Karcher attended a regional training summit hosted by SDAO.

- ☑ **Public Meeting Law Training - Online (2%)** – *All members of the District's Board must complete public meeting law training offered through Vector Solutions, in person, or via the Oregon Government Ethics Commission approved training.*

All Port Commissioners have successfully completed public meeting law training offered through Vector Solutions.

- ☑ **Public Meeting Checklist (2%)** – *The self-evaluation checklist must be completed.*

The self-evaluation checklist is following this memo.

- ☑ **Public Meeting Policy (2%)** – *The district must have a current policy in place (updated within the last two years) in regards to Public Meeting Law.*

Port Policy 3.1: Public Meetings was last amended November 21, 2024.

SDIS 2027 Best Practices Survey

SDIS 2027

Entity Name

Oregon International Port Of Coos Bay

Contact Name

Lanelle Comstock

Contact Email

lcomstock@portofcoosbay.com

Contact Phone

(541) 297-9917

Total Discount %

10

Check Yes if completed		Yes	Help	More Information
Affiliate Membership - 2% Credit. Is your organization a member of:				
1	Oregon Fire District Directors Association (OFDDA)?	☐		 (http://www.ofdda.com)
2	Oregon Fire Chiefs Association (OFCA)?	☐	?	 (http://www.ofca.org)
3	Oregon Water Resources Congress (OWRC)?	☐		 (https://www.owrc.org/)
4	Oregon Mosquito and Vector Control Association?	☐		 (http://www.omvca.org)
5	Oregon Recreation and Park Association (ORPA)?	☐		 (https://www.orpa.org)
6	Oregon Public Ports Association (OPPA)?	☒		 (http://www.oregonports.com)
7	Oregon Association of Clean Water Agencies (ORACWA)?	☐		 (http://www.oracwa.org)
8	Oregon Association of Conservation Districts (OACD)?	☐		 (https://oacd.org)
9	Cemetery Association of Oregon? (CAO)	☐		 (http://www.oregoncemeteries.com)
10	Oregon APCO-NENA?	☐		 (http://www.oregonapconena.org/)
11	Oregon Transit Association (OTA)?	☐		 (http://www.oregontransit.com)
12	Oregon People's Utility Districts Association (OPUDA)?	☐		 (http://www.opuda.org/)
13	Oregon Association of Water Utilities (OAWU)?	☐		 (http://www.oawu.net)
14	Oregon Library Association (OLA)?	☐		 (http://www.olaweb.org)
15	Oregon Economic Development District Association (OEDD)?	☐		 (http://www.oedd.org/)
16	Oregon PRIMA?	☐	?	 (http://orprima.org)
17	Hospital Association of Oregon?	☐		 (https://oregonhospitals.org/)
18	Oregon Association Chiefs of Police (OACP)?	☐		 (http://www.policechief.org)
19	Oregon Rural Health Association (ORHA)?	☐		 (https://orha.wildapricot.org)

	Check Yes if completed	Yes	Help	More Information
Public Meeting Checklist - 2% Credit.				
20	Does your district give notice of the time and place of all regular, special and emergency meetings, including an agenda of the principal topics to be discussed?	☒		
21	Does your district give notice for executive sessions and include a citation of the specific authority granted by statute under which the session is being held?	☒		
22	Are your public meetings held in places that are accessible to individuals with mobility and other impairments?	☒		
23	Does your district provide, or try to provide in good faith effort, an interpreter for hearing-impaired persons?	☒		
24	Is your Board familiar with the Americans with Disabilities Act (ADA) and ensuring it is acting within accordance with any additional requirements of the ADA beyond that of state law?	☒		
25	Do you try to provide members of the public an opportunity (if possible) to access and attend your meetings virtually?	☒		
26	Does your district have one of the following record keeping options of your meetings, including executive sessions; Written minutes, video or digital recording?	☒		
27	Does your district conduct regular monthly meetings?	☒		
28	Per the training requirement from HB 2805, has EACH board member attended a public meetings law training at least once during their term? (*Leave blank if your district has less than \$1 million of total expenditure during the fiscal year.*)	☒		
Public Meeting Policy - 2% Credit.				
29	Does your district have a current policy in place that meets the criteria of the public meetings law?	☒	?	 (https://sdaoresourcelibrary.com/?wpdmdl=1643)
Public Meeting Training- Online - 2% Credit.				
30	Have ALL members of the Board of Directors completed one (1) of the following public meetings law trainings? 1. SDAO online public meetings law training offered on Vector Solutions (search Public Meetings Law under Employment Practices/Supervisory section) 2. In-person SDAO public meetings law training 3. OGEC approved public meetings law training	☒	?	 (https://www.sdao.com/vector-solutions-formerly-safepersonnel)
SDAO/SDIS Training- At least one (1) representative of the district must complete a SDAO/SDIS training: - 2% Credit.				
31	Has anyone from your district attended a SDAO Regional Training Summit? (The one or two-day attendance both qualify.)	☒		 (https://www.sdao.com/calendar)
32	Did a representative from your district attend the 2026 SDAO Annual Conference?	☐		 (https://www.sdao.com/calendar)
33	Has anyone from your district attended a 2026 Metro Breakfast?	☐		 (https://www.sdao.com/calendar)
34	Has your board completed a Board Practices Assessment Training?	☐	?	 (https://www.sdao.com/sdao-consulting-services-program-board-practices-assessment-and-board-governance-questionnaire)

Management Reports



M E M O R A N D U M

TO: Port of Coos Bay Board of Commissioners

FROM: Lanelle Comstock, Chief Executive Officer

DATE: October 8, 2026

SUBJECT: Administrative Services Management Report

Upcoming Scheduled Meetings and Events:

- October Regular Commission Meeting: Thursday, October 15, 11:00 am
- Charleston Marina Surplus Sale: Friday, October 23
- Charleston Advisory Committee Meeting: Wednesday, October 28, 10:00 am
- Charleston Fishing Families Trunk or Treat*: Saturday, October 31
- November PCIP Commission Meeting: Tuesday, November 3, 8:00 am
- Veteran's Day Observed (Offices closed): Wednesday, November 11
- November Regular Commission Meeting: Thursday, November 19, 11:00 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

2027 SDIS Best Practices Program: Each year, the Port of Coos Bay participates in the Special Districts Insurance Services (SDIS) Best Practices Program to receive up to a 10% credit on the following year's contributions for general liability, auto liability, and property insurance. The purpose of the program is to assist districts with implementing best practices to mitigate risk in areas of high exposure. The Port is expecting to receive the entire 10% discount. A recap and review of the 2027 Best Practices Program requirements are included in the Consent Items of this Commission Meeting packet.

Oregon Coast Economic Summit: 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: Matt Friesen, Ray Dwire, and I attended the Oregon Public Ports Association (OPPA) annual meeting in Astoria on September 24 and 25. The meeting was an amazing opportunity to meet and network with other Oregon Port Managers. Highlights of the

meeting included: discussion of OPPA goals and special projects, state legislative updates regarding ports (proposals for dredging funds and the creation of a maritime transportation plan), and presentations from the Coastal Caucus, the Governor's Transportation Policy Advisor (Kelly Brooks), OPPA's federal lobbyist (Ray Bucheger), Business Oregon, PNWA, and MARAD.

Charleston Surplus Sale: Keep an eye out for details regarding the Charleston Marina Surplus Sale on the Port's website and social media pages. A sale is anticipated to take place Friday, October 23 in the Power Squadron and Storage Units located on Guano Rock Lane in the Charleston Marina.

Blue Economy Task Force: The Port of Coos Bay had the opportunity to host Oregon's Blue Economy Task Force for a brief tour of the Charleston Marina, followed by its hybrid in-person and virtual meeting. The visit provided task force members with firsthand exposure to the Port's marina facilities and ongoing efforts to support the commercial fishing fleet, recreational boaters, seafood processors, and other marine-based industries. The Oregon Blue Economy Task Force was established by the Oregon Legislature to evaluate opportunities for growing Oregon's ocean and coastal economy while ensuring the long-term health and sustainability of the state's marine resources and coastal ecosystems. The task force brings together legislators, industry representatives, researchers, ports, fisheries, tribal nations, tourism interests, and environmental organizations to develop recommendations that will help guide Oregon's future investments and policies related to the blue economy. Port Commission President Kyle Stevens represents Ports on the Task Force.



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: October 8, 2026

SUBJECT: Accounting & Finance Management Report

We hereby present August and August Year-to-Date (2 months) financial results for the Port.

Operating Revenue:

Operating revenue totaled \$442K, compared to a budget of \$383K, which is greater than budget by \$60K. All departments, except Admin, exceeded their revenue 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. One of the unplanned property agreements in Port Ops has ended, and the revenue will not be seen beyond August. Rail Ops revenue exceeded budget because of the timing of property agreements. Charleston Ops' revenue fell short of budget across all business lines except for building and dock leases, property agreements, and ice sales. Ice sales exceeded budget by \$40K, which is the greatest contribution to their exceeding their revenue budget this month.

Operating Expense:

Operating expenses totaled \$295K compared to a budget of \$364K, which was \$69K less than budget for the period. All departments underspent their budget this month. Expenses this month were consistent with prior periods except for personnel services because some hours were allocated to the Dredge Fund for management of the dredge project in Garibaldi. In addition, Charleston expenses were decreased in personnel services and repairs and maintenance line items due to maintenance staff mobilizing dredge equipment to Garibaldi.

Operating Result:

Total operating results for the month of August were a net gain of \$147K against a planned net gain of \$18K, which was greater than planned by \$129K. All departments had a better net result than planned.

Other Income & Expense:

Other revenues totaled \$34K, which is greater than planned by \$13K. Most of the overage is for an insurance claim received. The expense will be seen in September. Other expenses total \$17K, which is less than planned by \$12K. The underspending is from lower banking fees and no capital improvements made this period.

Net Result & Year to Date:

August had a net gain of \$164K compared to a budgeted net gain of \$11K resulting in a positive

variance of \$154K. Year to date the General Fund has a net gain of \$205K, compared to a \$33K net gain, which is better than planned by \$172K.

Other Comments:

September Total Cash Balance	Unrestricted OIPCB Funds	Total Restricted	Restricted	
			State Dredge Funds	IFA Channel Mod
5,761,440.86	1,816,115.81	3,945,325.05	134,900.15	3,810,424.90

The total cash balances in all bank accounts for September month end were \$5,761,440.86 which is a decrease from August of \$37,667.83. Restricted funds are detailed in the table above. Total interest earnings totaled \$15,231.57 with \$2,108.47 of that interest earned on unrestricted funds. Interest earned on restricted funds goes to the restricted fund balance and interest earned on the unrestricted funds is earned by the General Fund. No interest was earned in the money market account because the balance has been managed to meet the required minimum for banking fees and cashflow needs. The Local Government Investment Pool (LGIP) interest rate increased to 4.02% pa., which is an increase of 0.02% since the beginning of the fiscal year.

		Current Period				Same Month Last Year			Year to Date				Year End		
		Aug 2026				Aug 2025			Jul 2026 - Aug 2026				Prior FYTD vs Current FYTD		
		Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff
1	Operating Income														
33	Administration	18,688	19,274	(587)	(3%)	15,241	3,447	23%	37,263	38,383	(1,120)	(3%)	30,427	6,836	22%
20	Port Operations	32,188	13,564	18,624	137%	21,959	10,228	47%	64,375	30,794	33,581	109%	46,773	17,602	38%
21	Railroad Operations	63,680	37,711	25,969	69%	40,572	23,108	57%	124,197	90,806	33,391	37%	96,295	27,902	29%
22	Charleston Operations														
23	Building & Dock Leases	22,785	22,279	507	2%	18,506	4,279	23%	45,605	44,557	1,048	2%	40,454	5,151	13%
24	Property Agreements	2,500	2,500	0	0%	0	2,500	-	5,000	5,000	0	0%	0	5,000	-
25	Marina	106,654	110,203	(3,550)	(3%)	113,440	(6,786)	(6%)	209,007	209,104	(97)	(0%)	214,612	(5,604)	(3%)
26	Shipyard	22,120	30,181	(8,061)	(27%)	31,482	(9,362)	(30%)	48,678	67,609	(18,930)	(28%)	67,307	(18,629)	(28%)
27	RV Park	69,828	75,117	(5,289)	(7%)	73,596	(3,768)	(5%)	134,955	145,260	(10,304)	(7%)	142,457	(7,502)	(5%)
28	Ice Plant	93,768	53,597	40,171	75%	72,820	20,948	29%	158,013	92,300	65,713	71%	125,403	32,610	26%
29	Travel Lift	7,015	11,812	(4,797)	(41%)	5,923	1,092	18%	13,465	19,309	(5,844)	(30%)	9,682	3,783	39%
30	Other	3,092	6,307	(3,215)	(51%)	1,953	1,139	58%	5,523	12,614	(7,091)	(56%)	5,015	508	10%
31	Total Charleston Operations	327,762	311,997	15,765	5%	317,720	10,042	3%	620,247	595,752	24,495	4%	604,930	15,317	3%
32	Total Operating Income	442,317	382,546	59,771	16%	395,492	46,825	12%	846,083	755,735	90,347	12%	778,425	67,658	9%
34	Operating Expenses														
35	Administration	104,562	130,216	25,655	20%	127,201	22,640	18%	214,884	260,456	45,572	17%	240,182	25,298	11%
37	Port Operations	15,773	23,776	8,003	34%	19,050	3,277	17%	33,581	47,766	14,185	30%	38,344	4,763	(12%)
38	Railroad Operations	27,044	46,037	18,993	41%	29,311	2,267	8%	54,088	92,075	37,986	41%	67,922	13,833	(20%)
39	Charleston Operations	147,478	164,034	16,556	10%	195,652	48,174	25%	361,874	326,249	(35,624)	(11%)	374,117	12,244	(3%)
40	Total Expenses	294,856	364,064	69,208	19%	371,215	76,359	21%	664,427	726,546	62,119	9%	720,565	56,138	8%
42	Operating Results														
43	Administration	(85,874)	(110,942)	25,068	23%	(111,960)	26,086	(23%)	(177,621)	(222,072)	44,452	80%	(209,755)	32,134	(15%)
45	Port Operations	16,415	(10,212)	26,627	261%	2,909	13,506	464%	30,794	(16,973)	47,767	(181%)	8,429	22,365	265%
46	Railroad Operations	36,636	(8,326)	44,962	540%	11,261	25,375	225%	70,109	(1,268)	71,377	(5528%)	28,374	41,735	147%
47	Charleston Operations	180,284	147,963	32,321	(22%)	122,068	58,216	48%	258,374	269,503	(11,129)	96%	230,813	27,561	12%
48	Totals Operating Results	147,461	18,482	128,978	(698%)	24,277	123,183	507%	181,656	29,189	152,466	622%	57,860	123,795	214%
50	Tax Collected	13,018	11,027	1,991	18%	11,725	1,293	11%	45,514	36,572	8,942	24%	38,525	6,989	18%
51	Financial Income	9,675	8,308	1,367	16%	7,421	2,254	30%	19,146	17,670	1,477	8%	14,795	4,352	29%
52	Grant Income	0	0	0	-	0	0	-	0	0	0	-	0	0	-
54	Other Income	11,107	1,715	9,392	548%	(1,425)	12,532	(880%)	14,857	2,782	12,075	434%	1,908	12,949	679%
55	Total Other Income	33,800	21,050	12,750	61%	17,721	16,080	91%	79,517	57,023	22,494	39%	55,228	24,289	44%
57	Financial Expenses & Taxes	3,300	7,009	3,709	(53%)	5,898	2,597	(44%)	31,560	11,022	(20,537)	186%	9,274	(22,286)	240%
58	Debt Service	13,622	16,717	3,095	(19%)	22,796	9,174	(40%)	24,189	31,864	7,674	(24%)	47,843	23,654	(49%)
59	Capital Outlays	0	5,000	5,000	(100%)	0	0	-	0	10,000	10,000	(100%)	0	0	-
61	Total Other Expenses	16,923	28,726	11,804	(41%)	28,694	11,771	(41%)	55,749	52,886	(2,863)	5%	57,117	1,368	(2%)
63	Net Result	164,338	10,806	153,532	(1421%)	13,304	151,034	1135%	205,424	33,327	172,097	516%	55,971	149,453	267%

Financial Report - Actual vs. Budget
For Period Ending Aug 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			
	Aug 2026				Aug 2025			Jul 2026 - Aug 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	17,371	17,991	(620)	-3%	13,941	3,430	25%	34,693	35,817	(1,124)	-3%	27,852	6,841	25%	215,225	216,349	-1%
4180 Merchandise	0	0	0	-	0	0	-	4	0	4	-	0	4	-	4	0	-
4245 CCURA	1,250	1,250	0	0%	1,250	0	0%	2,500	2,500	0	0%	2,500	0	0%	15,000	15,000	0%
4290 Other	66	33	33	99%	50	16	33%	66	67	(0)	-1%	75	(9)	-12%	400	400	0%
Total Operating Income	18,688	19,274	(587)	-3%	15,241	3,447	23%	37,263	38,383	(1,120)	-3%	30,427	6,836	22%	230,628	231,749	0%
Expenses																	
Personnel Services																	
5005 Salaries	46,576	50,057	3,480	7%	46,976	400	1%	87,409	100,113	12,704	13%	94,003	6,594	7%	638,228	650,933	2%
Total Compensation	46,576	50,057	3,480	7%	46,976	400	1%	87,409	100,113	12,704	13%	94,003	6,594	7%	638,228	650,933	2%
5100 Federal Payroll taxes	3,476	3,829	354	9%	3,512	37	1%	6,553	7,659	1,106	14%	7,058	505	7%	48,690	49,796	2%
5105 State Payroll taxes	0	198	198	100%	0	0	-	0	396	396	100%	0	0	-	2,178	2,574	15%
5110 Unemployment Insurance	564	412	(151)	-37%	412	(152)	-37%	1,238	825	(413)	-50%	846	(392)	-46%	5,776	5,363	-8%
5115 Workers compensation	(78)	275	353	128%	(33)	45	-139%	8	549	541	99%	62	53	87%	3,031	3,572	15%
Total Payroll Taxes	3,962	4,714	753	16%	3,892	(70)	-2%	7,799	9,429	1,630	17%	7,965	167	2%	59,674	61,304	3%
5200 Medical insurance	4,511	6,590	2,079	32%	4,006	(505)	-13%	9,022	13,180	4,158	32%	9,796	773	8%	74,923	79,081	5%
5205 Dental insurance	714	845	131	16%	655	(59)	-9%	1,428	1,691	263	16%	1,396	(32)	-2%	9,881	10,143	3%
5215 Term life insurance	75	88	13	14%	75	0	0%	150	175	25	14%	150	0	0%	1,025	1,050	2%
5225 PERS Employer Contributions	11,013	12,059	1,046	9%	10,430	(583)	-6%	21,958	24,117	2,160	9%	20,872	(1,086)	-5%	154,650	156,810	1%
5230 PERS Employee Contributions	2,743	3,003	260	9%	2,598	(145)	-6%	5,469	6,007	538	9%	5,199	(270)	-5%	38,518	39,056	1%
5295 Allocations	(1,820)	(1,277)	543	-43%	(3,961)	(2,142)	54%	(3,257)	(2,554)	704	-28%	(6,566)	(3,309)	50%	(17,308)	(16,605)	-4%
Total Insured Benefits	17,236	21,308	4,072	19%	13,803	(3,434)	-25%	34,770	42,616	7,846	18%	30,847	(3,923)	-13%	261,689	269,535	3%
Total Personnel Services	67,775	76,079	8,304	11%	64,671	(3,103)	-5%	129,977	152,158	22,181	15%	132,815	2,838	2%	959,591	981,772	2%
Goods & Services																	
6005 Seminars & training	0	253	253	100%	0	0	-	0	507	507	100%	0	0	-	2,533	3,040	17%
Total Staff Training	0	253	253	100%	0	0	-	0	507	507	100%	0	0	-	2,533	3,040	17%
6020 Travel - airfare	0	83	83	100%	0	0	-	0	167	167	100%	0	0	-	833	1,000	17%
6025 Travel - lodging & transportation	0	283	283	100%	0	0	-	0	567	567	100%	387	387	100%	2,833	3,400	17%
6030 Travel - Per Diem & mileage reimbursement	0	83	83	100%	0	0	-	0	167	167	100%	0	0	-	833	1,000	17%
6035 Meals & Entertainment	0	104	104	100%	96	96	100%	0	208	208	100%	96	96	100%	1,042	1,250	17%
Total Travel & Entertainment	0	554	554	100%	96	96	100%	0	1,108	1,108	100%	483	483	100%	5,542	6,650	17%
6050 Office supplies	390	250	(140)	-56%	0	(390)	-	709	500	(209)	-42%	327	(382)	-117%	3,209	3,000	-7%
6055 Kitchen supplies	0	21	21	100%	0	0	-	8	42	34	82%	0	(8)	-	216	250	14%
6060 IT supplies	0	500	500	100%	0	0	-	25	1,000	975	98%	0	(25)	-	5,025	6,000	16%
6070 Postage & courier services	400	292	(108)	-37%	0	(400)	-	813	583	(230)	-39%	409	(404)	-99%	3,730	3,500	-7%
6075 Memberships & dues	1,813	1,894	81	4%	2,140	328	15%	3,625	3,788	163	4%	4,281	656	15%	22,563	22,725	1%
6077 Subscriptions	0	18	18	100%	0	0	-	0	37	37	100%	0	0	-	183	219	17%
6085 Office equipment lease	0	154	154	100%	0	0	-	0	308	308	100%	0	0	-	1,539	1,847	17%
6087 Office equipment repairs & maintenance	98	250	152	61%	96	(3)	-3%	218	500	282	56%	208	(11)	-5%	2,718	3,000	9%
6090 IT SW subscriptions & licenses	13,729	12,534	(1,195)	-10%	11,811	(1,918)	-16%	27,302	25,067	(2,235)	-9%	23,243	(4,059)	-17%	152,639	150,404	-1%
6095 Commission expenses	198	283	85	30%	198	(0)	0%	396	567	171	30%	396	(0)	0%	3,229	3,400	5%
Total Office Expense	16,628	16,195	(433)	-3%	14,245	(2,383)	-17%	33,096	32,391	(705)	-2%	28,863	(4,233)	-15%	195,050	194,345	0%
6100 Telephone - landline	476	483	7	2%	372	(104)	-28%	955	967	11	1%	780	(175)	-22%	5,789	5,800	0%
6105 Telephone - mobile	158	168	10	6%	171	13	7%	317	337	20	6%	422	105	25%	2,000	2,020	1%
6110 Internet services	396	413	18	4%	292	(103)	-35%	791	827	35	4%	584	(207)	-35%	4,925	4,960	1%
6130 Electricity	473	806	333	41%	789	316	40%	953	1,660	707	43%	1,626	673	41%	9,661	10,368	7%
6135 Water/Sewer	315	263	(52)	-20%	250	(65)	-26%	576	500	(77)	-15%	475	(101)	-21%	3,437	3,360	-2%
6140 Garbage/Sanitation Collection	0	342	342	100%	321	321	100%	331	683	352	52%	642	311	48%	3,748	4,100	9%
Total Utilities	1,818	2,475	657	27%	2,195	377	17%	3,924	4,973	1,049	21%	4,529	606	13%	29,559	30,608	3%
6205 Janitorial services	949	974	25	3%	904	(45)	-5%	1,899	1,948	49	3%	1,808	(90)	-5%	11,636	11,685	0%
6215 Payroll services	529	569	40	7%	589	60	10%	679	1,137	458	40%	769	89	12%	6,937	7,395	6%
6245 Legal advertising	0	83	83	100%	0	0	-	0	167	167	100%	0	0	-	833	1,000	17%
6250 Legal services	826	6,667	5,841	88%	1,570	745	47%	1,980	13,333	11,353	85%	1,570	(410)	-26%	68,647	80,000	14%
6255 Auditing	2,940	6,250	3,310	53%	6,300	3,360	53%	2,940	12,500	9,560	76%	6,300	3,360	53%	65,440	75,000	13%
6260 Consulting services	81	910	830	91%	17,671	17,590	100%	81	1,820	1,740	96%	33,661	33,581	100%	9,181	10,920	16%

Financial Report - Actual vs. Budget
For Period Ending Aug 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			
		Aug 2026				Aug 2025			Jul 2026 - Aug 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
6290	Commercial insurance	6,059	3,694	(2,364)	-64%	4,546	(1,513)	-33%	12,117	7,389	(4,729)	-64%	9,091	(3,026)	-33%	49,060	44,332	-11%
Total Professional Services		11,383	19,147	7,764	41%	31,579	20,196	64%	19,696	38,293	18,598	49%	53,199	33,503	63%	211,734	230,332	8%
6315	Advertising	0	83	83	100%	0	0	-	0	167	167	100%	0	0	-	833	1,000	17%
6340	Legislative support	5,500	14,108	8,608	61%	13,708	8,208	60%	19,200	28,217	9,017	32%	19,208	8	0%	160,283	169,300	5%
6345	Community affairs	0	208	208	100%	0	0	-	450	417	(33)	-8%	0	(450)	-	2,533	2,500	-1%
6351	Awards & Recognitions	0	42	42	100%	0	0	-	0	83	83	100%	0	0	-	417	500	17%
Total Marketing Expense		5,500	14,442	8,942	62%	13,708	8,208	60%	19,650	28,883	9,233	32%	19,208	(442)	-2%	164,067	173,300	5%
6400	Small equipment & tools	0	25	25	100%	0	0	-	0	50	50	100%	0	0	-	250	300	17%
6405	Safety/hazardous materials	0	21	21	100%	0	0	-	122	42	(81)	-193%	0	(122)	-	331	250	-32%
6420	Janitorial supplies	81	83	3	3%	85	5	6%	157	167	10	6%	240	84	35%	990	1,000	1%
6425	Operational supplies	0	42	42	100%	0	0	-	13	83	70	84%	122	109	89%	430	500	14%
Total Operational Expense		81	171	90	53%	85	5	6%	292	342	49	14%	363	71	19%	2,001	2,050	2%
6500	Repairs & maintenance equipment	0	0	0	-	0	0	-	6,393	0	(6,393)	-	0	(6,393)	-	6,393	0	-
6510	Repairs & maintenance buildings	1,346	892	(454)	-51%	590	(756)	-128%	1,816	1,783	(32)	-2%	690	(1,126)	-163%	10,732	10,700	0%
6580	Permits	0	0	0	-	0	0	-	0	0	0	-	0	0	-	200	200	0%
Total Repair and Maintenance		1,378	900	(478)	-53%	622	(756)	-121%	8,249	1,800	(6,449)	-358%	722	(7,527)	-1043%	17,449	11,000	-59%
Total Goods & Services		36,787	54,137	17,350	32%	62,530	25,743	41%	84,907	108,298	23,391	22%	107,367	22,460	21%	627,934	651,325	4%
Total Expenses		104,562	130,216	25,655	20%	127,201	22,640	18%	214,884	260,456	45,572	17%	240,182	25,298	11%	1,587,525	1,633,097	3%
Operating Results		(85,874)	(110,942)	25,068	-23%	(111,960)	26,086	-23%	(177,621)	(222,072)	44,452	-20%	(209,755)	32,134	-15%	(1,356,896)	(1,401,347.98)	-3%
Other Income & Expenses																		
Other Income																		
4405	Property Taxes - Current Year	7,121	7,450	(329)	-4%	7,524	(402)	-5%	32,107	26,898	5,209	19%	27,164	4,943	18%	2,145,391	2,140,182	0%
4410	Property Taxes - Prior Years	5,897	3,577	2,320	65%	4,201	1,696	40%	13,406	9,673	3,733	39%	11,361	2,046	18%	53,733	50,000	7%
4470	Property Taxes - Sublet Facilities	0	0	0	-	0	0	-	0	0	0	-	0	0	-	11,000	11,000	0%
4505	Interest - Bank	2,301	934	1,367	146%	47	2,254	4809%	4,398	2,922	1,477	51%	47	4,352	9282%	31,477	30,000	5%
4506	Interest - Southport Note	994	994	0	0%	1,182	(188)	-16%	2,004	2,004	0	0%	2,380	(376)	-16%	11,062	11,062	0%
4515	Principal Repayment - Southport Note	6,380	6,380	0	0%	6,191	188	3%	12,744	12,744	0	0%	12,367	376	3%	77,425	77,425	0%
4905	Other	131	0	131	-	68	63	94%	218	0	218	-	93	125	135%	218	0	-
Total Other Income		22,824	19,335	3,489	18%	19,213	3,611	19%	64,878	54,241	10,636	20%	53,412	11,466	21%	2,330,305	2,319,669	0%
Other Expenses																		
Taxes & Misc Expenses																		
6720	Property Tax - Sublet Facilities	0	0	0	-	0	0	-	0	0	0	-	0	0	-	11,000	11,000	0%
6745	Banking fees	382	333	(49)	-15%	338	(44)	-13%	658	667	9	1%	650	(8)	-1%	3,991	4,000	0%
6750	Fines & Penalties	0	0	0	-	0	0	-	80	0	(80)	-	0	(80)	-	80	0	-
6755	Insurance Claims	0	0	0	-	0	0	-	9,636	0	(9,636)	-	0	(9,636)	-	9,636	0	-
6995	Budget Contingency	0	0	0	-	0	0	-	0	0	0	-	0	0	-	1,559,777	1,559,777	0%
Total Taxes & Misc Expenses		382	333	(49)	-15%	338	(44)	-13%	10,374	667	(9,708)	-1456%	650	(9,724)	-1495%	1,584,485	1,574,777	-1%
Debt Services & Capital Expense																		
7005	Principal repayment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	130,000	130,000	0%
7010	Interest payment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	60,693	60,693	0%
8010	CIP Buildings	0	833	833	100%	0	0	-	0	1,667	1,667	100%	0	0	-	8,333	10,000	17%
Total Debt Services & Capital Expenses		0	833	833	100%	0	0	-	0	1,667	1,667	100%	0	0	-	199,026	200,693	1%
Total Other Expenses		382	1,167	785	67%	338	(44)	-13%	10,374	2,333	(8,041)	-345%	650	(9,724)	-1495%	1,783,511	1,775,470	0%
Net Other Income		22,442	18,169	4,274	24%	18,875	3,567	19%	54,503	51,908	2,595	5%	52,761	1,742	3%	546,795	544,199	0%
Net Result		(63,432)	(92,773)	29,342	-32%	(93,086)	29,654	-32%	(123,118)	(170,164)	47,047	-28%	(156,994)	33,876	-22%	(810,102)	(857,149)	-5%

Charleston Ops	Current Period				Same Month Last Year			Year to Date								Year End		
	Aug 2026				Aug 2025			Jul 2026 - Aug 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	22,785	22,279	507	2%	18,506	4,279	23%	45,605	44,557	1,048	2%	40,454	5,151	13%		268,391	267,343	0%
4010 Property Agreements	2,500	2,500	0	0%	0	2,500	-	5,000	5,000	0	0%	0	5,000	-		30,000	30,000	0%
4100 Annual Moorage	32,757	28,012	4,745	17%	27,580	5,178	19%	54,189	51,728	2,461	5%	50,929	3,259	6%		419,461	417,000	1%
4105 Semi-Annual Moorage	11,151	17,379	(6,228)	-36%	14,522	(3,370)	-23%	31,565	35,188	(3,623)	-10%	29,402	2,163	7%		263,987	267,609	-1%
4110 Monthly Moorage	20,590	17,325	3,265	19%	16,886	3,703	22%	36,560	32,134	4,426	14%	31,321	5,239	17%		165,212	160,786	3%
4115 Transient Moorage	10,652	13,683	(3,032)	-22%	19,336	(8,685)	-45%	22,002	25,647	(3,645)	-14%	36,244	(14,242)	-39%		98,422	102,067	-4%
4118 Work Dock	2,149	5,701	(3,552)	-62%	5,328	(3,179)	-60%	6,046	18,111	(12,065)	-67%	16,925	(10,879)	-64%		78,199	90,264	-13%
4120 Metered Utilities	159	181	(22)	-12%	149	10	6%	273	429	(156)	-36%	354	(81)	-23%		1,344	1,500	-10%
4125 Launch Ramp	6,371	9,888	(3,517)	-36%	10,623	(4,252)	-40%	14,546	16,635	(2,089)	-13%	17,872	(3,326)	-19%		55,911	58,000	-4%
4135 Storage Yard	6,479	4,286	2,193	51%	5,786	694	12%	12,847	8,166	4,681	57%	11,023	1,825	17%		59,016	54,335	9%
4140 Storage Unit	19,681	20,361	(680)	-3%	19,502	179	1%	39,272	40,868	(1,596)	-4%	39,144	128	0%		243,836	245,433	-1%
4145 Long Term Boat Storage	7,180	10,312	(3,131)	-30%	9,445	(2,265)	-24%	14,012	20,578	(6,566)	-32%	18,849	(4,837)	-26%		113,413	119,979	-5%
4150 Short Term Boat Storage	6,915	5,825	1,090	19%	6,611	304	5%	14,785	12,014	2,771	23%	13,637	1,148	8%		82,771	80,000	3%
4165 Space Rents	67,531	73,660	(6,130)	-8%	71,624	(4,093)	-6%	130,931	141,868	(10,937)	-8%	137,946	(7,015)	-5%		368,450	379,388	-3%
4173 Laundry	720	589	130	22%	626	93	15%	1,392	1,540	(149)	-10%	1,637	(245)	-15%		4,851	5,000	-3%
4175 Propane	799	550	249	45%	660	139	21%	1,175	1,216	(41)	-3%	1,459	(284)	-19%		5,724	5,765	-1%
4180 Merchandise	93	20	73	366%	6	87	1452%	182	40	142	355%	6	176	2933%		242	100	142%
4190 Ice	93,768	53,597	40,171	75%	72,820	20,948	29%	158,013	92,300	65,713	71%	125,403	32,610	26%		354,376	288,663	23%
4200 Boat Lifts	7,015	11,812	(4,797)	-41%	5,923	1,092	18%	13,465	19,309	(5,844)	-30%	9,682	3,783	39%		103,656	109,500	-5%
4230 Environmental Fee	3,717	5,703	(1,986)	-35%	4,706	(989)	-21%	8,018	11,757	(3,739)	-32%	9,702	(1,684)	-17%		64,372	68,112	-5%
4290 Other	4,751	8,333	(3,583)	-43%	7,081	(2,330)	-33%	10,371	16,667	(6,296)	-38%	12,943	(2,572)	-20%		93,704	100,000	-6%
4295 Bad Debt Expense	0	0	0	-	0	0	-	0	0	0	-	0	0	-		(90,000)	(90,000)	0%
Total Operating Income	327,762	311,997	15,765	5%	317,720	10,042	3%	620,247	595,752	24,495	4%	604,930	15,317	3%		2,785,339	2,760,843	1%
Expenses																		
Personnel Services																		
5005 Salaries	48,516	54,613	6,097	11%	66,845	18,329	27%	95,731	109,227	13,496	12%	131,646	35,915	27%		696,692	710,188	2%
5010 Other compensation	575	0	(575)	-	700	125	18%	745	0	(745)	-	1,350	605	45%		4,245	3,500	-21%
5015 Overtime	1,752	554	(1,198)	-217%	1,495	(257)	-17%	2,277	1,107	(1,170)	-106%	2,595	318	12%		8,368	7,198	-16%
5050 Merit Pool	0	604	604	100%	0	0	-	0	1,207	1,207	100%	0	0	-		6,641	7,848	15%
Total Compensation	50,843	55,771	4,927	9%	69,040	18,197	26%	98,753	111,541	12,788	11%	135,591	36,838	27%		715,946	728,734	2%
5100 Federal Payroll taxes	3,692	4,241	549	13%	5,012	1,320	26%	7,274	8,482	1,208	14%	9,945	2,671	27%		53,940	55,148	2%
5105 State Payroll taxes	0	222	222	100%	0	0	-	0	444	444	100%	0	0	-		2,440	2,884	15%
5110 Unemployment Insurance	1,400	739	(661)	-89%	1,179	(220)	-19%	2,757	1,477	(1,280)	-87%	2,340	(417)	-18%		10,886	9,606	-13%
5115 Workers compensation	(1,564)	1,187	2,751	232%	(827)	737	-89%	(357)	2,374	2,732	115%	472	829	176%		12,706	15,438	18%
Total Payroll Taxes	3,528	6,389	2,861	45%	5,365	1,837	34%	9,674	12,777	3,103	24%	12,757	3,083	24%		79,972	83,075	4%
5200 Medical insurance	13,485	13,462	(24)	0%	16,928	3,443	20%	26,970	26,923	(47)	0%	28,617	1,646	6%		161,587	161,540	0%
5205 Dental insurance	821	799	(23)	-3%	1,025	203	20%	1,643	1,597	(45)	-3%	1,752	110	6%		9,629	9,584	0%
5215 Term life insurance	163	163	0	0%	200	38	19%	325	325	0	0%	400	75	19%		1,950	1,950	0%
5225 PERS Employer Contributions	12,272	13,053	781	6%	15,461	3,189	21%	25,005	26,106	1,101	4%	31,049	6,044	19%		168,636	169,737	1%
5230 PERS Employee Contributions	2,963	3,034	72	2%	3,833	870	23%	5,899	6,069	170	3%	7,691	1,793	23%		39,289	39,459	0%
5295 Allocations	(20,634)	(15,466)	5,167	-33%	(4,328)	16,305	-377%	(21,075)	(30,933)	(9,858)	32%	(8,819)	12,256	-139%		(191,265)	(201,122)	5%
Total Insured Benefits	9,070	15,044	5,973	40%	33,118	24,048	73%	38,767	30,087	(8,679)	-29%	60,690	21,923	36%		189,827	181,147	-5%
Total Personnel Services	63,441	77,203	13,762	18%	107,523	44,082	41%	147,193	154,405	7,212	5%	209,037	61,844	30%		985,745	992,957	1%
Goods & Services																		
6005 Seminars & training	0	8	8	100%	85	85	100%	0	16	16	100%	85	85	100%		78	94	17%
Total Staff Training	0	8	8	100%	85	85	100%	0	16	16	100%	85	85	100%		78	94	17%
6025 Travel - lodging & transportation	0	42	42	100%	0	0	-	0	83	83	100%	0	0	-		417	500	17%
6030 Travel - Per Diem & mileage reimbursement	0	54	54	100%	0	0	-	0	108	108	100%	0	0	-		542	650	17%
6035 Meals & Entertainment	0	10	10	100%	0	0	-	0	21	21	100%	0	0	-		104	125	17%
Total Travel & Entertainment	0	106	106	100%	0	0	-	0	213	213	100%	0	0	-		1,062	1,275	17%
6050 Office supplies	0	83	83	100%	117	117	100%	78	167	89	53%	117	39	33%		911	1,000	0
6055 Kitchen supplies	0	4	4	100%	0	0	-	0	8	8	100%	0	0	-		42	50	17%
6060 IT supplies	111	0	(111)	-	0	(111)	-	111	0	(111)	-	0	(111)	-		111	0	-
6070 Postage & courier services	0	1	1	100%	0	0	-	0	3	3	100%	0	0	-		13	16	17%
6090 IT SW subscriptions & licenses	3,885	4,704	819	17%	5,597	1,712	31%	7,770	9,408	1,638	17%	8,964	1,194	13%		54,808	56,446	3%
Total Office Expense	4,051	4,853	802	17%	5,773	1,722	30%	8,083	9,705	1,622	17%	9,208	1,125	12%		56,609	58,232	3%
6100 Telephone - landline	285	168	(117)	-70%	221	(64)	-29%	570	336	(234)	-70%	461	(109)	-24%		2,250	2,016	-12%
6105 Telephone - mobile	318	322	4	1%	370	52	14%	675	644	(31)	-5%	749	74	10%		3,895	3,864	-1%
6110 Internet services	1,018	1,095	77	7%	1,703	685	40%	2,045	2,190	145	7%	3,408	1,363	40%		12,995	13,140	1%
6115 Cable TV	835	995	160	16%	940	106	11%	1,905	1,989	85	4%	1,880	(25)	-1%		11,850	11,934	1%
6130 Electricity	23,707	26,820	3,112	12%	24,561	854	3%	45,656	50,209	4,553	9%	45,871	216	0%		306,434	310,987	1%

Charleston Ops	Current Period				Same Month Last Year			Year to Date								Year End		
	Aug 2026				Aug 2025			Jul 2026 - Aug 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
6131 Propane - Operations	41	156	114	73%	82	41	50%	136	188	52	28%	82	(53)	-65%		1,548	1,600	3%
6135 Water/Sewer	14,737	10,110	(4,627)	-46%	9,131	(5,606)	-61%	29,405	22,208	(7,197)	-32%	19,881	(9,523)	-48%		117,088	109,891	-7%
6140 Garbage/Sanitation Collection	10,677	11,933	1,257	11%	9,955	(722)	-7%	20,707	23,867	3,159	13%	19,561	(1,146)	-6%		140,041	143,200	2%
6145 Hazardous material disposal	1,200	867	(333)	-38%	450	(750)	-167%	1,200	1,733	533	31%	1,580	380	24%		9,867	10,400	5%
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	52,817	52,464	(353)	-1%	47,413	(5,404)	-11%	102,299	103,364	1,065	1%	93,475	(8,824)	-9%		1,057,467	1,058,532	0%
6210 Vending machine services	95	125	30	24%	125	30	24%	190	250	60	24%	250	60	24%		1,440	1,500	4%
6245 Legal advertising	247	133	(114)	-85%	0	(247)	-	247	267	20	7%	0	(247)	-		1,580	1,600	1%
6260 Consulting services	474	910	436	48%	268	(206)	-77%	814	1,820	1,006	55%	536	(278)	-52%		10,114	11,120	9%
6290 Commercial insurance	12,144	14,309	2,165	15%	12,203	59	0%	24,287	28,618	4,331	15%	24,406	119	0%		167,376	171,707	3%
Total Professional Services	12,960	15,477	2,518	16%	12,596	(364)	-3%	25,538	30,954	5,416	17%	25,192	(346)	-1%		180,511	185,927	3%
6400 Small equipment & tools	150	417	267	64%	117	(33)	-28%	232	833	602	72%	511	279	55%		4,398	5,000	12%
6405 Safety/hazardous materials	0	1,813	1,813	100%	256	256	100%	0	3,625	3,625	100%	256	256	100%		18,125	21,750	17%
6410 Signage	0	42	42	100%	11	11	100%	0	83	83	100%	11	11	100%		417	500	17%
6415 Clothing	0	292	292	100%	0	0	-	0	583	583	100%	45	45	100%		2,917	3,500	17%
6420 Janitorial supplies	665	688	22	3%	249	(417)	-168%	1,125	1,375	250	18%	1,061	(64)	-6%		8,000	8,250	3%
6425 Operational supplies	576	1,708	1,132	66%	834	258	31%	642	3,417	2,775	81%	3,755	3,113	83%		17,725	20,500	14%
6430 Equipment Rental	1,050	0	(1,050)	-	150	(900)	-600%	1,562	0	(1,562)	-	300	(1,262)	-421%		1,562	0	-
6450 Fuel - Gas	1,946	833	(1,113)	-134%	1,739	(207)	-12%	4,045	1,667	(2,379)	-143%	2,091	(1,955)	-93%		12,379	10,000	-24%
6455 Fuel - Diesel	0	583	583	100%	0	0	-	0	1,167	1,167	100%	2,566	2,566	100%		5,833	7,000	17%
6481 Propane - Retail	419	354	(65)	-18%	292	(128)	-44%	536	455	(80)	-18%	292	(244)	-84%		5,080	5,000	-2%
Total Operational Expense	4,807	6,729	1,922	29%	3,647	(1,160)	-32%	8,141	13,205	5,064	38%	10,886	2,745	25%		76,436	81,500	6%
6500 Repairs & maintenance equipment	3,791	2,917	(874)	-30%	4,494	704	16%	28,411	5,833	(22,578)	-387%	7,332	(21,079)	-287%		57,578	35,000	-65%
6505 Repairs & maintenance vehicles	3,784	500	(3,284)	-657%	12,131	8,347	69%	34,827	1,000	(33,827)	-3383%	12,648	(22,178)	-175%		39,827	6,000	-564%
6510 Repairs & maintenance buildings	40	1,500	1,460	97%	794	754	95%	4,469	3,000	(1,469)	-49%	3,825	(644)	-17%		19,469	18,000	-8%
6515 Repairs & maintenance land improvements	167	333	166	50%	0	(167)	-	892	667	(225)	-34%	208	(684)	-329%		4,225	4,000	-6%
6520 Repairs & maintenance docks	0	1,333	1,333	100%	1,196	1,196	100%	0	2,667	2,667	100%	1,202	1,202	100%		13,333	16,000	17%
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	1,620	610	(1,010)	-166%	0	(1,620)	-	2,020	1,220	(800)	-66%	1,018	(1,002)	-98%		11,272	10,472	-8%
Total Repair and Maintenance	9,402	7,194	(2,208)	-31%	18,615	9,213	49%	70,619	14,387	(56,232)	-391%	26,234	(44,385)	-169%		282,204	225,972	-25%
Total Goods & Services	84,037	86,831	2,795	3%	88,129	4,092	5%	214,680	171,844	(42,836)	-25%	165,080	(49,600)	-30%		1,654,368	1,611,532	-3%
Total Expenses	147,478	164,034	16,556	10%	195,652	48,174	25%	361,874	326,249	(35,624)	-11%	374,117	12,244	3%		2,640,113	2,604,488	-1%
Operating Results	180,284	147,963	32,321	22%	122,068	58,216	48%	258,374	269,503	(11,129)	-4%	230,813	27,561	12%		145,226	156,355	-7%
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	1,861	1,715	146	8%	1,508	353	23%	3,520	2,782	738	27%	2,446	1,074	44%		17,738	17,000	4%
4915 Insurance Reimbursement	0	0	0	-	(3,000)	3,000	-100%	0	0	0	-	(3,000)	3,000	-100%		0	0	-
Total Other Income	1,861	1,715	146	8%	(1,492)	3,353	-225%	3,520	2,782	738	27%	(554)	4,074	-735%		564,797	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	2,918.49	6,675.98	3,757.49	56%	5,559.39	2,640.90	48%	5,662.94	10,355.68	4,692.74	45%	8,624	2,961	34%		30,307.26	35,000.00	13%
6750 Fines & Penalties	-	-	-	-	-	-	-	20.00	-	(20.00)	-	0	(20)	-		20.00	-	-
Total Taxes & Misc Expenses	2,918.49	6,675.98	3,757.49	56%	5,559	2,641	48%	5,683	10,355.68	4,673	45%	8,624	2,941	34%		42,327	47,000.00	10%
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	645	645	100%	0	0	-	0	1,288	1,288	100%	0	0	-		3,922	5,211	25%
7025 Vehicle Interest payment	0	17	17	100%	0	0	-	0	36	36	100%	0	0	-		50	86	42%
8010 CIP Buildings	0	4,167	4,167	100%	0	0	-	0	8,333	8,333	100%	0	0	-		41,667	50,000	17%
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	9,658	9,658	100%	0	0	-		681,224	690,882	1%
Total Other Expenses	2,918	11,505	8,586	75%	5,559	2,641	48%	5,683	20,013	14,330	72%	8,624	2,941	34%		723,552	737,882	2%
Net Other Income	(1,058)	(9,790)	8,732	-89%	(7,052)	5,994	-85%	(2,163)	(17,231)	15,068	-87%	(9,178)	7,015	-76%		(158,754)	(173,822)	-9%
Net Result	179,226	138,173	41,053	30%	115,016	64,210	56%	256,211	252,272	3,939	2%	221,635	34,576	16%		(13,528)	(17,468)	-23%



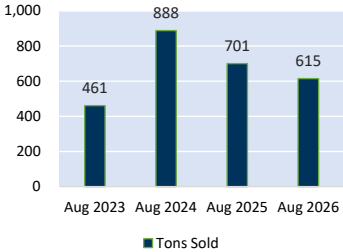
*Debt Service per ton Allocates the Debt Service across each month. Total Debt Service for FY26/27 is \$300K, which is due in December. Each month \$25K is allocated to represent the monthly cost per ton.

Ice Plant	Current Period		Same Month Prior Years			Year to Date					Year End		
	Aug 2026		Aug 2025	Aug 2024	Aug 2023	Jul 2026 - Aug 2026		Prior FYTD vs Current FYTD			Jul 2026 - Jun 2027		
	Actual	Budget	Actual	Actual	Actual	Actual	Budget	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Tons Sold	615	357	701	888	461	1,040	923	1,216	(176)	-14.44%	2,041	1,924	6.08%
Revenues													
Ice Sales	93,768	53,597	72,820	90,720	49,226	158,013	92,300	125,403	32,610	26.00%	354,376	288,663	22.76%
Insurance Reimbursement	-	-	-	-	46,473	-	-	-	-	-	-	-	-
Total Revenues	93,768	53,597	72,820	90,720	49,226	158,013	92,300	125,403	32,610	26.00%	354,376	288,663	22.76%
Operating Expenses													
Personnel Services	6,055	3,912	8,345	6,532	4,297	11,695	7,824	17,062	(5,367)	-31.46%	58,240	54,369	7.12%
Utilities	14,052	12,058	11,537	10,446	13,707	22,441	19,930	19,043	3,398	17.84%	110,926	108,415	2.32%
Repairs & Maintenance	-	1,250	746	2,394	976	24,075	2,500	4,870	19,205	394.38%	36,575	15,000	143.83%
Operational Supplies & Service	1,986	3,690	2,256	2,595	2,724	4,204	7,380	5,098	(894)	-17.54%	42,605	45,781	-6.94%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	22,092	20,910	22,885	21,968	21,704	62,415	37,634	46,073	16,342	35.47%	248,347	223,566	11.08%
Operating Net Result	71,676	32,687	49,935	68,752	27,522	95,598	54,666	79,330	16,268	21%	106,030	65,097	63%
Other Expenses													
Debt Services	-	-	-	-	-	-	-	-	-	-	300,000	300,000	0.00%
Other Net Result	-	-	-	-	-	-	-	-	-	-	(300,000)	(300,000)	0.00%
Total Net Result	71,676	32,687	49,935	68,752	27,522	95,598	54,666	79,330	16,268	20.51%	(193,970)	(234,903)	-17.43%
Gain (loss) Per Ton	117	91	71	77	60	92	59	65	27	41%	(95)	(122)	

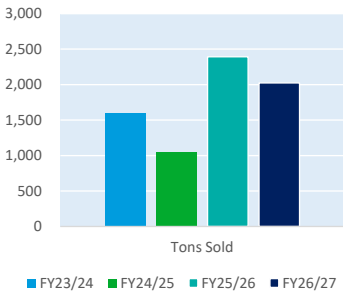
Fisheries	Current Period		Same Month Prior Years			Year to Date					Prior FYTD vs Current FYTD		
	Aug 2026		Aug 2025	Aug 2024	Aug 2023	FY26/27		FY26/27			Last FY	Ton Diff	% Diff
Albacore Tuna (Oregon) MT	557.7		1,818.9	1,267.6	491.2					652.3	2,471.5	(1,819.2)	-73.61%
Pink Shrimp (Oregon) MT	4,757.2		5,224.5	4,786.6	3,743.5					9,585.2	10,326.4	(741.2)	-7.18%
Dungeness Crab (Coos Bay) MT	4.2		4.4	3.0	6.9					12.4	10.6	1.8	16.98%

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	36	-	-	-	-	-	-	-	-	-	-	60
Debt Service Per Ton (allocated*)	59	41	-	-	-	-	-	-	-	-	-	-	48
Total Expense Per Ton	154	77	-	-	-	-	-	-	-	-	-	-	108
Gain (Loss) per ton *	(3)	76	-	-	-	-	-	-	-	-	-	-	44

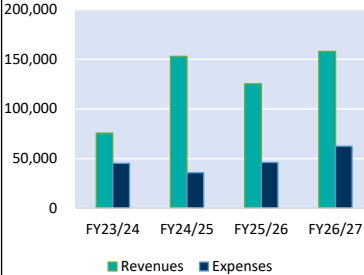
August Comparison Tons Sold



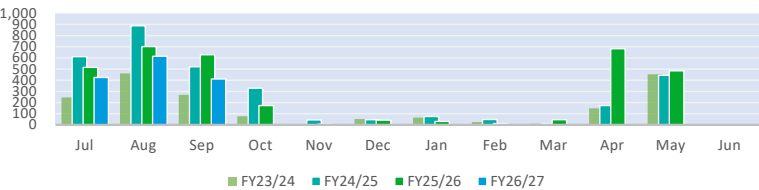
Tons Sold YTD July - August



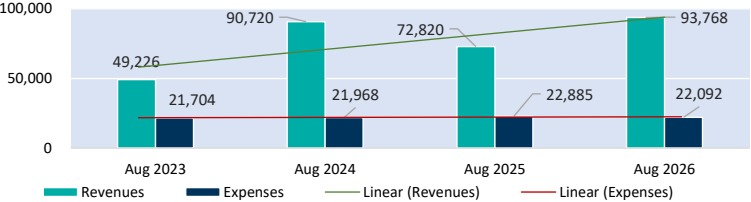
Revenue vs Expense YTD July - August



Tons Sold by Month



August Revenue vs. Expense



Financial Report - Actual vs. Budget
For Period Ending Aug 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					
	Actual	Aug 2026		% Diff	Actual	Aug 2025		Actual	Jul 2026 - Aug 2026		Prior FYTD vs Current FYTD		Jul 2026 - Jun 2027				
		Budget	\$ Diff			\$ Diff	% Diff		Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4005 Building & Dock Leases	11,099	4,732	6,367	135%	11,006	93	1%	22,198	9,464	12,735	135%	22,013	186	1%	69,518	56,783	22%
4010 Property Agreements	18,675	8,832	9,842	111%	8,605	10,070	117%	37,349	21,330	16,019	75%	20,064	17,285	86%	144,787	128,768	12%
4135 Storage Yard	2,414	0	2,414	-	2,348	66	3%	4,828	0	4,828	-	4,696	132	3%	4,828	0	-
Total Operating Income	32,188	13,564	18,624	137%	21,959	10,228	47%	64,375	30,794	33,581	109%	46,773	17,602	38%	219,132	185,551	18%
Expenses																	
Personnel Services																	
5005 Salaries	8,060	8,057	(2)	0%	7,902	(158)	-2%	15,301	16,114	814	5%	15,795	495	3%	103,960	104,774	1%
Total Compensation	8,060	8,057	(2)	0%	7,902	(158)	-2%	15,301	16,114	814	5%	15,795	495	3%	103,960	104,774	1%
5100 Federal Payroll taxes	571	616	46	7%	563	(8)	-1%	1,107	1,233	126	10%	1,146	40	3%	7,889	8,015	2%
5105 State Payroll taxes	0	32	32	100%	0	0	-	0	64	64	100%	0	0	-	355	419	15%
5110 Unemployment Insurance	59	61	2	4%	29	(29)	-100%	262	122	(140)	-115%	93	(169)	-182%	934	794	-18%
5115 Workers compensation	(30)	44	74	168%	(13)	16	-121%	0	88	88	100%	19	19	100%	483	570	15%
Total Payroll Taxes	600	754	154	20%	579	(21)	-4%	1,369	1,507	138	9%	1,258	(111)	-9%	9,660	9,798	1%
5200 Medical insurance	1,667	1,665	(2)	0%	1,481	(186)	-13%	3,334	3,330	(5)	0%	2,926	(408)	-14%	19,983	19,978	0%
5205 Dental insurance	94	92	(3)	-3%	86	(8)	-9%	188	183	(5)	-3%	173	(16)	-9%	1,104	1,099	0%
5215 Term life insurance	13	13	0	0%	13	0	0%	25	25	0	0%	25	0	0%	150	150	0%
5225 PERS Employer Contributions	1,942	1,941	(1)	0%	1,903	(38)	-2%	3,879	3,882	3	0%	3,805	(74)	-2%	25,237	25,240	0%
5230 PERS Employee Contributions	484	483	(0)	0%	474	(9)	-2%	966	967	1	0%	948	(18)	-2%	6,286	6,286	0%
5295 Allocations	(4,500)	(882)	3,618	-410%	0	4,500	-	(5,073)	(1,764)	3,309	-188%	0	5,073	-	(14,779)	(11,469)	-29%
Total Insured Benefits	(301)	3,311	3,612	109%	3,958	4,258	108%	3,320	6,623	3,303	50%	7,877	4,556	58%	37,981	41,284	8%
Total Personnel Services	8,359	12,122	3,763	31%	12,438	4,079	33%	19,989	24,244	4,255	18%	24,930	4,941	20%	151,602	155,857	3%
Goods & Services																	
6030 Travel - Per Diem & mileage reimbursement	0	50	50	100%	0	0	-	0	100	100	100%	0	0	-	500	600	17%
Total Travel & Entertainment	0	50	50	100%	0	0	-	0	100	100	100%	0	0	-	500	600	17%
6130 Electricity	436	487	52	11%	445	9	2%	867	1,031	165	16%	946	79	8%	6,335	6,500	3%
6135 Water/Sewer	824	584	(240)	-41%	494	(330)	-67%	1,192	1,324	132	10%	1,122	(70)	-6%	5,368	5,500	2%
6140 Garbage/Sanitation Collection	0	42	42	100%	0	0	-	0	83	83	100%	0	0	-	417	500	17%
6155 Environmental Remediation/Mitigation/Monitoring	13	208	196	94%	0	(13)	-	13	417	404	97%	0	(13)	-	2,096	2,500	16%
Total Utilities	1,272	1,321	49	4%	939	(333)	-35%	2,071	2,855	784	27%	2,068	(4)	0%	14,216	15,000	5%
6245 Legal advertising	0	63	63	100%	0	0	-	0	125	125	100%	0	0	-	625	750	17%
6260 Consulting services	116	2,750	2,634	96%	116	0	0%	116	5,500	5,384	98%	232	116	50%	27,616	33,000	16%
6290 Commercial insurance	5,378	6,888	1,509	22%	5,557	179	3%	10,757	13,776	3,019	22%	11,114	357	3%	79,634	82,653	4%
Total Professional Services	5,494	9,700	4,206	43%	5,673	179	3%	10,873	19,401	8,528	44%	11,346	473	4%	107,875	116,403	7%
6500 Repairs & maintenance equipment	0	250	250	100%	0	0	-	0	500	500	100%	0	0	-	2,500	3,000	17%
6510 Repairs & maintenance buildings	48	208	161	77%	0	(48)	-	48	417	369	89%	0	(48)	-	2,131	2,500	15%
6520 Repairs & maintenance docks	600	125	(475)	-380%	0	(600)	-	600	250	(350)	-140%	0	(600)	-	1,850	1,500	-23%
6575 Waterway Leases	0	0	0	-	0	0	-	0	0	0	-	0	0	-	3,000	3,000	0%
6580 Permits	0	0	0	-	0	0	-	0	0	0	-	0	0	-	3,000	3,000	0%
Total Repair and Maintenance	648	583	(64)	-11%	0	(648)	-	648	1,167	519	44%	0	(648)	-	12,481	13,000	4%
Total Goods & Services	7,414	11,654	4,240	36%	6,612	(802)	-12%	13,592	23,523	9,931	42%	13,414	(178)	-1%	135,072	145,003	7%
Total Expenses	15,773	23,776	8,003	34%	19,050	3,277	17%	33,581	47,766	14,185	30%	38,344	4,763	12%	286,674	300,860	5%
Operating Results	16,415	(10,212)	26,627	-261%	2,909	13,506	464%	30,794	(16,973)	47,767	-281%	8,429	22,365	265%	(67,542)	(115,309)	-41%

Financial Report - Actual vs. Budget
For Period Ending Aug 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		
	Aug 2026				Aug 2025			Jul 2026 - Aug 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
Other Income & Expenses																		
Other Income																		
4810 Transfer - SPF	0	0	0	-	0	0	-	0	0	0	-	0	0	-		625,469	625,469	0%
Total Other Income	0	0	0	-	0	0	-	0	0	0	-	0	0	-		625,469	625,469	0%
Other Expenses																		
Taxes & Misc Expenses																		
6745 Banking fees	0	0	0	-	0	0	-	0	0	0	-	0	0	-		10,000	10,000	0%
Total Taxes & Misc Expenses	0	0	0	-	0	0	-	0	0	0	-	0	0	-		10,000	10,000	0%
Debt Services																		
7010 Interest payment	9,905	13,000	3,095	24%	19,079	9,174	48%	19,810	26,000	6,190	24%	43,464	23,654	54%		204,810	211,000	3%
Total Debt Services	9,905	13,000	3,095	24%	19,079	9,174	48%	19,810	26,000	6,190	24%	43,464	23,654	54%		204,810	211,000	3%
Total Other Expenses	9,905	13,000	3,095	24%	19,079	9,174	48%	19,810	26,000	6,190	24%	43,464	23,654	54%		214,810	221,000	3%
Net Other Income	(9,905)	(13,000)	3,095	-24%	(19,079)	9,174	-48%	(19,810)	(26,000)	6,190	-24%	(43,464)	23,654	-54%		410,659	404,469	2%
Net Result	6,510	(23,212)	29,722	-128%	(16,170)	22,680	-140%	10,984	(42,973)	53,957	-126%	(35,035)	46,019	-131%		343,117	289,160	19%

Rail Ops	Current Period				Same Month Last Year			Year to Date								Year End		
	Aug 2026				Aug 2025			Jul 2026 - Aug 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	49,265	18,888	30,377	161%	24,630	24,635	100%	87,111	53,161	33,950	64%	61,550	25,562	42%		279,843	245,893	14%
4265 Rail Surcharges	14,415	18,823	(4,408)	-23%	15,942	(1,527)	-10%	37,086	37,645	(560)	-1%	34,746	2,340	7%		225,312	225,872	0%
Total Operating Income	63,680	37,711	25,969	69%	40,572	23,108	57%	124,197	90,806	33,391	37%	96,295	27,902	29%		505,155	471,764	7%
Expenses																		
Goods & Services																		
6260 Consulting services	0	5,917	5,917	100%	600	600	100%	0	11,833	11,833	100%	600	600	100%		59,167	71,000	17%
6290 Commercial Insurance	27,044	5,875	(21,169)	-360%	26,484	(560)	-2%	54,088	11,750	(42,338)	-360%	52,969	(1,119)	-2%		112,840	70,502	-60%
Total Professional Services	27,044	11,792	(15,252)	-129%	27,084	40	0%	54,088	23,584	(30,505)	-129%	53,569	(519)	-1%		172,006	141,502	-22%
6430 Equipment Rental	0	0	0	-	786	786	100%	0	0	0	-	5,126	5,126	100%		0	0	-
Total Operational Expense	0	0	0	-	786	786	100%	0	0	0	-	5,126	5,126	100%		0	0	-
6505 Repairs & maintenance vehicles	0	0	0	-	35	35	100%	0	0	0	-	71	71	100%		0	0	-
6510 Repairs & maintenance buildings	0	27,996	27,996	100%	1,405	1,405	100%	0	55,991	55,991	100%	9,156	9,156	100%		279,955	335,946	17%
6515 Repairs & maintenance land improvem	0	6,250	6,250	100%	0	0	-	0	12,500	12,500	100%	0	0	-		62,500	75,000	17%
Total Repair and Maintenance	0	34,246	34,246	100%	1,441	1,441	100%	0	68,491	68,491	100%	9,227	9,227	100%		342,455	410,946	17%
Total Goods & Services	27,044	46,037	18,993	41%	29,311	2,267	8%	54,088	92,075	37,986	41%	67,922	13,833	20%		514,461	552,448	7%
Total Expenses	27,044	46,037	18,993	41%	29,311	2,267	8%	54,088	92,075	37,986	41%	67,922	13,833	20%		514,461	552,448	7%
Operating Results	36,636	(8,326)	44,962	-540%	11,261	25,375	225%	70,109	(1,268)	71,377	-5628%	28,374	41,735	147%		(9,306)	(80,683)	-88%
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	0	0	0	-	0	0	-	2,004	0	2,004	-	2,370	(366)	-15%		2,004	0	-
4915 Insurance Reimbursement	9,116	0	9,116	-	0	9,116	-	9,116	0	9,116	-	0	9,116	-		9,116	0	-
Total Other Income	9,116	0	9,116	-	0	9,116	-	11,119	0	11,119	-	2,370	8,749	369%		1,171,740	1,160,621	1%
Other Expenses																		
6755 Insurance Claims	0	0	0	-	0	0	-	15,503	0	(15,503)	-	0	(15,503)	-		15,503	0	-
Total Taxes & Misc Expenses	0	0	0	-	0	0	-	15,503	0	(15,503)	-	0	(15,503)	-		15,503	0	-
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	3,520	2,986	(534)	-18%	3,347	(173)	-5%	4,166	4,416	251	6%	3,965	(201)	-5%		7,076	7,327	3%
7025 Interest payment - Vehicles	197	69	(128)	-187%	370	173	47%	214	123	(90)	-73%	415	201	48%		266	175	-52%
Total Debt Services	3,717	3,055	(662)	-22%	3,717	0	0%	4,379	4,539	160	4%	4,379	0	0%		494,322	494,482	0%
Total Other Expenses	3,717	3,055	(662)	-22%	3,717	0	0%	19,882	4,539	(15,342)	-338%	4,379	(15,503)	-354%		509,824	494,482	-3%
Net Other Income	5,398	(3,055)	8,453	-277%	(3,717)	9,116	-245%	(8,762)	(4,539)	(4,223)	93%	(2,009)	(6,753)	336%		661,916	666,139	-1%
Net Result	42,034	(11,381)	53,416	-469%	7,544	34,491	457%	61,346	(5,808)	67,154	-1156%	26,364	34,982	133%		652,610	585,456	11%

Financial Report - Actual vs. Budget
For Period Ending Aug 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		
	Aug 2026				Aug 2025			Jul 2026 - Aug 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	-	0	0	-	0	0	0	-	(18,225)	18,225	-100%		389,414	389,414	0%
4290 Other	23,314	20,833	2,481	12%	103,262	(79,948)	-77%	33,300	41,667	(8,366)	-20%	135,138	(101,837)	-75%		541,263	549,630	-2%
Total Operating Income	23,314	20,833	2,481	12%	103,262	(79,948)	-77%	33,300	41,667	(8,366)	-20%	116,913	(83,612)	-72%		930,678	939,044	-1%
Expenses																		
Personnel Services																		
5115 Workers compensation	145	0	(145)	-	155	10	7%	289	0	(289)	-	310	21	7%		289	0	-
Total Payroll Taxes	145	0	(145)	-	155	10	7%	289	0	(289)	-	310	21	7%		289	0	-
5295 Allocations	26,953	6,362	(20,591)	-324%	8,289	(18,663)	-225%	29,406	12,724	(16,681)	-131%	15,385	(14,021)	-91%		245,877	229,196	-7%
Total Insured Benefits	26,953	6,362	(20,591)	-324%	8,289	(18,663)	-225%	29,406	12,724	(16,681)	-131%	15,385	(14,021)	-91%		245,877	229,196	-7%
Total Personnel Services	27,097	6,362	(20,735)	-326%	8,444	(18,653)	-221%	29,695	12,724	(16,971)	-133%	15,695	(14,000)	-89%		246,167	229,196	-7%
Goods & Services																		
6005 Seminars & training	8,668	2,625	(6,043)	-230%	0	(8,668)	-	8,668	5,250	(3,418)	-65%	0	(8,668)	-		34,918	31,500	-11%
Total Staff Training	8,668	2,625	(6,043)	-230%	0	(8,668)	-	8,668	5,250	(3,418)	-65%	0	(8,668)	-		34,918	31,500	-11%
6025 Travel - lodging & transportation	5,995	0	(5,995)	-	0	(5,995)	-	5,995	0	(5,995)	-	0	(5,995)	-		56,695	50,700	-12%
6030 Travel - Per Diem & mileage reimbursement	2,550	0	(2,550)	-	0	(2,550)	-	2,550	0	(2,550)	-	0	(2,550)	-		38,800	36,250	-7%
Total Travel & Entertainment	8,545	0	(8,545)	-	0	(8,545)	-	8,545	0	(8,545)	-	0	(8,545)	-		95,495	86,950	-10%
6105 Telephone - mobile	40	55	15	28%	40	(0)	0%	79	110	31	28%	79	(0)	0%		629	660	5%
Total Utilities	40	55	15	28%	40	(0)	0%	79	110	31	28%	79	(0)	0%		629	660	5%
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%	13,126	14,324	1,198	8%	11,362	(1,764)	-16%		84,743	85,941	1%
Total Professional Services	6,563	7,162	599	8%	5,681	(882)	-16%	13,126	14,324	1,198	8%	11,362	(1,764)	-16%		174,743	175,941	1%
6400 Small equipment & tools	0	2,083	2,083	100%	86,038	86,038	100%	0	4,167	4,167	100%	86,123	86,123	100%		20,833	25,000	17%
6420 Janitorial supplies	0	17	17	100%	0	0	-	0	33	33	100%	0	0	-		167	200	17%
6425 Operational supplies	0	1,500	1,500	100%	4,405	4,405	100%	0	3,000	3,000	100%	4,541	4,541	100%		15,000	18,000	17%
6450 Fuel - Gas	0	1,100	1,100	100%	0	0	-	0	2,200	2,200	100%	0	0	-		11,000	13,200	17%
6455 Fuel - Diesel	0	4,183	4,183	100%	0	0	-	0	8,367	8,367	100%	0	0	-		41,833	50,200	17%
Total Operational Expense	0	8,883	8,883	100%	90,443	90,443	100%	0	17,767	17,767	100%	90,664	90,664	100%		88,833	106,600	17%
6500 Repairs & maintenance equipment	3,303	16,667	13,363	80%	215	(3,088)	-1436%	3,793	33,333	29,540	89%	3,689	(105)	-3%		170,460	200,000	15%
6505 Repairs & maintenance vehicles	6,707	7,302	595	8%	3,386	(3,321)	-98%	13,712	14,605	893	6%	8,394	(5,317)	-63%		86,737	87,630	1%
6510 Repairs & maintenance buildings	88	0	(88)	-	0	(88)	-	88	0	(88)	-	0	(88)	-		88	0	-
6520 Repairs & maintenance docks	167	0	(167)	-	0	(167)	-	167	0	(167)	-	0	(167)	-		167	0	-
Total Repair and Maintenance	10,266	23,969	13,703	57%	3,601	(6,665)	-185%	17,760	47,938	30,178	63%	12,083	(5,677)	-47%		257,452	287,630	10%
Total Goods & Services	34,081	42,694	8,613	20%	99,764	65,684	66%	48,178	85,389	37,211	44%	114,188	66,010	58%		652,070	689,281	5%
Total Expenses	61,178	49,056	(12,122)	-25%	108,209	47,030	43%	77,872	98,113	20,240	21%	129,882	52,010	40%		898,237	918,477	2%
Operating Results	(37,865)	(28,223)	(9,642)	34%	(4,947)	(32,918)	665%	(44,572)	(56,446)	11,874	-21%	(12,970)	(31,602)	244%		32,441	20,567	58%
Other Income & Expenses																		
Other Income																		
4505 Interest - Bank	609	0	609	-	150	460	307%	1,286	0	1,286	-	803	484	60%		1,286	0	-
Total Other Income	609	0	609	-	150	460	307%	1,286	0	1,286	-	803	484	60%		1,286	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	609	0	609	-	150	460	307%	1,286	0	1,286	-	803	484	60%		(19,280)	(20,567)	-6%
Net Result	(37,255)	(28,223)	(9,032)	32%	(4,797)	(32,458)	677%	(43,285)	(56,446)	13,161	-23%	(12,167)	(31,118)	256%		13,161	0	32901500%

	Carloads: 283	Current Period				Same Month Last Year			Year to Date				Year End					
		Aug 2026				Aug 2025			Jul 2026 - Aug 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	102,152	174,589	(72,437)	(41%)	105,927	(3,775)	(4%)	271,774	349,177	(77,403)	(22%)	194,492	77,282	40%	2,017,661	2,095,064	(4%)
4	Carloads CBRL	87,078	93,805	(6,727)	(7%)	85,578	1,500	2%	156,012	187,610	(31,598)	(17%)	148,372	7,640	5%	1,094,062	1,125,660	(3%)
5	Demurrage	0	2,083	(2,083)	(100%)	0	0	-	0	4,167	(4,167)	(100%)	0	0	-	20,833	25,000	(17%)
6	Total Administration	218,830	271,060	(52,231)	(19%)	191,505	27,325	14%	467,986	542,121	(74,135)	(14%)	342,864	125,122	36%	3,178,589	3,252,724	(2%)
9	Mechanical	58,290	83,970	(25,679)	(31%)	47,703	10,587	22%	149,784	167,939	(18,155)	(11%)	124,238	25,546	21%	989,479	1,007,635	(2%)
10	Total Operating Income	277,120	355,030	(77,910)	(22%)	239,208	37,912	16%	617,769	710,060	(92,290)	(13%)	467,102	150,667	32%	4,168,068	4,260,359	(2%)
12	Operating Expenses																	
13	Administration	58,923	78,765	19,842	25%	46,311	(12,613)	(27%)	140,728	157,797	17,070	11%	137,722	(3,005)	(2%)	959,438	976,508	2%
14	Maintenance of Way	48,600	59,898	11,298	19%	55,407	6,807	12%	99,493	119,492	19,999	17%	134,630	35,138	(26%)	737,888	757,887	(3%)
15	Transportation	109,997	130,652	20,655	16%	98,620	(11,377)	(12%)	238,705	261,304	22,599	9%	216,417	(22,288)	(10%)	1,589,800	1,612,399	(1%)
16	Mechanical	67,648	73,363	5,715	8%	54,113	(13,535)	(25%)	137,413	146,726	9,314	6%	150,348	12,935	(9%)	892,452	901,765	(1%)
17	Total Expenses	285,168	342,678	57,511	17%	254,451	(30,717)	(12%)	616,338	685,319	68,981	10%	639,118	22,780	4%	4,179,578	4,248,559	2%
19	Operating Results																	
20	Administration	159,907	192,295	(32,388)	(17%)	145,194	14,713	10%	327,258	384,323	(57,065)	(15%)	205,142	122,116	60%	2,219,150	2,276,216	(3%)
21	Maintenance of Way	(48,600)	(59,898)	11,298	(19%)	(55,407)	6,807	(12%)	(99,493)	(119,492)	19,999	(17%)	(134,630)	35,138	(26%)	(737,888)	(757,887)	(3%)
22	Transportation	(109,997)	(130,652)	20,655	(16%)	(98,620)	(11,377)	12%	(238,705)	(261,304)	22,599	(9%)	(216,417)	(22,288)	10%	(1,589,800)	(1,612,399)	(1%)
23	Mechanical	(9,358)	10,606	(19,964)	(188%)	(6,410)	(2,948)	46%	12,371	21,213	(8,842)	(42%)	(26,110)	38,481	(147%)	97,028	105,870	(8%)
24	Totals Operating Results	(8,048)	12,351	(20,399)	(165%)	(15,243)	7,195	(47%)	1,431	24,741	(23,310)	(94%)	(172,016)	173,447	(101%)	(11,510)	11,800	(198%)
29	Other Income	490	0	490	-	1,306	(816)	(62%)	490	0	490	-	2,405	(1,915)	(80%)	490	0	-
30	Total Other Income	490	0	490	-	1,306	(816)	(62%)	490	0	490	-	2,405	(1,915)	(80%)	490	0	-
32	Financial Expenses & Taxes	6,208	983	(5,225)	531%	8,716	2,508	(29%)	21,013	1,967	(19,046)	968%	11,175	(9,838)	88%	30,846	11,800	(161%)
35	Total Other Expenses	6,208	983	(5,225)	531%	8,716	2,508	(29%)	21,013	1,967	(19,046)	968%	11,175	(9,838)	88%	30,846	11,800	(161%)
37	Net Result	(13,766)	11,368	(25,134)	(221%)	(22,653)	8,887	(39%)	(19,092)	22,774	(41,866)	(184%)	(180,786)	161,694	(89%)	(41,866)	(0)	13955307%

Month	Carloads	Operating Revenue	Operating Expenses	Operating Expense Ratio
Jul 2026	351	340,649	345,975	101.56%
Aug 2026	283	277,610	291,376	104.96%
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	634	618,259	637,351	103.09%



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: October 8, 2026

SUBJECT: External Affairs Management Report

Stakeholder and Partner Engagement:

- Participated in the Port of Humboldt learning exchange conference, sharing community engagement and outreach approaches with representatives of other coastal projects while continuing to strengthen a strategic partnership with Oregon State University Sea Grant program.
- Hosted the recently created Blue Economy Task Force for a Port briefing and facility tour highlighting maritime assets, infrastructure investments, and future workforce opportunities. The visit provided an opportunity to improve alignment between statewide Blue Economy efforts and the needs and opportunities of Oregon's South Coast.
- Continued workforce development coordination with the Southwestern Oregon Workforce Investment Board, including discussions around maritime workforce pipelines, pre-apprenticeship programs, and other opportunities to better prepare local workers for future infrastructure and maritime employment.
- Hosted approximately 15–25 REAL Oregon alumni for a Port tour and discussion of Port operations, major projects, the Port's economic role, and its connection to Oregon's natural resource industries. The visit supported relationship-building with leaders working across agriculture, forestry, fisheries, and other natural resource sectors.
- Continued participation in regional economic development and community networks through the South Coast Economic Exchange, including a discussion focused on regional resilience and multiple Bay Area Chamber of Commerce Wednesday Business Connections meetings. Staff also met with Governor's Regional Solutions representatives regarding regional priorities and opportunities for coordination.
- Attended the Oregon Public Ports Association annual meeting to coordinate with Oregon's public ports on shared infrastructure, policy, funding, and maritime priorities.

Government Relations:

- Completed work with the Governor's Re-visioning Transportation Freight Subgroup, assisting with the final meeting and development of the subgroup's white paper for consideration by the full task force. The work provided an opportunity to continue elevating freight connectivity, non-highway transportation, dredging, and infrastructure needs affecting ports and rural Oregon.

- Met with ODOT Government Relations staff to discuss transportation funding and policy issues expected to be considered during the upcoming legislative session, with a focus on issues affecting freight mobility and Port infrastructure.
- Provided an update to Congresswoman Val Hoyle's office on current Port priorities and projects, continuing regular coordination with the federal delegation as Port initiatives and federally funded work advance.
- Discussed the state's Opportunity Zone status and the potential role of the designation as an economic development incentive supporting future investment.

Media and Communications:

- Met with a new Jefferson Public Radio reporter covering the South Coast and provided background on Port operations and major projects.
- Communicated the status of the Charleston Shipyard Revitalization Project as a recommended funding project through ODOT's Connect Oregon program to the Oregon Transportation Commission, highlighting the project's role in modernizing critical maritime infrastructure and supporting the South Coast's commercial fishing and marine industries.



MEMORANDUM

TO: Port of Coos Bay Board of Commissioners

FROM: Raymond Dwire, Charleston Marina Complex Manager

DATE: October 8, 2026

SUBJECT: Charleston Operations Management Report

Monthly Statistics:

Moorages

Of the 525 moorage slips, there were 112 annuals (21.33%), 76 semi-annuals (14.48%), 34 monthlies (6.48%), and 683 transient nights, for a total occupancy of 46.63% for the month.

RV Park

The Charleston Marina RV Park had an average occupancy of 85.24% in September. Out of 100 RV Park spaces, we had 144 new check-ins. Total sales for the month were \$65,651.90. As a comparison, occupancy in September 2025 was 73.14% with sales of \$55,305.09.

Ice Plant

We sold 530.5 tons of ice in the month of September totaling \$79,575.00. In comparison, in September 2025, approximately 628 tons of ice were sold resulting in \$63,089.00 in sales.

Shipyard Work Dock and Short-Term Work Area

Shipyard Work Dock stayed relatively the same as last month with \$3,828.87 in sales. In comparison, September 2025 was \$2,649.34 in sales.

The Charleston Shipyard Short-Term Work Area was at \$7,299.86 in sales compared to \$6,680.52 in sales for September last year.

Charleston Marina Staff:

We have added a couple of new faces here at the Charleston Marina.

- Marina Office and RV Park Office are fully staffed.
- Charleston Maintenance Staff is at 7 FTE's on staff with the addition of our new Maintenance Foreman, Scott Hunter. Scott has jumped in with both feet and has already shown that he will be a valuable asset to our Maintenance Department.
- The Charleston Security Department is now at 4 FTE's with the addition of our newest Security Officer, Trevor Archibeque. Trevor comes to us with a wealth of experience and has hit the ground running.

Charleston Marina Office Staff Changes:



Heather Watson came to us a year ago with energy and great compassion for our guests here at the Charleston Marina and especially at the RV Park. She has been instrumental in our recent growth at the RV Park and the guests just love her and the new energy she brings. Since Cheryl Charitar retired, we have not filled the supervisory role at the Marina and RV Park Offices until now. Heather has been promoted to Office Manager of the Charleston Marina and RV Park Offices. Thank you, Heather, for all your hard work.

Starting as a Port Security Officer, Danny Jaszay was that team player that always looked to do more for the Port and our Marina Guests. More recently, Danny has shown his ability to take on new tasks and excel in his role as Marina Office Assistant. Due to this, Danny has been reclassified as Office Specialist. Thank you, Danny, for all your hard work and being a part of our amazing office team here at the Charleston Marina.



OSMB Inner Basin Restroom Grant:

The OSMB Grant Inner Basin Restroom Project is still on hold due to the majority of our Maintenance Staff working at the Port of Garibaldi operating the State Dredge. Once our staff returns from Garibaldi, we will be able to complete the project. 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:

Plans are being drafted for the upcoming semi-annual maintenance shutdown of the Charleston Ice Plant. Historically, November is the slowest month of the year for ice sales, so it is when we try to schedule this maintenance shutdown. This year, we will be taking on the “5-year Maintenance” items that are needing addressed. Along with the normal preventative maintenance tasks, the ice makers themselves need re-built, which includes the replacement of the top and bottom bearings, water trays, hoses, sprayers and cutters. This project is fairly extensive and will require technicians from Northstar Ice and an HVAC technician from either Highland Refrigeration or Permacold Engineering along with support from our maintenance staff to complete. More details will be posted on the text message line as project dates are confirmed.

Oregon State Dredge Project at Port of Garibaldi:

Dredging Operations started last week at the Port of Garibaldi. Project goal is to remove 45,000cy of sediment from the Marina at Garibaldi. There have been a few mechanical and administrative issues that have been worked through that ultimately delayed the start of the project.



Photo to the left shows the State Dredge “The Laura” in the water at the Port of Garibaldi.

ConnectOregon Grant Cycle 10:

The Charleston Shipyard Improvement Project – Phase 1 – Marine Ways Replacement is still ranked ninth out of 12 projects that are recommended for funding. The public comment period has been extended until close of business on Friday, October 16. Any comments in support of our project would be greatly appreciated.

MEMORANDUM

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

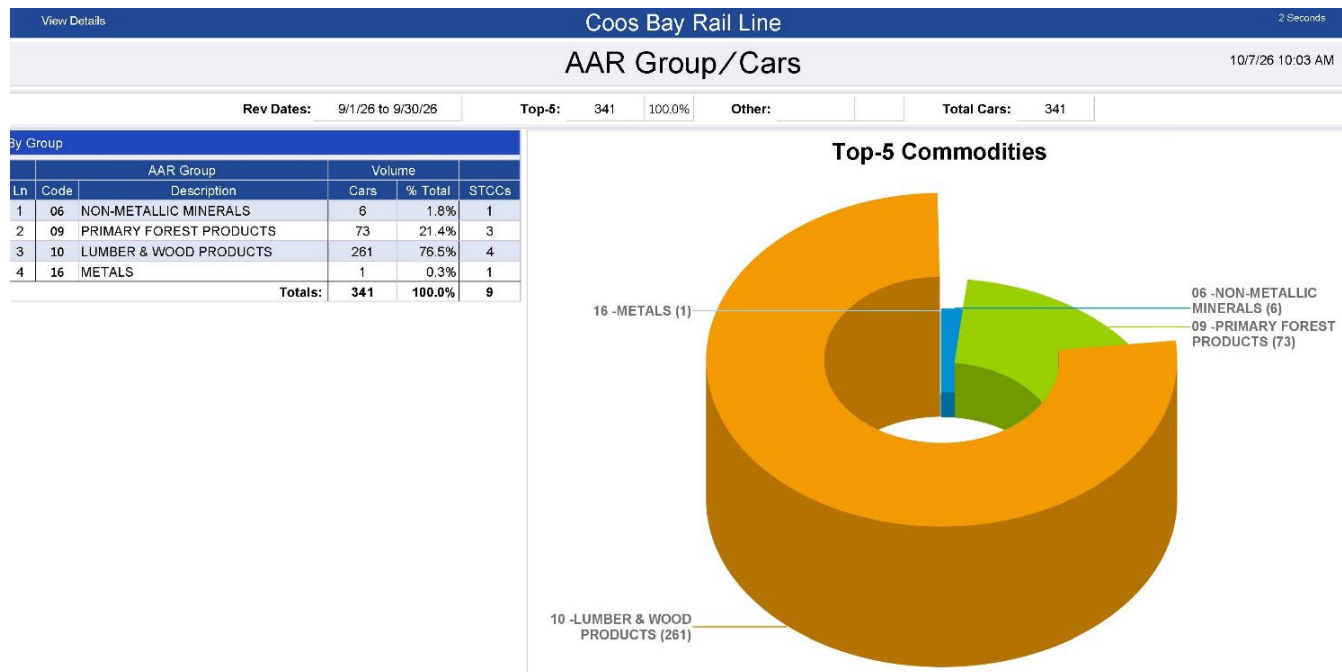
Operations:

CBRL Carloads for September 2026 = 341

Prior Month, August 2026 = 296

Prior Year, September 2025 = 365

FY 2026/2027 Forecasted Monthly Average = 361



September carloads came up just short of forecast as the current cycle of economic uncertainty continues. Despite that, and looking at calendar year comparisons between 2025 and 2026, CBRL is only lagging 16 cars behind the previous year.

Despite a very unstable lumber market, carloads of dimensional lumber have increased by almost 20%, while export log carloads have decreased by a whopping 40% when compared to last calendar year. Additionally, we see an almost 100% increase in non-metallic minerals, but the volume of these carloads remains relatively small.

The increase in dimensional lumber can mostly be attributed to our large mill on the south end of the line as they have installed new equipment in the mill and are making an effort to boost production.

The export log market continues to decline, driven by weak international demand. Slowing construction activity and economic softness in China, as well as strong domestic demand for logs appear to be the major factors influencing this trend. Both near and long term outlooks for this segment do not show any signs of improvement on the horizon.

As we see continually rising fuel costs, management has been fielding several calls from companies that we currently do not have a business relationship with that are exploring alternative ways to move their product, both raw and finished. A high percentage of these inquiries are just not possible due to logistical obstacles beyond our control, but a fair number are achievable, and while no new shipments have materialized yet, we remain hopeful that we will earn some new customers for the line soon.



Mechanical (Locomotive):

LOCO	92 Day Insp. Next Due	368 Day Insp. Next Due	1104 Day Insp. Next Due
CBRL 1909	12/18/26	01/17/26	01/22/29
HLCX 1044	10/14/26	10/19/26	11/24/27
HLCX 1052	10/14/26	04/14/27	04/24/29
HLCX 1078	12/16/26	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 on the week of September 14. In addition to numerous minor repairs, the following were also accomplished:

- Locomotive 1909 received a 92 Day Inspection. Thankfully, the borescope inspection I wrote of last month turned out negative and there is no evidence of internal engine failure. Upon further investigation, it appears that the oil cooler may have failed. Further diagnosis will occur in October.
- Locomotive 1078 received a 92 Day Inspection.
- Locomotive 1081 had its water pumps changed out and was returned to service.
- Locomotive 3847 continues to be out of service and continues to confound mechanical forces. At the present time we have completely changed out the entire fuel delivery system, yet it still does not run correctly and is making some rather disconcerting noises internally. We have consulted with several experienced individuals, and they are as confused as we are, but the prevailing theory at this time is that somehow the engine may have jumped time. In order to confirm that we will need to pull the AR10 off the front of the engine and remove the rear covers. You may recall that we had to remove the AR10 from the 1044 a couple years back and it was not an easy job. It requires the forward section of the car body to be removed and a crane to then lift the AR10 out. All of that work will have to be done out in the elements during inclement weather, underlining the fact that CBRL desperately needs a proper locomotive repair and service facility.



Mechanical (Car):

Center beam car repair volume remained steady in September but a slowdown in log car traffic affected the department's ability to capitalize on repair revenues.

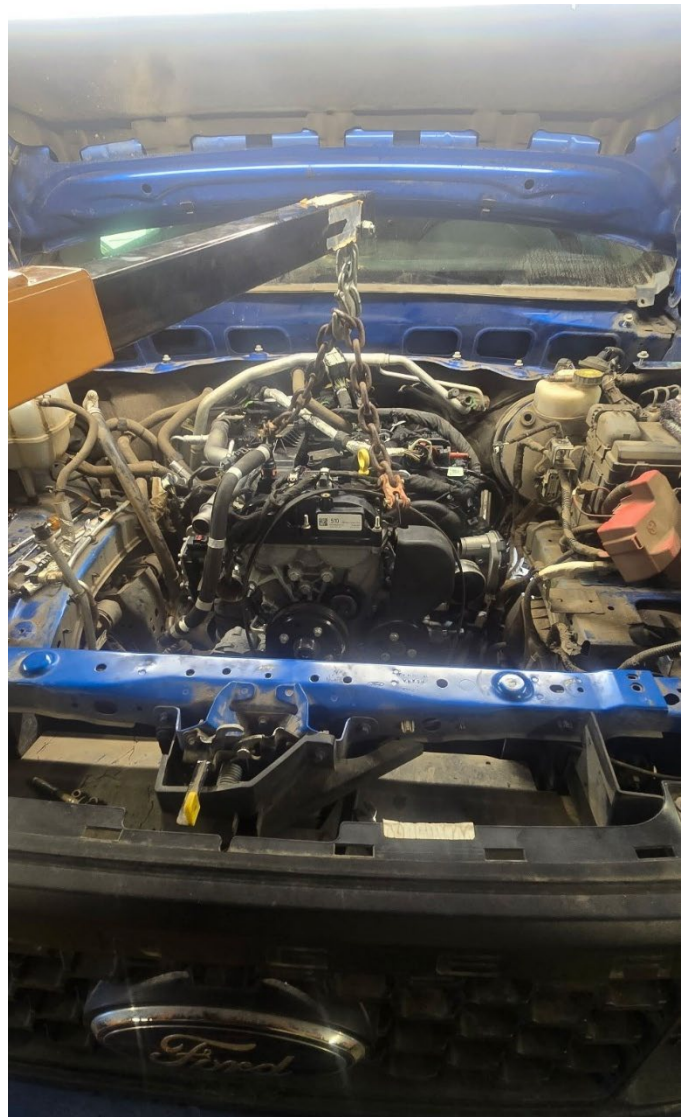
The team remains busy repairing CBRL's vehicle fleet as we continue to experience failures. The engine swap I wrote about last month has been completed and they are now working on some computer issues caused by installing a different engine in the truck. By having this crew available and able to perform these sorts of repairs, we are saving thousands of dollars. This repair alone saved the Port and CBRL at least \$10,000.

Maintenance of Way (MOW):

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

Team,

Please find attached the September 2026 end of Month Review. This report summarizes September Maintenance of Way activities, including 10 completed projects, continued progress on the Cushman Bridge rehabilitation, ongoing Umpqua Bridge reliability improvements, rail defect corrections, and vegetation management efforts. Total completed projects for 2026 now stand at 91.



As fire season is drawing to a conclusion, I would like to thank all employees for their commitment to safety and fire prevention. Your diligence and professionalism have contributed to another successful season and helped protect our railroad, neighboring communities, and natural resources.

The report also highlights a growing concern regarding theft, vandalism, trespassing, and damage to railroad infrastructure. These incidents increase costs and divert limited resources away from planned maintenance and repair projects, slowing progress on important infrastructure improvements. Continued awareness and reporting of suspicious activity will help protect the railroad's assets and investment.



ODOT/FRA:

CBRL had multiple visits from ODOT this month, no defects were recommended for violation.

Coos Bay Rail Line:

As of September 30, 2026, CBRL has worked 1,001 days injury free.
Currently, CBRL has 17 employees and 7 locomotives on property.



(Davidson Industries, Beck OR, circa 1960. Courtesy Bob Melbo)

Maintenance of Way – September 2026 End-of-Month Review

Summary

September 2026 maintenance activity resulted in **10 completed projects**, bringing the **year-to-date total to 91 completed projects**. Work efforts focused on bridge rehabilitation, rail defect correction, vegetation management, structural repairs, and continued improvements to movable bridge reliability. Total work orders increased from 234 to 246 during the month, reflecting continued identification and management of infrastructure needs.

Significant progress was made on major bridge infrastructure projects. Structural repairs at Cushman Bridge (MP 716.40) continued throughout September and remain on track for completion during October. The Umpqua Bridge (MP 739.65) rehabilitation effort advanced through lift rail, drive system, and operational reliability improvements. Several long-standing work orders were successfully completed, improving overall infrastructure condition and reducing deferred maintenance risk.

Temporary Speed Restrictions remained a primary operational concern throughout the month. Maintenance forces continued correcting rail and bridge defects while managing newly identified deficiencies discovered through routine inspections. Active TSRs continue to generate train delays and highlight the need for continued investment in bridge, rail, and tie renewal programs.

The railroad also continues to experience increasing incidents of vandalism, theft, trespassing, and infrastructure damage. These events divert resources away from planned maintenance activities and increase operating costs. Development of a formal railroad security and asset protection plan remains a priority.

Vehicle and equipment availability remains a growing concern. Several critical vehicles remain out of service while numerous maintenance assets require repairs or deferred maintenance. Continued investment in fleet maintenance and replacement planning is necessary to ensure the railroad maintains the capability to safely inspect, maintain, and improve infrastructure.

Summary Metrics

Metric	Value
Total Work Orders	246
Active Work Orders	66
Completed September	10
Completed YTD	91
Active TSRs	17
TSR Repairs Completed	4
Major Equipment OOS	3
Estimated Delay per Train Movement	~21 min
Estimated Monthly TSR Delay	~21 hrs

Monthly Completion Trend

Month	Completed Projects	YTD Total
January	10	10
February	14	24
March	13	37
April	8	45
May	4	49
June	12	61
July	10	71
August	10	81
September	10	91

TSR Delay Metrics – September 2026

Metric	Value
Active TSRs	17
Operating Speed	10 MPH
Restricted Speed	5 MPH
Estimated Delay per Train Movement	~21 min
Daily Delay Impact (2 Movements)	~42 min
Weekly Delay Impact	~4.9 hrs
Monthly Delay Impact	~21 hrs
Annual Delay Impact	~252 hrs

TSR Progress

During September, Maintenance of Way forces completed **four TSR-related repairs** and continued corrective action efforts on bridge and rail deficiencies. Although the overall TSR count remained elevated, continued maintenance activities prevented further degradation and reduced the risk of additional restrictions being imposed.

TSR Repairs Completed

W/O	Defect
4	Bridge 683.36 Tie & Guard Timber Deficiencies
226	Broken Rail / Cracked Joint Bar
227	Broken Rail
228	Vertical Rail Break

TSR Accomplishment Metrics

Metric	Value
Active TSRs (Start of Month)	17
Active TSRs (End of Month)	17
TSR Repairs Completed	4
Rail Defect Repairs	3
Bridge Rehabilitation Projects Continued	2
Significant Structural Repairs	1

Projects Completed in September

W/O	Project	Complete Date
102	Corrective Maintenance	09/15/26
165	Corrective Maintenance	09/10/26
166	Corrective Maintenance	09/16/26
231	Cushman Bridge Repair Milestones	Multiple September Dates
235	Rail Defect Repair	09/11/26
236	Tree Removal	09/06/26
242	Corrective Maintenance	09/22/26
243	Corrective Maintenance	09/29/26
245	Corrective Maintenance	09/28/26
Additional September Completion	September	September

Projects In Progress

W/O	Location	Status
175	Bridge Vegetation Abatement	~90% Complete
117	Vegetation Program MP 720–730	~80% Complete
231	Cushman Bridge (716.40)	Near Completion
232	Umpqua Bridge (739.65)	In Progress
233	Umpqua Bridge (739.65)	In Progress
234	Umpqua Bridge (739.65)	Pending

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 Requiring Maintenance or Repair

- E277216 Bridge Truck – Fuel pump and windshield replacement.
- E277229 Signal Truck – A/C repair and engine diagnostics.
- Gradall XL4330 – Tires and hyrail bearing maintenance.
- Backhoe – Hyrail adjustment and safety repairs.
- Grapple Truck – Exhaust leak and inspection requirements.
- Forklift – Brake repair required.
- Boat & Trailer – Wheel bearing and propeller maintenance.
- Tiger Mower – Repeated belt failures requiring repair.
- E258487 Boom Truck – Returned to service; monitor reliability.

Security & Infrastructure Protection

Incidents involving vandalism, theft, trespassing, and deliberate infrastructure damage continued throughout September. These incidents increase maintenance costs, accelerate infrastructure deterioration, and divert scarce resources away from planned maintenance activities.

A formal railroad security and asset protection program should be developed that includes:

- Infrastructure monitoring
- Critical asset protection
- Incident reporting procedures
- Law enforcement coordination
- Risk assessments of bridges, signals, facilities, and yards

A coordinated strategy will improve reliability, reduce maintenance costs, and protect long-term infrastructure investments.

Fleet Sustainability

The Maintenance of Way fleet remains in a degraded operating condition. Several critical vehicles remain unavailable while many additional assets require maintenance or component replacement. Without a structured preventative maintenance and replacement strategy, the railroad risks losing critical capability needed to inspect, maintain, and improve infrastructure throughout the system.

Recommended Actions

1. Develop a fleet replacement roadmap.
2. Increase preventative maintenance efforts.
3. Prioritize restoration of critical maintenance vehicles.
4. Identify grant and capital funding opportunities for equipment replacement.
5. Establish lifecycle management standards for maintenance equipment.

Key Accomplishments

- Completed 10 projects during September.
- Increased YTD completions to 91 projects.
- Continued Cushman Bridge rehabilitation.
- Advanced Umpqua Bridge reliability improvements.
- Continued rail defect and vegetation remediation efforts.
- Maintained progress despite equipment shortages and security concerns.

Challenges

- 17 active TSRs remain in effect.
- Critical maintenance vehicles remain out of service.
- Theft and vandalism continue to consume resources.
- Bridge rehabilitation remains a critical-path activity.
- Deferred maintenance backlog remains significant.
- MoW department is short on manpower.

October Priorities

Inspection and Compliance

- Implement the new track inspection schedule.
- Increase focus on bridge inspections.
- Continue efforts to reduce active TSRs.
- Begin beta testing CBRL-trackside app.

Track and Right-of-Way Maintenance

- Continue sand abatement activities.
- Focus on closing work orders between MP 670 and MP 716.
- Prepare for a vegetation-abatement-focused work schedule beginning in November.

Bridge Maintenance and Rehabilitation

Cushman Bridge (MP 716.40)

- Complete remaining structural repairs by month-end.

Umpqua Bridge (MP 739.65)

- Remove and re-bush the southwest balance wheel.
- Port lubrication holes in the remaining five balance wheels.
- Remove contaminated grease and replace with lubricant specified by Mobil 1 Lubrication Engineering.
- Continue drive system reliability improvements.

North Bend Bridge

- Install solar-powered navigation lights in the north channel.

Umpqua Bridge (MP 739.65)

- Perform navigation light maintenance and inspections.
- Replace deficient components as necessary to maintain navigational compliance.

Priority Statement

October priorities will focus on infrastructure reliability, bridge maintenance, inspection compliance, backlog reduction, and preparation for the upcoming vegetation season. Key objectives include completion of Cushman Bridge repairs, initiation of major Umpqua Bridge maintenance activities, implementation of the new inspection schedule, preparation for the November vegetation program, continued sand abatement, installation of navigation improvements, and systematic closure of outstanding work orders between MP 670 and MP 716. These efforts will support TSR reduction, improve reliability, and strengthen long-term infrastructure condition.

Action Items

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

DATE: October 8, 2026

PROJECT TITLE: ODOT Rail Crossing Safety Improvement Grant Procurement Authority

ACTION REQUESTED: Authorize Port Staff to solicit and purchase railroad crossing signal equipment funded under the Rail Crossing Safety Improvement grant

BACKGROUND:

In May, the Port of Coos Bay submitted grant applications to the Oregon Department of Transportation (ODOT) Rail Crossing Safety Improvement Program, on behalf of the Coos Bay Rail Line, for the purchase of railroad-highway crossing signal equipment at various locations along the rail line in Coos, Douglas, and Lane Counties. ODOT has selected the applications for funding and Federal Subrecipient Grant Agreements for the projects have been executed.

The total estimated project cost is \$747,276 to replace and upgrade aging crossing signal infrastructure, including crossing predictors, gate mechanisms, battery systems, and other eligible safety equipment.

Per Port procurement rules, the Port Commission, acting in its capacity as the Local Contract Review Board, must authorize solicitations and awards of contracts in excess of \$150,000.

Sole-Sourcing Siemens Equipment

The Port has requested ODOT's approval to utilize a special procurement and sole-source procurement process pursuant to ORS 279B.085 for the purchase of some of the railroad crossing signal equipment funded under the Rail Crossing Safety Improvement grant.

As identified in the project description, the grant-funded work consists of replacing obsolete Siemens crossing equipment at multiple highway-rail grade crossings on the Coos Bay Rail Line. The Port is requesting authorization to procure Siemens specific equipment directly from Siemens, the original manufacturer of the specified equipment, based on the following findings:

- Siemens is the manufacturer of the equipment identified for this project.
- The proposed equipment has been selected to maintain consistency and compatibility with existing railroad crossing signal systems currently deployed on the Coos Bay Rail Line.
- Procurement from Siemens will ensure the equipment is factory-certified, fully warranted, and supported by the manufacturer.
- Use of alternative manufacturers would require additional engineering analysis, compatibility testing, and potential redesign of existing crossing systems, resulting in increased costs, schedule impacts, and operational risks.
- The specialized nature of railroad signal equipment limits the availability of equivalent products that can be integrated into the existing crossing infrastructure without substantial modification.

- Procuring directly from the manufacturer represents the most efficient and cost-effective means of obtaining the required equipment and supports the most timely completion of the project.

The Port believes these circumstances satisfy the conditions for sole-source procurement due to the specialized nature of the equipment and the lack of reasonably available alternative sources capable of providing equivalent equipment with the required compatibility and support.

The Port is waiting to hear back from ODOT on whether sole-source procurement will be allowed. Otherwise, an invitation to bid process must be completed, extending the procurement period of an already limited grant cycle and lengthy lead time on equipment.

Procurement Process

The remaining equipment, batteries, chargers, gate arms, etc. (not specific to Siemens) will be procured following State, Federal and Port procurement rules with a formal invitation to bid process.

If ODOT declines the ability to sole-source the Siemen's equipment, a formal invitation to bid process will be conducted for all equipment.

Although it is still unclear from ODOT on how to proceed with procurement, due to the limited time of the grant cycle and lengthy lead time on equipment, Port Staff is requesting the Port Commission, acting in its capacity as the Local Contract Review Board, to authorize the solicitation and purchase of the railroad crossing signal equipment funded under the Rail Crossing Safety Improvement grant, following State, Federal and Port procurement rules and as approved by ODOT, including utilizing a sole-source procurement process pursuant to ORS 279B.085 for Siemens manufactured equipment and/or soliciting an invitation to bid and awarding a purchasing contract.

RECOMMENDED MOTION:

Authorize Port Staff to solicit and purchase the railroad crossing signal equipment funded under the Rail Crossing Safety Improvement grant, following State, Federal and Port procurement rules and as approved by ODOT, including utilizing a sole-source procurement process pursuant to ORS 279B.085 for Siemens manufactured equipment and/or soliciting an invitation to bid and awarding a purchasing contract for some or all of the equipment.

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	341	1,125.3
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	3,074	10,144.2

Coos Bay Rail Line-CBRL operates at the U.S. shortline railroad industry standard of 286,000 lbs/143 short tons (weight of car 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:	3,074	rail carloads =	307,400	short tons =	10,144.2	highway truck loads

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

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