



M E M O R A N D U M

TO: Interested Parties
FROM: Kyle Stevens, President
DATE: November 13, 2025
SUBJECT: Port of Coos Bay Commission Meeting Notice

The **Board of Commissioners** of the Oregon International Port of Coos Bay will hold its Regular Commission Meeting at **11:00 a.m., Thursday, November 20, 2025**, in the Port's Commission Chambers located at 125 W Central Avenue, Suite 230, Coos Bay, Oregon 97420, and live on YouTube.

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

Members of the public may provide public comment in person, via Zoom, or in writing. If members of the public would like to provide public comment during the meeting via Zoom, please call the Administrative office at 541-267-7678 by 8:30 a.m. on Thursday, November 20, 2025. Written comment will be accepted until 8:30 a.m. on Thursday, November 20, 2025 by sending an email to portcoos@portofcoosbay.com with the subject line 'Public Comment'.

An **Executive Session** has also been scheduled on **Thursday, November 20, 2025**, immediately after the Commission Meeting, as authorized under ORS 192.660(2), to:

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

KS/cs

**OREGON INTERNATIONAL PORT OF COOS BAY
REGULAR COMMISSION MEETING
11:00 a.m., Thursday, November 20, 2025**

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

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

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

TENTATIVE AGENDA

- 1. CALL MEETING TO ORDER**
- 2. INTRODUCTION OF COMMISSION, GUESTS AND PORT STAFF**
- 3. PORT PROJECT UPDATE**
 - A. Port and Rail Financial UpdateMegan Richardson
 - B. North Spit LitterRay Dwire
- 4. PUBLIC COMMENT**
- 5. CONSENT ITEMS** **Page**
 - A. Approval of September 18, 2025 Regular Commission Meeting Minutes.....4
 - B. Approval of September and October Invoices 8
 - C. Approval of SDIS Best Management Practices.....9
- 6. MANAGEMENT REPORTS** **Page**
 - A. Administration 13
 - B. Finance 16
 - C. External Affairs.....29
 - D. Charleston Operations 31
 - E. Railroad Operations 34
- 7. ACTION ITEMS** **Page**
 - A. Lease Agreement with Systech Consulting for Suite 290 in the Hub Building Krystal Karcher, 40
 - B. Vacation of S 15th Street Rick Adamek, 41
 - C. Insurance Broker of Record Lanelle Comstock, 43
- 8. OTHER**
- 9. INFORMATION ITEMS** **Page**
 - A. Coos Bay Rail Revenue Car Loads – October 202546
 - B. Summary of Charleston Advisory Committee Meeting Minutes – October 22, 202547
 - C. Draft Charleston Advisory Committee Meeting Minutes – October 22, 2025.....48
- 10. COMMISSION COMMENTS**
- 11. NEXT MEETING DATE** – December 18, 2025, 11:00 a.m.
- 12. RECESS TO EXECUTIVE SESSION**
- 13. ADJOURN**

Consent Items

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

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

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

ATTENDANCE

Commission:

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

Staff:

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

Media & Guests:

Brian Points, Points Consulting; Carson Valley, Points Consulting; Robyn Player, Points Consulting; Tallon Trentz, IUOE 701; Abigail Bok; Mike Graybill; Don Ford; Knute Nemeth; Jan Hodder; Ken Willsey; Patrick Momsen; Christine Moffitt; Ashley Audycki; and Kyle Elder.

1. CALL MEETING TO ORDER

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

2. INTRODUCTION OF COMMISSIONERS, GUESTS AND PORT STAFF

3. PORT PROJECT UPDATE

Megan Richardson presented the July 2025 financials, providing a comprehensive overview of the Port's fiscal performance.

4. PUBLIC COMMENT

A. Tallon Trentz expressed support for the Pacific Coast Intermodal Port Project (PCIP), and announced outreach events with simulators on September 29, 2025 in Canyonville, and October 15, 2025 at the Ko-Kwel Casino.

B. Christine Moffitt read from her written testimony, which is attached to the end of these minutes.

C. **Ashley Audycki** asked about the timeline for public information on the PCIP permit process and outreach efforts, noting community interest.

5. **CONSENT ITEMS**

- A. Approval of August 21, 2025 Regular Commission Meeting Minutes
- B. Approval of August Invoices
- C. Approval of New Month-to-Month Lease Agreement

Upon a motion by Commissioner Edwards (second by Commissioner Roblan), the Board of Commissioners voted to approve the August 21, 2025 Regular Commission Meeting Minutes, August Invoices and New Month-to-Month Lease Agreement. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

6. **MANAGEMENT REPORTS**

All Management Reports were included within the Meeting Packet.

7. **ACTION ITEMS/REPORTS**

A. **2025Res11: Amendment to Port Personnel Policy 14.5**

Port Policy Manual Chapter 14: Personnel Policy, Section 14.5: Time Off & Benefits, outlines employee benefits including, but not limited to, the accrual and use of Paid Time Off (PTO), Insurance, and Leaves of Absence.

Section 14.5: Time Off & Benefits has been revised to provide necessary clarity and updated best practices, and to reflect recent changes in the structure of employee benefits offered by the Port.

The Port of Coos Bay provides a very generous Paid Time Off (PTO) benefit for Port employees. Employees accrue (and rollover) a significant number of PTO days each year (25-35 days based on years of service), and can accrue up to a maximum of 75 days. Currently, if an employee's PTO balance exceeds 40 days at the time of their anniversary date of hire, the employee may cash out PTO hours in excess of 40 days at 50% of its value.

This generous payout option is highly affecting the Port's budget. In an effort to reduce expenses in the current budget, and to promote use of PTO for rest, relaxation, and recovery away from work, or for unexpected or serious illnesses and emergencies, Port Staff is proposing to revise the current PTO policy to eliminate PTO cashouts. Employees who have a high balance of PTO will be encouraged to take time off. All accrued and unused PTO would still be paid out at 50% value upon termination of employment.

In addition to the change in the PTO cashout policy, other revisions include:

- Eliminating the requirement for employees to submit written documentation of Paid Leave Oregon benefits.
- Eliminating references to Long-Term Disability insurance, as this benefit is no longer offered due to budget constraints in the current fiscal year.

The red lined tracked version of the changes was included within the packet as Exhibit A following the resolution.

Upon a motion by Commissioner Hamner (second by Commissioner Edwards), the Board of Commissioners motioned to adopt resolution 2025Res11 amending Port Policy Manual Chapter 14: Personnel Policy, Section 14.5: Time Off & Benefits. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

8. OTHER

A. **Strategic Business Plan Update with Goals and Objectives Planning**

Brian Points presented an update on the Port's 10-year strategic plan, designed to boost the Port's role in the community. A survey of 900 locals showed strong support, with 91% saying the Port is vital to the economy and 55% backing new commercial or industrial projects. The community wants investment in docks, the shipyard, rail, and Port upgrades. Economic data highlighted ups and downs in exports and untapped tourism potential compared to nearby counties. Financially, Charleton seems stable, but \$13 million in special projects hides real costs, therefor clearer public reports are recommended.

Commissioners reviewed an updated SWOT analysis, reviewed a proposed revision to the Port mission and vision statements to focus on infrastructure, and started assessing assets to prioritize needs and opportunities. Feedback is due back to Points Consulting by September 30, 2025, to shape the final plan by November 1, 2025.

9. COMMISSION COMMENTS

The Commissioners appreciated the financial gains and staff efforts. The Commissioners noted financial challenges and upcoming prioritization discussions due to operational issues and recent unlucky events. The Commissioners also stated that community perception of Port finances may differ from reality.

10. NEXT MEETING DATE – Thursday, October 16, 2025, 11:00 a.m.

11. ADJOURN

President Stevens adjourned the meeting at 12:40 p.m. and entered into Executive Session, as authorized under ORS 192.660(2), to:

- (e) conduct deliberations with persons designated by the governing body to negotiate real property transactions;
- (f) consider information or records that are exempt by law from public inspection;
- (g) consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations;
- (j) carry on negotiations under ORS Chapter 293 with private persons or businesses regarding proposed acquisition, exchange or liquidation of public investments; and
- (n) discuss information about review or approval of programs relating to the security of a number of specified structures, activities and materials relevant to the operation of the state's infrastructure.

18 September 2025

International Port of Coos Bay Commissioners

Dear Commissioners:

I am here to share with you my concerns about truth in messaging and the need for careful analysis and review of information provided by the International Port of Coos Bay in documents provided to the public, legislators, press and other media releases.

In recent years, I am proud that data regarding port operations provided at your commission meetings are available and are discussed in your commission meetings and in the public forum.

My personal background is one of a research scientist, educator and author of books and scientific papers. At the heart of academic disciplines is the process of **peer review**. This process is followed not only for research proposals submitted to be funded, but also after the study when the study results are prepared for publication. In process of peer review, the authors submit their study documents to peers that have no conflict of interest with the study team. The reviewers evaluate the methods of study, the data, the method of analysis. The reviewers comment on all aspects of the study and suggest improvements if this is review is of the proposal for the study.

After a study is completed, the process for publication of the findings is similar to the actual study data and methods submitted, reviewed by peers. peer reviewers weigh in as to comments for minor or major revision, or rejection with advice.

I have become increasingly concerned that information provided by the Port and its contractors at public meetings and elsewhere regarding PCIP is in need of a peer review. We have an extraordinary need to obtain accurate information for government and civic discussions. A recent press release describes the proposed PCIP making claims without data. I ask here rhetorically for a peer review of the data and methods of analysis.

- Is there congestion at major coastal ports?
- How will this project improve national supply chain efficiency?
- How will it reduce greenhouse gas emission?
- How much is the estimated cost? Estimates provided by the Port range nearly two-fold, from 2.3 billion in many press releases to 4.36 in the estimates submitted to the USACE.

Finally, I want you all to know that there are abundant data available regarding international commerce and the challenges and current conditions. I ask that you as commissioners charged with oversight of these operations take this seriously and ask for the methods, data collection and method of analysis to reach these conclusions.

Sincerely,

Christine Moffitt, PhD
700 Denise Place, Coos Bay OR 97420



M E M O R A N D U M

To: Port of Coos Bay Board of Commissioners
From: Mary Green, Accounting Supervisor
Date: November 13, 2025
Subject: Invoices Paid for Commission Approval through October 31, 2025

A/P checks issued per NetSuite financial system	415,276.77
Payroll disbursement per Umpqua Bank statement	109,701.33
Misc electronic disbursements per Umpqua Bank statement	175,972.91

Total Disbursements for October \$ 700,951.01

A/P checks issued per NetSuite financial system	87,008.63
Payroll disbursement per Umpqua Bank statement	113,593.23
Misc electronic disbursements per Umpqua Bank statement	418,335.24

Total Disbursements for September \$ 618,937.10



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: November 13, 2025
SUBJECT: 2026 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 2026 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.

- Employment Practices/Supervisory Training- Online (2%)** – *All managers/supervisors of the district must complete an online employment practices/supervisory training offered through the SDIS training portal.*

All Port managers and supervisors have successfully completed a recently assigned employment practices/supervisory training offered through the SDIS training portal.

- Paid Leave Oregon Checklist (2%)** – *The self-evaluation checklist must be completed.*

The self-evaluation checklist is following this memo.

- Paid Leave Oregon Policy (2%)** – *The district must have a current policy in place (updated within the last two years) in regards to Paid Leave Oregon.*

Paid Leave Oregon is addressed in Port Personnel Policy 14.5 and was last updated in September 2025.

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

Both Krystal Karcher and Ray Dwire have attended regional HR and Management trainings hosted by SDAO.

SDIS 2026 Best Practices Survey

SDIS 2026

Entity Name

Oregon International Port Of Coos Bay

Contact Name

Lanelle Comstock

Contact Email

lcomstock@portofcoosbay.com

Contact Phone

541-267-7678

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)?	<input type="checkbox"/>		(http://www.ofdda.com)
2	Oregon Fire Chiefs Association (OFCA)?	<input type="checkbox"/>	?	(http://www.ofca.org)
3	Oregon Water Resources Congress (OWRC)?	<input type="checkbox"/>		(https://www.owrc.org/)
4	Oregon Mosquito and Vector Control Association?	<input type="checkbox"/>		(http://www.omvca.org)
5	Oregon Recreation and Park Association (ORPA)?	<input type="checkbox"/>		(https://www.orpa.org)
6	Oregon Public Ports Association (OPPA)?	<input checked="" type="checkbox"/>		(http://www.oregonports.com)
7	Oregon Association of Clean Water Agencies (ORACWA)?	<input type="checkbox"/>		(http://www.oracwa.org)
8	Oregon Association of Conservation Districts (OACD)?	<input type="checkbox"/>		(https://oacd.org)
9	Cemetery Association of Oregon?	<input type="checkbox"/>		(http://www.oregoncemeteries.com)
10	Oregon APCO-NENA?	<input type="checkbox"/>		(http://www.oregonapconena.org/)
11	Oregon Transit Association (OTA)?	<input type="checkbox"/>		(http://www.oregontransit.com)
12	Oregon People's Utility Districts Association (OPUDA)?	<input type="checkbox"/>		(http://www.opuda.org/)
13	Oregon Association of Water Utilities (OAWU)?	<input type="checkbox"/>		(http://www.oawu.net)
14	Oregon Library Association (OLA)?	<input type="checkbox"/>		(http://www.olaweb.org)
15	Oregon Economic Development District Association (OEDD)?	<input type="checkbox"/>		(http://www.oedd.org/)
16	Oregon PRIMA?	<input type="checkbox"/>	?	(http://orprima.org)
17	Oregon Association of Hospitals and Health Systems (OAHHS)?	<input type="checkbox"/>		(http://www.oahhs.org/)
18	Oregon Association Chiefs of Police (OACP)?	<input type="checkbox"/>		(http://www.policechief.org)
19	Oregon Rural Health Association (ORHA)?	<input type="checkbox"/>		(https://orha.wildapricot.org)
Employment Practices/Supervisory Training- Online - 2% Credit.				
20	Have ALL managers/supervisors of the district completed an online employment practices/supervisory training offered on Vector Solutions (formerly SafePersonnel)? These trainings are located in the course library and can be found by searching for Employment Practices/Supervisory in the search box. Any trainings in this category can be taken.	<input checked="" type="checkbox"/>	?	(https://www.sdao.com/vector-solutions-formerly-safepersonnel)
Paid Leave Oregon Checklist - 2% Credit.				
21	Is your district aware of/knowledgeable of OFLA, FMLA and Paid Leave Oregon (PLO) rules and laws and how they impact your organization?	<input checked="" type="checkbox"/>		(https://paidleave.oregon.gov/)
22	Does your organization abide by the rules of OFLA and FMLA depending on how many employees you have and/or if it is listed as a benefit in your employee handbook?	<input checked="" type="checkbox"/>		(https://paidleave.oregon.gov/)

Check Yes if completed		Yes	Help	More Information
23	Has your district updated the employee handbook since July 2024 to incorporate changes to OFLA and PLO?	<input checked="" type="checkbox"/>		i (https://paidleave.oregon.gov/)
24	Does your district have current postings as required by law regarding OFLA, FMLA, and PLO?	<input checked="" type="checkbox"/>		i (https://paidleave.oregon.gov/)
25	Does your district provide training to management/supervisors regarding protected leave such as OFLA, FMLA and Paid Leave Oregon and the responsibilities of the manager/supervisor?	<input type="checkbox"/>		i (https://paidleave.oregon.gov/)
26	When you have new hires do you have a packet of information that you give them regarding OFLA, FMLA and PLO?	<input checked="" type="checkbox"/>		i (https://paidleave.oregon.gov/)
27	Are new district employees required to work for at least 12 months before being eligible for FMLA leave?	<input checked="" type="checkbox"/>		i (https://paidleave.oregon.gov/)
Paid Leave Oregon Policy - 2% Credit.				
28	Has your district adopted or have a current policy in place (updated within the last two years) in regard to Paid Leave Oregon?	<input checked="" type="checkbox"/>		i (https://sdaoresourcelibrary.com/download/paid-leave-oregon-sample-policy/)
SDAO/SDIS Training- At least one (1) representative of the district must complete a SDAO/SDIS training: - 2% Credit.				
29	Has anyone from your district completed any of our Regional Trainings- Board, HR/Legal or Risk Management?	<input checked="" type="checkbox"/>		i (https://www.sdao.com/calendar)
30	Did a representative from your district attend the 2025 SDAO Annual Conference?	<input type="checkbox"/>		i (https://www.sdao.com/calendar)
31	Has anyone from your district attended a 2025 Metro Breakfast?	<input type="checkbox"/>		i (https://www.sdao.com/calendar)
32	Has your board completed a Board Practices Assessment?	<input type="checkbox"/>	?	i (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: November 13, 2025
SUBJECT: Administrative Services Management Report

Upcoming Scheduled Meetings and Events:

- November Regular Commission Meeting: Thursday, November 20, 11:00 am
- Thanksgiving Holiday - Offices Closed: Thursday & Friday, November 27 & 28
- December PCIP Commission Meeting: Tuesday, December 2, 8:00 am
- December Regular Commission Meeting: Thursday, December 18, 11:00 am

ADMINISTRATION

PCIP Commission Meetings: The Port of Coos Bay Board of Commissioners are now scheduling separate public Commission meetings focused specifically on the Pacific Coast Intermodal Port (PCIP) project.

- PCIP Commission meetings will be held the first Tuesday of every month at 8:00 am in the Port of Coos Bay Commission Chambers. The first PCIP Commission Meeting is scheduled for December 2, 2025, at 8:00 am.
- These meetings will allow the Port Commission to discuss project updates, action items, and next steps related to PCIP in greater detail.
- PCIP Commission Meeting notices, agendas, and materials will be posted on the Port’s website in advance of each PCIP Commission meeting.
- The PCIP project will not be discussed during Port Commission meetings. Please note that PCIP management reports, content, and action items are not included in this packet and will be included in the packet for the December 2 meeting.

Millicoma Marsh Trails:

- Please join Port Commissioner Elise Hamner and I as we join the celebration of the establishment of the Millicoma Marsh Trail in Eastside on Friday, November 21 at 10am at the Millicoma Marsh Trails off of 4th Avenue in Eastside behind Millicoma School. The invite is at the end of this Management Report.
- I mentioned in October that I joined Jamie Fereday on a morning hike along the trails in September. I was in awe with the well maintained paths, interpretive signage, wildlife, and beauty along the trails, and was shocked that I wasn’t familiar with these trails. For Commissioners that are also not familiar with the trails, Jamie is extending the invitation for a guided hike, which I highly recommend.

Strategic Business Plan Update: Points Consulting will be presenting the final Strategic Business Plan Update at the December Commission Meeting. Once presented to the Commission, the Strategic Business Plan Update will be posted on the Port’s website.

Insurance Policy Renewals: January first is the renewal date for the Port’s property and liability insurance policies; marine insurance policies (dredge operations, maritime protection and indemnity and hull coverage, excess maritime protection and indemnity and hull coverage, and vessel pollution); and railroad liability and locomotive insurance policies. Staff is currently reviewing the existing insurance policies, noting any areas of deficiency, and completing applications for renewal or for quote. The Port of Coos Bay and Coos Bay Rail Line budgeted \$639,518 on property and liability insurance for the 2025/26 fiscal year.

ILWU Collective Bargaining Agreement: The current Collective Bargaining Agreement (CBA) of the International Longshoremen’s and Warehousemen’s Union, Local 12 for the Port’s Maintenance, Repair and Security Workers, expires December 31, 2025. The Union has requested to renew the current CBA for another year, which is an option per the agreement. The Port agrees that there is no need to modify the agreement at this time.

2026 SDIS Best Practices Program: Included in this month’s Consent Items within the Commission Packet is a memo regarding the 2026 SDIS Best Practices Program. This year, the Port fulfilled all five opportunities to earn a total of 10% off the of the 2026 SDIS general liability, auto liability, and property insurance premiums. The amount is estimated to be over \$30,000 of savings.

State of the Coast Conference:

- The “[State of The Coast: Oregon’s Coastal Conference](#)” is taking place in Coos Bay November 14 & 15. This conference, hosted by Oregon Sea Grant, is an opportunity to learn more about current marine science and policy issues, participate in hands-on activities, and network with research, industry, and community leaders.
- I have been invited to present on the conference’s opening panel on “Working Landscapes: Developments and Investments on Oregon’s South Coast” and will provide an update on the Strategic Business Plan Update, Port projects and community development. Other panelists include John Sweet, Catherine Scobby from the Port of Port Orford, Haley Lutz from Coos Watershed, and Patricia Fox from the South Slough.
- I will also be participating in the Friday evening Facilitated Networking event. The Port, along with OSU/Hatfield Marine Science Center, OIMB, South Slough, League of Women Voters, Coos Watershed Association, Port of Port Orford, Oregon Department of Fish and Wildlife and Pacific Estuarine Research Society will host a table/station where attendees can engage with staff and learn about each organization.

Mariculture Future Forum: I will be attending the [Mariculture Future Forum](#) on Wednesday and Thursday, November 12-13, in Coos Bay. The event is hosted by Ecotrust and the Oregon Coastal Mariculture Collaborative, with the goals of identifying mariculture development priorities for the next 1 to 3 years, identifying mariculture research needs for Oregon State University and other institutions, identifying funding pathways for mariculture, and to facilitate new connections and partnerships to move the mariculture sector forward. I am excited to learn more about mariculture and how the Port of Coos Bay can become more engaged in the mariculture sector.

MILlicOMA MARSH TRAIL IMPROVEMENT PROJECT

YOU ARE INVITED

You are invited to come to a brief gathering to celebrate the re-establishment of the Millicoma Marsh Trail in Eastside

When: Friday, November 21, 2025, 10am

Where: Millicoma Marsh Trail upper or lower parking/trailhead – 4th Ave. Eastside (Coos Bay, OR) behind Millicoma School

What: Acknowledgement of supporters and donors to the rebuilding of and addition to the trail, followed by a hike of 2 km (Millicoma Marsh Trail and Swallow Loop Trail)





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: November 7, 2025

SUBJECT: Accounting & Finance Management Report

We hereby present the financial results for September and the year-to-date (three months) period for the Port.

Operating Revenue:

Total operating revenues totaled \$362K, which was approximately \$25K greater than budgeted. Revenues exceeded budget in Port Ops and Charleston Ops and fell short in Admin and Rail Ops. Port Ops exceeded budget this month due to an unplanned property agreement. Charleston Ops exceeded their revenue budgets in annual and semi-annual moorage, RV Park space rents, and ice sales. Admin had shortfall in revenues from leased space within the Hub building. This shortfall will decrease in November as new tenants were signed at the start of November. Rail Ops revenues continue to fall short due to lower car movements and less surcharges billed due to cars being unable to cross the North Bend Swing Span Bridge. In addition, a credit was issued for property agreements for the Speeders because their route was altered due to the North Bend Swing bridge closure. CBRL had budgeted car movements to be an average of 409 car movements per month, and they moved 365 cars this month. This is an increase from the previous month, and the best month of the fiscal year.

Operating Expense:

Operating expenses totaled \$569K, which was \$177K under budget for the period. All departments underspent their budget this month. The underspending of this period is an effort to reduce spending where necessary and to reserve for future periods of reduced revenue.

Operating Result:

The Port ended September with a net loss of \$207K against a planned net loss of \$409K, which was better than planned at \$201K. All departments, except Rail Ops, had a better operating result than budgeted. The unfavorable result in this department is due to lower revenues.

Other Income & Expense:

Other revenues totaled \$57K, which is greater than planned by \$29K. The increase is due to the timing of the small grant for the Strategic Business Plan. Other expenses totaled \$23K, which is \$8K underspent for the month. Debt service exceeded budget this month due to the high balance on the Line of Credit. The balance is currently high as we continue to wait for final reimbursements to be received for the closeout of BUILD.

Net Result & Year to Date:

September had a net loss of \$173K compared to a budgeted net loss of \$412K resulting in a positive variance of \$239K. Year to date the total net loss is \$114K, with a projected net gain of \$303K.

Other Comments:

October Total Cash Balance	Unrestricted OIPCB Funds	Total Restricted	Restricted	
			State Dredge Funds	IFA Channel Mod
\$1,638,133.69	\$1,476,605.71	\$161,527.98	\$91,740.41	\$69,787.57

The total cash balances in all bank accounts for October month end were \$1,638,133.69 which is an increase from September of \$245,060. Restricted funds are detailed in the table above. Total interest earnings were \$1,371.31 with \$833.21 of that interest earned on unrestricted funds. Interest earned on restricted funds goes to the restricted fund balance and interest earned on the unrestricted funds is earned by the General Fund. No interest was earned in the money market account because the balance has been managed to meet the required minimum for banking fees and cashflow needs. The Local Government Investment Pool (LGIP) interest rate decreased to 4.57% pa. This is a drop of 0.03% from the start of the fiscal year.

	Current Period				Same Month Last Year			Year to Date				Year End					
	Sep 2025				Sep 2024			Jul 2025 - Sep 2025				Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
Administration	15,119	17,312	(2,193)	(13%)	12,217	2,901	24%	45,545	51,936	(6,390)	(12%)	36,444	9,101	25%	201,352	207,742	(3%)
External Affairs	0	0	0	-	0	0	-	0	0	0	-	0	0	-	0	0	-
Port Operations	31,959	25,568	6,391	25%	20,693	11,266	54%	78,733	76,704	2,029	3%	65,852	12,881	20%	308,843	306,815	1%
Railroad Operations	17,708	58,904	(41,196)	(70%)	55,000	(37,292)	(68%)	114,003	176,711	(62,708)	(35%)	235,962	(121,960)	(52%)	644,136	706,844	(9%)
Charleston Operations																	
Building & Dock Leases	20,644	20,036	609	3%	18,820	1,824	10%	61,099	60,107	992	2%	60,943	155	0%	241,418	240,427	0%
Property Agreements	0	400	(400)	(100%)	0	0	-	0	1,200	(1,200)	(100%)	0	0	-	3,600	4,800	(25%)
Marina	124,131	105,355	18,776	18%	128,934	(4,803)	(4%)	338,719	312,397	26,322	8%	336,152	2,567	1%	1,245,485	1,219,164	2%
Shipyard	24,072	25,366	(1,294)	(5%)	26,924	(2,851)	(11%)	91,379	81,798	9,581	12%	86,103	5,276	6%	351,701	342,120	3%
RV Park	55,936	54,548	1,389	3%	55,070	866	2%	198,394	178,710	19,683	11%	180,651	17,743	10%	368,269	348,586	6%
Ice Plant	64,424	37,100	27,324	74%	53,148	11,277	21%	189,855	142,173	47,682	34%	206,224	(16,369)	(8%)	312,682	265,000	18%
Travel Lift	6,949	7,891	(942)	(12%)	7,521	(572)	(8%)	16,631	21,515	(4,884)	(23%)	21,118	(4,487)	(21%)	56,763	61,647	(8%)
Other	1,329	(14,864)	16,193	(109%)	1,850	(521)	(28%)	6,340	409	5,931	1449%	43,467	(37,127)	(85%)	7,568	1,637	362%
Total Charleston Operations	297,485	235,831	61,654	26%	292,266	5,219	2%	902,415	798,308	104,107	13%	934,657	(32,242)	(3%)	2,587,487	2,483,380	4%
Total Operating Income	362,271	337,615	24,656	7%	380,176	(17,905)	(5%)	1,140,696	1,103,659	37,037	3%	1,272,915	(132,220)	(10%)	3,741,818	3,704,781	1%
Operating Expenses																	
Administration	122,269	140,308	18,039	13%	105,364	(16,905)	(16%)	362,580	414,274	51,695	12%	587,604	225,024	38%	3,074,096	3,125,791	2%
External Affairs	0	0	0	-	35,663	35,663	100%	0	0	0	-	90,090	90,090	(100%)	0	0	-
Port Operations	19,864	21,579	1,715	8%	36,955	17,091	46%	58,208	65,046	6,838	11%	98,132	39,924	(41%)	266,945	273,784	(2%)
Railroad Operations	26,520	44,643	18,123	41%	105,957	79,437	75%	94,441	133,928	39,486	29%	255,863	161,422	(63%)	496,224	535,710	(7%)
Charleston Operations	400,795	539,758	138,963	26%	221,198	(179,597)	(81%)	774,783	928,407	153,624	17%	569,661	(205,122)	(36%)	2,625,082	2,778,706	(6%)
Total Expenses	569,448	746,287	176,840	24%	505,137	(64,311)	(13%)	1,290,012	1,541,655	251,643	16%	1,601,350	311,338	19%	6,462,347	6,713,990	4%
Operating Results																	
Administration	(107,151)	(122,996)	15,846	(13%)	(93,147)	(14,004)	15%	(317,035)	(362,339)	45,304	(13%)	(551,160)	234,126	(42%)	(2,872,744)	(2,918,048)	(2%)
External Affairs	0	0	0	-	(35,663)	35,663	(100%)	0	0	0	-	(90,090)	90,090	(100%)	0	0	-
Port Operations	12,095	3,989	8,106	203%	(16,262)	28,357	(174%)	20,525	11,657	8,867	76%	(32,280)	52,805	(164%)	41,898	33,031	27%
Railroad Operations	(8,812)	14,261	(23,073)	(162%)	(50,957)	42,145	(83%)	19,561	42,784	(23,222)	(54%)	(19,901)	39,462	(198%)	147,912	171,134	(14%)
Charleston Operations	(103,309)	(303,926)	200,617	(66%)	71,068	(174,378)	(245%)	127,632	(130,099)	257,731	(198%)	364,996	(237,364)	(65%)	(37,595)	(295,326)	(87%)
Totals Operating Results	(207,177)	(408,673)	201,496	(49%)	(124,960)	(82,216)	66%	(149,317)	(437,996)	288,680	(66%)	(328,434)	179,118	(55%)	(2,720,529)	(3,009,209)	(10%)
Other Income & Expenses																	
Tax Collected	11,462	11,033	429	4%	12,143	(681)	(6%)	49,987	49,041	946	2%	52,198	(2,211)	(4%)	2,471,478	2,470,532	0%
Financial Income	8,212	8,624	(412)	(5%)	7,374	838	11%	23,006	25,872	(2,865)	(11%)	22,122	885	4%	100,622	103,487	(3%)
Grant Income	27,853	7,292	20,561	282%	0	27,853	-	27,853	21,875	5,978	27%	0	27,853	-	543,478	537,500	1%
Loan Receipts	0	0	0	-	0	0	-	0	0	0	-	0	0	-	0	0	-
Other Income	9,558	1,083	8,475	782%	152	9,407	6201%	11,466	3,250	8,216	253%	3,964	7,503	189%	1,490,306	1,482,090	1%
Total Other Income	57,085	28,032	29,053	104%	19,668	37,416	190%	112,313	100,037	12,275	12%	78,283	34,029	43%	4,605,885	4,593,609	0%
Financial Expenses & Taxes	3,581	11,320	7,739	(68%)	15,391	11,810	(77%)	12,855	17,820	4,965	(28%)	23,193	10,338	(45%)	67,035	72,000	7%
Debt Service	19,371	13,662	(5,709)	42%	52,176	32,805	(63%)	67,214	45,523	(21,691)	48%	59,052	(8,162)	14%	1,459,091	1,437,400	(2%)
Capital Outlays	0	6,250	6,250	(100%)	73,322	73,322	(100%)	0	18,750	18,750	(100%)	120,566	120,566	(100%)	56,250	75,000	25%
Interfund Transfers	0	0	0	-	0	0	-	0	0	0	-	0	0	-	0	0	-
Total Other Expenses	22,952	31,232	8,280	(27%)	140,890	117,938	(84%)	80,069	82,093	2,024	(2%)	202,812	122,743	(61%)	1,582,377	1,584,400	(0%)
Net Result	(173,044)	(411,873)	238,829	58%	(246,182)	73,138	(30%)	(117,073)	(420,052)	302,979	72%	(452,963)	335,890	74%	302,979	0	-

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

amounts in \$US dollars

Fund: General Fund Department: Administration Location: All Budget: Adopted



Administration	Current Period				Same Month Last Year			Year to Date				Year End					
	Sep 2025				Sep 2024			Jul 2025 - Sep 2025				Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4005 Building & Dock Leases	14,044	15,995	(1,952)	-12%	10,967	3,076	28%	41,895	47,986	(6,090)	-13%	32,694	9,201	28%	185,852	191,942	-3%
4245 CCURA	1,075	1,250	(175)	-14%	1,250	(175)	-14%	3,575	3,750	(175)	-5%	3,750	(175)	-5%	14,825	15,000	-1%
4290 Other	0	67	(67)	-100%	0	0	-	75	200	(125)	-63%	0	75	-	675	800	-16%
Total Operating Income	15,119	17,312	(2,193)	-13%	12,217	2,901	24%	45,545	51,936	(6,390)	-12%	36,444	9,101	25%	201,352	207,742	-3%
Expenses																	
Personnel Services																	
5005 Salaries	49,813	47,036	(2,777)	-6%	43,647	(6,166)	-14%	145,455	141,108	(4,348)	-3%	259,889	114,434	44%	615,997	611,650	-1%
Total Compensation	49,813	47,036	(2,777)	-6%	43,647	(6,166)	-14%	145,455	141,108	(4,348)	-3%	259,889	114,434	44%	615,997	611,650	-1%
5100 Federal Payroll taxes	3,724	3,504	(220)	-6%	3,265	(459)	-14%	10,905	10,512	(393)	-4%	11,605	701	6%	45,957	45,564	-1%
5105 State Payroll taxes	0	187	187	100%	171	171	100%	0	561	561	100%	509	509	100%	1,870	2,431	23%
5110 Unemployment Insurance	446	369	(77)	-21%	514	68	13%	1,321	1,106	(214)	-19%	1,781	460	26%	5,010	4,796	-4%
5115 Workers compensation	(179)	326	505	155%	97	276	284%	(116)	979	1,095	112%	276	392	142%	3,148	4,244	26%
Total Payroll Taxes	3,991	4,386	395	9%	4,047	56	1%	12,109	13,158	1,049	8%	14,170	2,061	15%	55,985	57,034	2%
5200 Medical insurance	4,006	6,182	2,175	35%	7,489	3,483	47%	13,802	18,545	4,743	26%	20,984	7,181	34%	69,437	74,180	6%
5205 Dental insurance	741	740	(1)	0%	850	109	13%	2,138	2,221	84	4%	2,610	472	18%	8,802	8,885	1%
5215 Term life insurance	75	88	13	14%	75	0	0%	225	263	38	14%	217	(8)	-4%	1,013	1,050	4%
5220 Long Term Disability insurance	0	0	0	-	274	274	100%	0	0	0	-	701	701	100%	0	0	-
5225 PERS Employer Contributions	10,430	11,331	901	8%	9,650	(780)	-8%	31,302	33,993	2,690	8%	26,925	(4,377)	-16%	144,656	147,346	2%
5230 PERS Employee Contributions	2,598	2,822	224	8%	2,619	21	1%	7,796	8,466	670	8%	7,307	(490)	-7%	36,029	36,699	2%
5295 Allocations	(6,261)	(1,797)	4,464	-248%	0	6,261	-	(12,827)	(5,392)	7,435	-138%	0	12,827	-	(30,808)	(23,373)	-32%
Total Insured Benefits	11,589	19,365	7,776	40%	20,957	9,368	45%	42,436	58,096	15,660	27%	58,743	16,307	28%	229,128	244,788	6%
Total Personnel Services	65,393	70,787	5,394	8%	68,651	3,257	5%	200,000	212,361	12,361	6%	332,802	132,802	40%	901,111	913,472	1%
Goods & Services																	
6005 Seminars & training	50	679	629	93%	0	(50)	-	50	2,038	1,988	98%	325	275	85%	6,162	8,150	24%
Total Staff Training	50	679	629	93%	0	(50)	-	50	2,038	1,988	98%	325	275	85%	6,162	8,150	24%
6020 Travel - airfare	0	83	83	100%	0	0	-	0	250	250	100%	0	0	-	750	1,000	25%
6025 Travel - lodging & transportation	885	158	(726)	-459%	163	(721)	-442%	1,271	475	(796)	-168%	163	(1,108)	-679%	2,696	1,900	-42%
6030 Travel - Per Diem & mileage reimbursement	0	83	83	100%	60	60	100%	0	250	250	100%	234	234	100%	750	1,000	25%
6035 Meals & Entertainment	0	104	104	100%	0	0	-	96	313	217	69%	0	(96)	-	1,033	1,250	17%
Total Travel & Entertainment	885	429	(455)	-106%	223	(661)	-296%	1,367	1,287	(80)	-6%	397	(970)	-244%	5,230	5,150	-2%
6050 Office supplies	137	333	196	59%	269	132	49%	465	1,000	535	54%	847	382	45%	3,465	4,000	13%
6055 Kitchen supplies	0	21	21	100%	92	92	100%	0	62	62	100%	615	615	100%	188	250	25%
6060 IT supplies	0	833	833	100%	0	0	-	0	2,500	2,500	100%	52	52	100%	7,500	10,000	25%
6070 Postage & courier services	400	292	(108)	-37%	0	(400)	-	809	875	66	8%	800	(9)	-1%	3,434	3,500	2%
6075 Memberships & dues	2,890	1,752	(1,138)	-65%	0	(2,890)	-	7,171	5,256	(1,915)	-36%	0	(7,171)	-	22,939	21,024	-9%
6077 Subscriptions	0	18	18	100%	0	0	-	0	55	55	100%	0	0	-	164	219	25%
6085 Office equipment lease	462	154	(308)	-200%	462	0	0%	462	462	0	0%	462	0	0%	1,846	1,846	0%
6087 Office equipment repairs & maintenance	170	250	80	32%	0	(170)	-	378	750	372	50%	349	(29)	-8%	2,628	3,000	12%
6090 IT SW subscriptions & licenses	14,314	12,428	(1,886)	-15%	14,457	143	1%	37,557	37,283	(274)	-1%	42,823	5,266	12%	149,405	149,132	0%
6095 Commission expenses	216	303	87	29%	267	51	19%	611	910	299	33%	739	127	17%	3,341	3,640	8%
Total Office Expense	18,589	16,384	(2,205)	-13%	15,546	(3,043)	-20%	47,452	49,153	1,701	3%	46,685	(767)	-2%	194,910	196,611	1%
6100 Telephone - landline	372	375	3	1%	506	134	27%	1,152	1,125	(27)	-2%	1,427	275	19%	4,527	4,500	-1%
6105 Telephone - mobile	198	228	30	13%	371	173	47%	620	685	65	10%	1,217	598	49%	2,675	2,740	2%
6110 Internet services	292	308	16	5%	88	(204)	-232%	877	925	48	5%	1,353	476	35%	3,652	3,700	1%
6130 Electricity	774	896	123	14%	752	(22)	-3%	2,400	2,817	417	15%	2,372	(28)	-1%	15,591	16,008	3%
6135 Water/Sewer	272	231	(41)	-18%	218	(54)	-25%	747	678	(69)	-10%	642	(105)	-16%	3,069	3,000	-2%
6140 Garbage/Sanitation Collection	321	333	12	4%	0	(321)	-	963	1,000	37	4%	649	(314)	-48%	3,963	4,000	1%
Total Utilities	2,229	2,372	144	6%	1,935	(294)	-15%	6,758	7,230	472	7%	7,660	902	12%	33,476	33,948	1%
6205 Janitorial services	904	917	13	1%	882	(22)	-2%	2,712	2,750	38	1%	2,646	(66)	-3%	10,962	11,000	0%
6215 Payroll services	578	673	95	14%	622	44	7%	1,347	1,543	197	13%	1,427	80	6%	8,013	8,210	2%
6245 Legal advertising	0	125	125	100%	0	0	-	0	375	375	100%	78	78	100%	1,125	1,500	25%
6250 Legal services	6,072	8,333	2,262	27%	14,570	8,498	58%	7,642	25,000	17,358	69%	16,138	8,497	53%	82,642	100,000	17%
6255 Auditing	0	12,500	12,500	100%	0	0	-	6,300	12,500	6,200	50%	5,355	(945)	-18%	68,800	75,000	8%
6260 Consulting services	12,436	8,240	(4,195)	-51%	0	(12,436)	-	46,097	43,434	(2,663)	-6%	161,076	114,979	71%	68,583	65,920	-4%

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

amounts in \$US dollars

Fund: General Fund Department: Administration Location: All Budget: Adopted



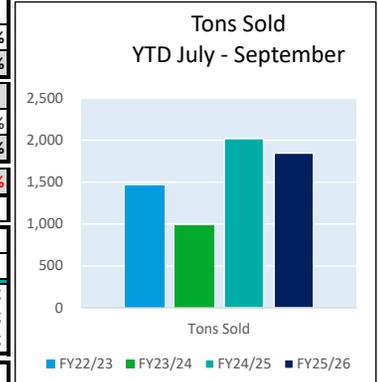
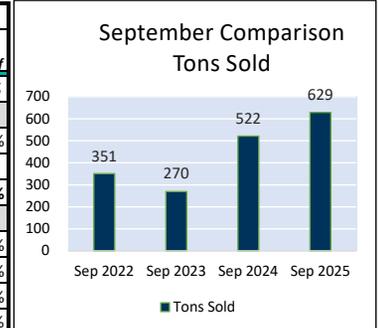
Administration	Current Period				Same Month Last Year			Year to Date				Year End					
	Sep 2025				Sep 2024			Jul 2025 - Sep 2025				Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
6290 Commercial insurance	4,546	3,277	(1,269)	-39%	2,769	(1,777)	-64%	13,637	9,830	(3,807)	-39%	8,306	(5,331)	-64%	43,127	39,320	-10%
Total Professional Services	24,535	34,065	9,530	28%	18,842	(5,692)	-30%	77,734	95,432	17,698	19%	195,026	117,292	60%	283,252	300,950	6%
6315 Advertising	0	83	83	100%	0	0	-	0	250	250	100%	0	0	-	750	1,000	25%
6340 Legislative support	13,688	14,108	420	3%	0	(13,688)	-	32,896	42,325	9,429	22%	0	(32,896)	-	159,871	169,300	6%
6345 Community affairs	0	208	208	100%	0	0	-	0	625	625	100%	0	0	-	1,875	2,500	25%
6351 Awards & Recognitions	0	62	62	100%	0	0	-	0	185	185	100%	0	0	-	555	740	25%
Total Marketing Expense	13,688	14,462	774	5%	0	(13,688)	-	32,896	43,385	10,489	24%	0	(32,896)	-	163,051	173,540	6%
6400 Small equipment & tools	0	25	25	100%	44	44	100%	0	75	75	100%	63	63	100%	225	300	25%
6405 Safety/hazardous materials	0	21	21	100%	0	0	-	0	62	62	100%	0	0	-	188	250	25%
6420 Janitorial supplies	0	125	125	100%	0	0	-	240	375	135	36%	130	(111)	-85%	1,365	1,500	9%
6425 Operational supplies	0	42	42	100%	94	94	100%	122	125	3	2%	335	213	64%	497	500	1%
6455 Fuel - Diesel	0	0	0	-	0	0	-	129	0	(129)	-	0	(129)	-	129	0	-
Total Operational Expense	0	212	212	100%	138	138	100%	492	637	146	23%	528	36	7%	2,404	2,550	6%
6505 Repairs & maintenance vehicles	0	0	0	-	0	0	-	0	0	0	-	17	17	100%	0	0	-
6510 Repairs & maintenance buildings	0	892	892	100%	0	0	-	690	2,675	1,985	74%	4,037	3,347	83%	8,715	10,700	19%
6580 Permits	0	0	0	-	0	0	-	0	0	0	-	0	0	-	200	200	0%
Total Repair and Maintenance	0	917	917	100%	29	29	100%	722	2,750	2,028	74%	4,182	3,460	83%	9,172	11,200	18%
6599 Budget Contingency	0	0	0	-	0	0	-	0	0	0	-	0	0	-	1,480,220	1,480,220	0%
Total Goods & Services	59,975	69,521	9,546	14%	36,713	(23,262)	-63%	167,471	201,913	34,442	17%	254,802	87,331	34%	2,177,877	2,212,319	2%
Total Expenses	125,368	140,308	14,940	11%	105,364	(20,004)	-19%	367,471	414,274	46,803	11%	587,604	220,133	37%	3,078,988	3,125,791	1%
Operating Results	(110,250)	(122,996)	12,747	-10%	(93,147)	(17,103)	18%	(321,926)	(362,339)	40,413	-11%	(551,160)	229,234	-42%	(2,877,636)	(2,918,048.38)	-1%
Other Income & Expenses																	
Other Income																	
4405 Property Taxes - Current Year	5,712	6,233	(521)	-8%	6,057	(345)	-6%	32,876	33,241	(365)	-1%	33,082	(206)	-1%	2,077,167	2,077,532	0%
4410 Property Taxes - Prior Years	5,334	4,800	534	11%	5,614	(280)	-5%	16,695	15,800	895	6%	18,519	(1,824)	-10%	50,895	50,000	2%
4470 Property Taxes - Sublet Facilities	0	0	0	-	0	0	-	0	0	0	-	0	0	-	11,000	11,000	0%
4505 Interest - Bank	838	1,250	(412)	-33%	0	838	-	885	3,750	(2,865)	-76%	0	885	-	12,135	15,000	-19%
4506 Interest - Southport Note	1,167	1,167	0	0%	1,350	(183)	-14%	3,547	3,547	0	0%	4,096	(548)	-13%	13,347	13,347	0%
4515 Principal Repayment - Southport Note	6,207	6,207	0	0%	6,024	183	3%	18,574	18,574	0	0%	18,026	548	3%	75,140	75,140	0%
4695 Grants Received - Other	27,853	4,167	23,686	568%	0	27,853	-	27,853	12,500	15,353	123%	0	27,853	-	65,353	50,000	31%
4905 Other	19	0	19	-	0	19	18650%	111	0	111	-	749	(638)	-85%	111	0	-
Total Other Income	47,129	23,823	23,306	98%	19,045	28,085	147%	100,541	87,412	13,129	15%	74,471	26,070	35%	2,305,148	2,292,019	1%
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	332	333	2	0%	300	(32)	-11%	982	1,000	18	2%	690	(292)	-42%	3,982	4,000	0%
Total Taxes & Misc Expenses	332	333	2	0%	300	(32)	-11%	982	1,000	18	2%	690	(292)	-42%	14,982	15,000	0%
Debt Services & Capital Expense																	
7005 Principal repayment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	125,000	125,000	0%
7010 Interest payment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	63,685	63,685	0%
8010 CIP Buildings	0	2,083	2,083	100%	0	0	-	0	6,250	6,250	100%	0	0	-	18,750	25,000	25%
Total Debt Services & Capital Expenses	0	2,083	2,083	100%	0	0	-	0	6,250	6,250	100%	0	0	-	207,435	213,685	3%
Total Other Expenses	332	2,417	2,085	86%	300	(32)	-11%	982	7,250	6,268	86%	690	(292)	-42%	222,417	228,685	3%
Net Other Income	46,798	21,407	25,391	119%	18,745	28,053	150%	99,559	80,162	19,397	24%	73,781	25,778	35%	2,082,731	2,063,334	1%
Net Result	(63,452)	(101,590)	38,138	-38%	(74,402)	10,950	-15%	(222,367)	(282,176)	59,810	-21%	(477,379)	255,012	-53%	(794,905)	(854,714)	-7%

Charleston Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	Sep 2025		\$ Diff	% Diff	Sep 2024		Jul 2025 - Sep 2025				Prior FYTD vs Current FYTD						
	Actual	Budget			Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4005 Building & Dock Leases	20,644	20,036	609	3%	18,820	1,824	10%	61,099	60,107	992	2%	60,943	155	0%	241,418	240,427	0%
4010 Property Agreements	0	400	(400)	-100%	0	0	-	0	1,200	(1,200)	-100%	0	0	-	3,600	4,800	-25%
4100 Annual Moorage	41,285	28,826	12,459	43%	45,801	(4,516)	-10%	92,214	86,478	5,736	7%	96,854	(4,640)	-5%	411,736	406,000	1%
4105 Semi-Annual Moorage	12,012	11,431	581	5%	15,660	(3,648)	-23%	41,414	32,683	8,731	27%	43,467	(2,053)	-5%	169,731	161,000	5%
4110 Monthly Moorage	14,706	16,109	(1,403)	-9%	13,248	1,458	11%	46,027	56,472	(10,445)	-18%	46,351	(324)	-1%	170,555	181,000	-6%
4115 Transient Moorage	22,106	16,764	5,342	32%	22,358	(251)	-1%	58,350	40,767	17,583	43%	54,562	3,788	7%	144,583	127,000	14%
4118 Work Dock	2,649	2,470	179	7%	2,669	(20)	-1%	19,574	14,235	5,339	38%	15,251	4,323	28%	70,339	65,000	8%
4120 Metered Utilities	0	0	0	-	0	0	-	354	1,416	(1,062)	-75%	303	51	17%	3,738	4,800	-22%
4125 Launch Ramp	9,004	8,609	395	5%	8,477	527	6%	26,876	23,959	2,917	12%	23,615	3,261	14%	59,557	56,640	5%
4130 Public Buying Dock	0	17	(17)	-100%	0	0	-	0	50	(50)	-100%	0	0	-	150	200	-25%
4135 Storage Yard	5,462	3,996	1,466	37%	4,129	1,334	32%	16,485	11,664	4,821	41%	12,076	4,408	37%	58,821	54,000	9%
4140 Storage Unit	20,357	20,540	(183)	-1%	19,725	632	3%	59,501	61,619	(2,118)	-3%	59,176	325	1%	239,524	241,642	-1%
4145 Long Term Boat Storage	8,937	12,320	(3,383)	-27%	11,813	(2,876)	-24%	27,786	36,960	(9,174)	-25%	35,356	(7,570)	-21%	130,826	140,000	-7%
4150 Short Term Boat Storage	6,681	4,875	1,806	37%	6,188	493	8%	20,317	13,325	6,992	52%	16,869	3,448	20%	71,992	65,000	11%
4155 Boat Wash	0	17	(17)	-100%	0	0	-	0	50	(50)	-100%	90	(90)	-100%	150	200	-25%
4165 Space Rents	54,220	53,075	1,145	2%	53,776	444	1%	192,166	175,453	16,713	10%	177,516	14,650	8%	354,773	338,060	5%
4173 Laundry	977	497	480	97%	656	321	49%	2,613	941	1,672	178%	1,240	1,373	111%	4,272	2,600	64%
4175 Propane	579	796	(217)	-27%	756	(177)	-23%	2,037	1,776	262	15%	1,686	352	21%	6,027	5,765	5%
4180 Merchandise	4	8	(4)	-52%	13	(9)	-69%	10	25	(15)	-60%	21	(11)	-52%	85	100	-15%
4190 Ice	64,424	37,100	27,324	74%	53,148	11,277	21%	189,827	142,173	47,655	34%	206,224	(16,397)	-8%	312,655	265,000	18%
4200 Boat Lifts	6,949	7,891	(942)	-12%	7,880	(931)	-12%	16,631	21,515	(4,884)	-23%	21,477	(4,846)	-23%	56,763	61,647	-8%
4230 Environmental Fee	3,952	3,656	296	8%	4,404	(452)	-10%	13,653	11,242	2,411	21%	13,496	158	1%	48,111	45,700	5%
4235 Customer Discounts	(368)	0	(368)	-	(305)	(63)	-21%	(368)	0	(368)	-	(325)	(43)	13%	(368)	0	-
4290 Other	2,907	8,900	(5,993)	-67%	3,053	(146)	-5%	15,850	26,700	(10,850)	-41%	48,411	(32,562)	-67%	95,950	106,800	-10%
4295 Bad Debt Expense	0	(22,500)	22,500	-100%	0	0	-	0	(22,500)	22,500	-100%	0	0	-	(67,500)	(90,000)	-25%
Total Operating Income	297,485	235,831	61,654	26%	292,266	5,219	2%	902,415	798,308	104,107	13%	934,657	(32,242)	-3%	2,587,487	2,483,380	4%
Expenses																	
Personnel Services																	
5005 Salaries	55,507	60,848	5,341	9%	53,078	(2,429)	-5%	187,153	194,976	7,823	4%	166,686	(20,467)	-12%	795,873	803,695	1%
5010 Other compensation	650	700	50	7%	675	25	4%	2,000	2,100	100	5%	1,925	(75)	-4%	3,400	3,500	3%
5015 Overtime	1,074	1,157	84	7%	1,342	268	20%	3,669	3,472	(197)	-6%	4,197	528	13%	15,246	15,049	-1%
Total Compensation	57,231	62,705	5,474	9%	55,096	(2,136)	-4%	192,822	200,548	7,726	4%	172,807	(20,015)	-12%	814,518	822,244	1%
5100 Federal Payroll taxes	4,174	4,764	590	12%	4,116	(58)	-1%	14,119	15,243	1,124	7%	12,963	(1,156)	-9%	61,778	62,902	2%
5105 State Payroll taxes	0	249	249	100%	215	215	100%	0	797	797	100%	678	678	100%	2,492	3,289	24%
5110 Unemployment Insurance	905	806	(99)	-12%	1,387	482	35%	3,245	2,593	(652)	-25%	4,731	1,486	31%	11,313	10,661	-6%
5115 Workers compensation	1,298	1,529	231	15%	1,672	374	22%	1,770	4,690	2,921	62%	5,022	3,252	65%	17,062	19,983	15%
Total Payroll Taxes	6,377	7,348	971	13%	7,390	1,014	14%	19,133	23,324	4,190	18%	23,394	4,260	18%	92,645	96,835	4%
5200 Medical insurance	11,398	21,009	9,611	46%	18,793	7,395	39%	40,015	65,648	25,633	39%	56,380	16,366	29%	229,097	254,730	10%
5205 Dental insurance	740	1,437	697	49%	1,205	465	39%	2,492	4,515	2,023	45%	3,935	1,443	37%	15,422	17,445	12%
5215 Term life insurance	178	200	22	11%	188	10	5%	578	625	47	8%	575	(3)	0%	2,378	2,425	2%
5220 Long Term Disability insurance	0	0	0	-	385	385	100%	0	0	0	-	1,184	1,184	100%	0	0	-
5225 PERS Employer Contributions	12,827	15,002	2,175	14%	12,705	(123)	-1%	43,876	48,139	4,263	9%	39,139	(4,737)	-12%	193,954	198,217	2%
5230 PERS Employee Contributions	3,195	3,736	542	14%	3,375	180	5%	10,886	11,955	1,069	9%	10,403	(483)	-5%	48,266	49,335	2%
5295 Allocations	(9,377)	(19,248)	(9,871)	51%	(4,303)	5,074	-118%	(18,196)	(57,744)	(39,548)	68%	(5,434)	12,762	-235%	(210,750)	(250,298)	16%
Total Insured Benefits	18,961	22,136	3,176	14%	32,347	13,387	41%	79,650	73,139	(6,512)	-9%	106,182	26,532	25%	278,366	271,854	-2%
Total Personnel Services	82,569	92,190	9,621	10%	94,833	12,265	13%	291,606	297,010	5,404	2%	302,384	10,778	4%	1,185,529	1,190,933	0%
Goods & Services																	
6005 Seminars & training	0	73	73	100%	0	0	-	85	218	133	61%	0	(85)	-	738	870	15%
Total Staff Training	0	73	73	100%	0	0	-	85	218	133	61%	0	(85)	-	738	870	15%
6030 Travel - Per Diem & mileage reimbursement	0	54	54	100%	0	0	-	0	163	163	100%	0	0	-	487	650	25%
6035 Meals & Entertainment	0	10	10	100%	0	0	-	0	31	31	100%	45	45	100%	94	125	25%
Total Travel & Entertainment	0	65	65	100%	0	0	-	0	194	194	100%	45	45	100%	581	775	25%
6050 Office supplies	82	83	1	2%	199	117	59%	199	250	51	21%	362	163	45%	949	1,000	0
6055 Kitchen supplies	0	4	4	100%	111	111	100%	0	13	13	100%	413	413	100%	37	50	25%
6060 IT supplies	927	0	(927)	-	661	(267)	-40%	927	0	(927)	-	661	(267)	-40%	927	0	-
6070 Postage & courier services	0	6	6	100%	0	0	-	0	17	17	100%	15	15	100%	50	66	25%
6090 IT SW subscriptions & licenses	3,367	4,374	1,007	23%	0	(3,367)	-	12,331	13,123	792	6%	0	(12,331)	-	51,701	52,494	2%

Charleston Ops	Current Period				Same Month Last Year				Year to Date				Year End				
	Sep 2025		\$ Diff	% Diff	Sep 2024		Jul 2025 - Sep 2025		Prior FYTD vs Current FYTD		Jul 2025 - Jun 2026						
	Actual	Budget			Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Total Office Expense	4,445	4,517	72	2%	971	(3,474)	-358%	13,653	13,552	(101)	-1%	1,450	(12,203)	-842%	54,310	54,210	0%
6100 Telephone - landline	401	168	(233)	-139%	264	(138)	-52%	862	504	(358)	-71%	792	(71)	-9%	2,374	2,016	-18%
6105 Telephone - mobile	297	427	130	30%	453	155	34%	1,046	1,281	235	18%	1,473	427	29%	4,889	5,124	5%
6110 Internet services	1,763	1,195	(568)	-48%	2,298	535	23%	5,171	3,585	(1,586)	-44%	6,196	1,025	17%	15,926	14,340	-11%
6115 Cable TV	940	965	25	3%	935	(5)	-1%	2,820	2,896	76	3%	2,805	(15)	-1%	11,507	11,582	1%
6130 Electricity	23,749	27,033	3,284	12%	22,674	(1,075)	-5%	69,620	77,632	8,012	10%	65,006	(4,614)	-7%	338,559	346,571	2%
6131 Propane - Operations	157	167	10	6%	91	(66)	-72%	239	500	261	52%	388	149	38%	1,739	2,000	13%
6135 Water/Sewer	7,209	14,101	6,892	49%	10,698	3,489	33%	27,090	38,718	11,628	30%	29,426	2,336	8%	107,872	119,500	10%
6140 Garbage/Sanitation Collection	9,955	10,888	933	9%	9,606	(349)	-4%	29,516	28,409	(1,107)	-4%	25,026	(4,490)	-18%	126,257	125,150	-1%
6145 Hazardous material disposal	300	978	678	69%	360	60	17%	1,880	2,935	1,055	36%	990	(890)	-90%	10,685	11,740	9%
6150 Derelict boat disposal	0	8,333	8,333	100%	0	0	-	0	25,000	25,000	100%	0	0	-	75,000	100,000	25%
6155 Environmental Remediation/Mitigation/Monitoring	330	292	(38)	-13%	0	(330)	-	330	875	545	62%	0	(330)	-	2,955	3,500	16%
Total Utilities	45,101	64,547	19,446	30%	47,379	2,278	5%	138,576	182,335	43,759	24%	132,103	(6,473)	-5%	697,764	741,523	6%
6200 Temporary/Contract help	0	1,083	1,083	100%	1,640	1,640	100%	0	3,250	3,250	100%	3,280	3,280	100%	9,750	13,000	25%
6205 Janitorial services	0	0	0	-	0	0	-	0	0	0	-	33	33	100%	0	0	-
6210 Vending machine services	125	95	(30)	-32%	125	0	0%	375	285	(90)	-32%	513	138	27%	1,230	1,140	-8%
6245 Legal advertising	0	125	125	100%	0	0	-	0	375	375	100%	236	236	100%	1,125	1,500	25%
6260 Consulting services	268	601	333	55%	268	0	0%	804	1,802	998	55%	804	0	0%	6,212	7,210	14%
6290 Commercial insurance	12,203	12,786	583	5%	10,188	(2,015)	-20%	36,609	38,359	1,750	5%	30,564	(6,045)	-20%	151,687	153,437	1%
Total Professional Services	12,596	14,691	2,095	14%	12,221	(375)	-3%	37,788	44,072	6,284	14%	35,431	(2,357)	-7%	170,003	176,287	4%
6400 Small equipment & tools	37	438	401	92%	232	195	84%	548	1,313	765	58%	1,225	677	55%	4,485	5,250	15%
6405 Safety/hazardous materials	0	550	550	100%	646	646	100%	256	1,650	1,394	84%	749	493	66%	5,206	6,600	21%
6410 Signage	0	42	42	100%	0	0	-	11	125	114	92%	129	119	92%	386	500	23%
6415 Clothing	0	292	292	100%	0	0	-	45	875	830	95%	0	(45)	-	2,670	3,500	24%
6420 Janitorial supplies	467	625	158	25%	701	235	33%	1,527	1,875	348	19%	2,715	1,187	44%	7,152	7,500	5%
6425 Operational supplies	306	1,685	1,379	82%	584	278	48%	4,061	5,056	995	20%	5,675	1,614	28%	19,227	20,222	5%
6430 Equipment Rental	0	0	0	-	0	0	-	300	0	(300)	-	0	(300)	-	300	0	-
6450 Fuel - Gas	37	667	630	94%	1,165	1,128	97%	2,128	2,000	(128)	-6%	1,204	(924)	-77%	8,128	8,000	-2%
6455 Fuel - Diesel	109	417	308	74%	226	117	52%	2,546	1,250	(1,296)	-104%	497	(2,049)	-412%	6,296	5,000	-26%
6481 Propane - Retail	299	417	118	28%	447	149	33%	590	1,250	660	53%	1,005	415	41%	4,340	5,000	13%
Total Operational Expense	1,254	5,131	3,877	76%	4,003	2,748	69%	12,011	15,393	3,382	23%	13,199	1,188	9%	58,190	61,572	5%
6500 Repairs & maintenance equipment	7,965	2,967	(4,998)	-168%	(37)	(8,002)	21443%	15,297	8,900	(6,397)	-72%	4,684	(10,613)	-227%	41,997	35,600	-18%
6505 Repairs & maintenance vehicles	71	458	388	85%	194	123	63%	12,719	1,375	(11,344)	-825%	4,573	(8,146)	-178%	16,844	5,500	-206%
6510 Repairs & maintenance buildings	59	250	191	76%	154	95	62%	3,885	750	(3,135)	-418%	3,343	(541)	-16%	6,135	3,000	-104%
6515 Repairs & maintenance land improvements	0	333	333	100%	0	0	-	208	1,000	792	79%	334	126	38%	3,208	4,000	20%
6520 Repairs & maintenance docks	0	833	833	100%	165	165	100%	1,202	2,500	1,298	52%	8,283	7,081	85%	8,702	10,000	13%
6540 Marina dredging	245,380	350,000	104,620	30%	60,000	(185,380)	-309%	245,380	350,000	104,620	30%	60,000	(185,380)	-309%	345,380	450,000	23%
6575 Waterway Leases	1,355	3,167	1,812	57%	1,315	(39)	-3%	1,355	9,500	8,145	86%	1,315	(39)	-3%	29,855	38,000	21%
6580 Permits	0	536	536	100%	0	0	-	1,018	1,609	591	37%	2,518	1,500	60%	5,845	6,436	9%
Total Repair and Maintenance	254,830	358,545	103,715	29%	61,791	(193,039)	-312%	281,064	375,634	94,570	25%	85,050	(196,014)	-230%	457,966	552,536	17%
Total Goods & Services	318,226	447,568	129,341	29%	126,364	(191,862)	-152%	483,177	631,397	148,220	23%	267,277	(215,900)	-81%	1,439,553	1,587,773	9%
Total Expenses	400,795	539,758	138,963	26%	221,198	(179,597)	-81%	774,783	928,407	153,624	17%	569,661	(205,122)	-36%	2,625,082	2,778,706	6%
Operating Results	(103,309)	(303,926)	200,617	-66%	71,068	(174,378)	-245%	127,632	(130,099)	257,731	-198%	364,996	(237,364)	-65%	(37,595)	(295,326)	-87%
Other Income & Expenses																	
Other Income																	
4450 Lodging Tax	416	0	416	-	472	(56)	-12%	416	0	416	-	597	(181)	-30%	416	0	-
4650 Grants Received - MAP	0	625	(625)	-100%	0	0	-	0	1,875	(1,875)	-100%	0	0	-	5,625	7,500	-25%
4655 Grants Received - Marine Board	0	2,500	(2,500)	-100%	0	0	-	0	7,500	(7,500)	-100%	0	0	-	22,500	30,000	-25%
4695 Grants Received - Other	0	0	0	-	0	0	-	0	0	0	-	0	0	-	450,000	450,000	0%
4805 Transfer - GF	0	1,083	(1,083)	-100%	152	(152)	-100%	0	3,250	(3,250)	-100%	152	(152)	-100%	9,750	13,000	-25%
4905 Other	0	0	0	-	0	0	-	0	0	0	-	700	(700)	-100%	0	0	-
4906 Merchant Surcharge	2,171	0	2,171	-	0	2,171	-	4,616	0	4,616	-	0	4,616	-	4,616	0	-
4915 Insurance Reimbursement	7,369	0	7,369	-	0	7,369	-	4,369	0	4,369	-	0	4,369	-	4,369	0	-
Total Other Income	9,955	4,208	5,747	137%	624	9,332	1497%	9,401	12,625	(3,224)	-26%	1,449	7,952	549%	497,276	500,500	-1%
Other Expenses																	
Taxes & Misc Expenses																	
6720 Property Tax - Sublet Facilities	-	-	-	-	-	-	-	-	-	-	-	0	0	-	12,000.00	12,000.00	0%
6740 Merchant fees	3,237.06	2,916.67	(320.39)	-11%	3,948.84	711.78	18%	11,860.70	8,750.01	(3,110.69)	-36%	11,348	(513)	-5%	38,110.69	35,000.00	-9%
6750 Fines & Penalties	12.00	-	(12.00)	-	-	(12.00)	-	12.00	-	(12.00)	-	13	1	4%	12.00	-	-
Total Taxes & Misc Expenses	3,249.06	2,916.67	(332.39)	-11%	3,949	700	18%	11,873	8,750.01	(3,123)	-36%	11,361	(512)	-5%	50,123	47,000.00	-7%

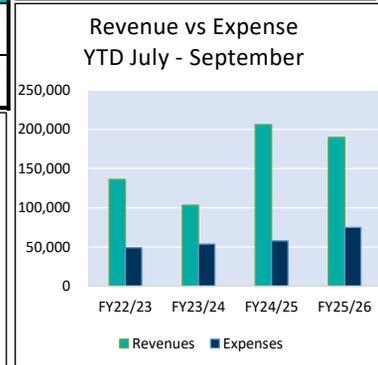
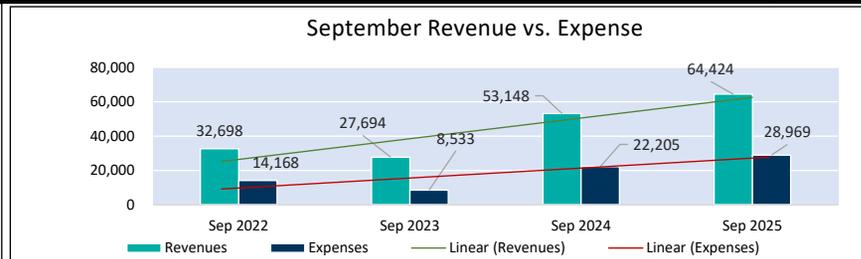
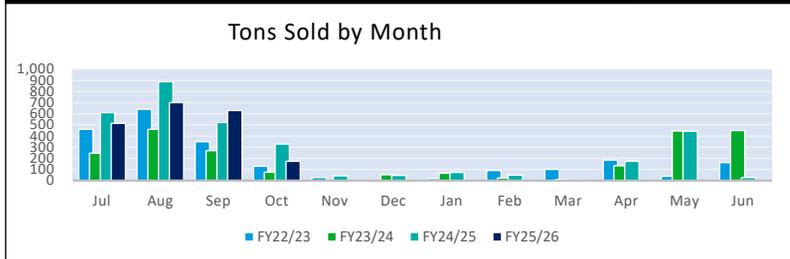
Charleston Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	Sep 2025				Sep 2024				Jul 2025 - Sep 2025		Prior FYTD vs Current FYTD		Jul 2025 - Jun 2026				
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Debt Services & Capital Expense																	
7005 Principal repayment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	296,885	296,885	0%
7010 Interest payment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	135,713	135,713	0%
7020 Vehicle Principal repayment	1,380	620	(760)	-123%	2,115	735	35%	1,380	1,853	473	26%	3,708	2,328	63%	7,063	7,536	6%
7025 Vehicle Interest payment	101	42	(59)	-140%	170	69	41%	101	133	32	24%	185	84	45%	377	409	8%
8010 CIP Buildings	0	2,500	2,500	100%	66,428	66,428	100%	0	7,500	7,500	100%	113,672	113,672	100%	22,500	30,000	25%
8011 CIP Docks	0	1,667	1,667	100%	0	0	-	0	5,000	5,000	100%	0	0	-	15,000	20,000	25%
8020 CIP Machinery & Equipment	0	0	0	-	6,894	6,894	100%	0	0	0	-	6,894	6,894	100%	0	0	-
Total Debt Services & Capital Expense	1,481	4,829	3,347	69%	75,607	74,126	98%	1,481	14,486	13,005	90%	124,460	122,978	99%	477,538	490,543	3%
Total Other Expenses	4,730	7,745	3,015	39%	79,556	74,826	94%	13,354	23,236	9,882	43%	135,820	122,466	90%	527,660	537,543	2%
Net Other Income	5,225	(3,537)	8,762	-248%	(78,933)	84,158	-107%	(3,953)	(10,611)	6,659	-63%	(134,371)	130,419	-97%	(30,384)	(37,043)	-18%
Net Result	(98,084)	(307,463)	209,379	-68%	(7,864)	(90,220)	1147%	123,679	(140,710)	264,389	-188%	230,625	(106,946)	-46%	(67,979)	(332,369)	-80%

Ice Plant	Current Period		Same Month Prior Years			Year to Date		Year to Date			Year End		
	Sep 2025		Sep 2024	Sep 2023	Sep 2022	Jul 2025 - Sep 2025		Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026		
	Actual	Budget	Actual	Actual	Actual	Actual	Budget	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Tons Sold	629	371	522	270	351	1,844	1,562	2,019	(175)	-8.67%	3,194	2,912	9.67%
Revenues													
Ice Sales	64,424	37,100	53,148	27,694	32,698	189,827	142,173	206,224	(16,397)	-7.95%	312,655	265,000	17.98%
Insurance Reimbursement	-	-	-	-	64,973	-	-	-	-	-	-	-	-
Total Revenues	64,424	37,100	53,148	27,694	32,698	189,827	142,173	206,224	(16,397)	-7.95%	312,655	265,000	17.98%
Operating Expenses													
Personnel Services	6,271	5,656	6,413	1,516	2,952	23,333	16,768	15,645	7,687	49.13%	50,031	43,466	15.10%
Utilities	12,496	10,137	12,631	2,154	8,550	31,539	28,785	30,975	564	1.82%	121,438	118,684	2.32%
Repairs & Maintenance	7,819	833	-	1,221	29	12,689	2,500	2,394	10,295	429.99%	20,189	10,000	101.89%
Operational Supplies & Service	2,383	1,843	3,162	3,642	2,637	7,481	5,530	8,919	(1,438)	-16.12%	24,069	22,118	8.82%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	28,969	18,470	22,205	8,533	14,168	75,041	53,582	57,933	17,108	29.53%	215,727	194,268	11.05%
Operating Net Result	35,456	18,630	30,942	19,162	18,530	114,786	88,590	148,291	(33,505)	0	96,927	70,732	37%
Other Expenses													
Debt Services	-	-	-	-	-	-	-	-	-	-	280,000	280,000	0.00%
Other Net Result	-	-	-	-	-	-	-	-	-	-	(280,000)	(280,000)	0.00%
Total Net Result	35,456	18,630	30,942	19,162	18,530	114,786	88,590	148,291	(33,505)	-22.59%	(183,073)	(209,268)	-12.52%
Gain (loss) Per Ton	56	50	59	71	53	62	57	73	(11)	-15%	(57)	(72)	



Fisheries	Current Period		Same Month Prior Years			Year to Date		Prior FYTD vs Current FYTD			
	Sep 2025		Sep 2024	Sep 2023	Sep 2022	FY25/26		Last FY	Ton Diff	% Diff	
Albacore Tuna (Oregon) MT	1,237.0		615.7	525.9	1,080.7			3,696.3	2,187.2	1,509	69.00%
Pink Shrimp (Oregon) MT	4,450.6		3,491.2	2,991.7	3,403.0			14,777.0	12,927.3	1,850	14.31%
Dungeness Crab (Coos Bay) MT	1.4		0.0	3.2	2.5			12.0	7.2	5	66.67%

Monthly Cost Per Ton	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Average
Operating Expense Per Ton	45	33	46	-	-	-	-	-	-	-	-	-	41
Debt Service Per Ton (allocated)	45	33	37	-	-	-	-	-	-	-	-	-	38
Total Expense Per Ton	90	66	83	-	-	-	-	-	-	-	-	-	79
Gain (Loss) per ton	57	71	56	-	-	-	-	-	-	-	-	-	62



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

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



Port Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	Sep 2025				Sep 2024			Jul 2025 - Sep 2025				Jul 2025 - Jun 2026					
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Prior FYTD vs Current FYTD Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4005 Building & Dock Leases	11,006	11,084	(77)	-1%	11,006	0	0%	33,019	33,252	(232)	-1%	33,019	0	0%	132,774	133,007	0%
4010 Property Agreements	18,605	14,484	4,121	28%	7,514	11,090	148%	38,669	43,452	(4,783)	-11%	26,315	12,354	47%	169,025	173,808	-3%
4135 Storage Yard	2,348	0	2,348	-	2,173	176	8%	7,044	0	7,044	-	6,518	527	8%	7,044	0	-
Total Operating Income	31,959	25,568	6,391	25%	20,693	11,266	54%	78,733	76,704	2,029	3%	65,852	12,881	20%	308,843	306,815	1%
Expenses																	
Personnel Services																	
5005 Salaries	7,902	7,899	(2)	0%	23,143	15,242	66%	23,697	23,697	1	0%	53,414	29,717	56%	102,719	102,720	0%
Total Compensation	7,902	7,899	(2)	0%	23,143	15,242	66%	23,697	23,697	1	0%	53,414	29,717	56%	102,719	102,720	0%
5100 Federal Payroll taxes	563	604	41	7%	1,745	1,182	68%	1,709	1,813	104	6%	4,026	2,317	58%	7,754	7,858	1%
5105 State Payroll taxes	0	32	32	100%	91	91	100%	0	95	95	100%	211	211	100%	316	411	23%
5110 Unemployment Insurance	29	58	29	50%	125	96	76%	122	175	53	30%	(31)	(153)	497%	707	760	7%
5115 Workers compensation	33	55	22	40%	41	8	20%	51	164	112	69%	115	63	55%	597	709	16%
Total Payroll Taxes	625	749	124	17%	2,002	1,377	69%	1,883	2,247	364	16%	4,320	2,437	56%	9,374	9,738	4%
5200 Medical insurance	1,481	1,496	14	1%	1,484	3	0%	4,407	4,487	80	2%	4,451	44	1%	17,867	17,947	0%
5205 Dental insurance	165	90	(75)	-83%	135	(30)	-22%	337	270	(67)	-25%	405	68	17%	1,147	1,079	-6%
5215 Term life insurance	13	13	0	0%	25	13	50%	38	38	0	0%	75	38	50%	150	150	0%
5220 Long Term Disability insurance	0	0	0	-	124	124	100%	0	0	0	-	376	376	100%	0	0	-
5225 PERS Employer Contributions	1,903	1,903	(1)	0%	4,163	2,260	54%	5,709	5,709	0	0%	12,490	6,782	54%	24,745	24,745	0%
5230 PERS Employee Contributions	474	474	(0)	0%	1,130	656	58%	1,422	1,422	0	0%	3,390	1,968	58%	6,163	6,163	0%
5295 Allocations	0	(430)	(430)	100%	0	0	-	0	(1,289)	(1,289)	100%	0	0	-	(4,299)	(5,589)	23%
Total Insured Benefits	4,036	3,545	(491)	-14%	7,061	3,026	43%	11,912	10,635	(1,277)	-12%	21,187	9,275	44%	45,773	44,496	-3%
Total Personnel Services	12,562	12,193	(369)	-3%	32,207	19,645	61%	37,492	36,579	(913)	-2%	78,921	41,429	52%	157,866	156,954	-1%
Goods & Services																	
6025 Travel - lodging & transportation	0	0	0	-	0	0	-	0	0	0	-	112	112	100%	0	0	-
6030 Travel - Per Diem & mileage reimbursement	0	50	50	100%	295	295	100%	0	150	150	100%	815	815	100%	450	600	25%
Total Travel & Entertainment	0	50	50	100%	295	295	100%	0	150	150	100%	927	927	100%	450	600	25%
6130 Electricity	444	757	313	41%	679	235	35%	1,390	2,481	1,091	44%	2,183	793	36%	11,709	12,800	9%
6135 Water/Sewer	500	418	(82)	-20%	464	(36)	-8%	1,622	1,353	(269)	-20%	1,494	(128)	-9%	5,769	5,500	-5%
6140 Garbage/Sanitation Collection	0	42	42	100%	0	0	-	0	125	125	100%	0	0	-	375	500	25%
6155 Environmental Remediation/Mitigation/Monitoring	49	375	326	87%	95	46	49%	49	1,125	1,076	96%	95	46	49%	3,424	4,500	24%
Total Utilities	993	1,592	599	38%	1,238	244	20%	3,061	5,084	2,023	40%	3,771	710	19%	21,277	23,300	9%
6245 Legal advertising	0	63	63	100%	0	0	-	0	188	188	100%	0	0	-	563	750	25%
6260 Consulting services	0	408	408	100%	116	116	100%	232	1,225	993	81%	116	(116)	-100%	3,907	4,900	20%
6290 Commercial insurance	5,557	6,190	633	10%	4,768	(789)	-17%	16,671	18,570	1,899	10%	14,537	(2,134)	-15%	72,381	74,280	3%
Total Professional Services	5,557	6,661	1,104	17%	4,884	(673)	-14%	16,903	19,983	3,079	15%	14,653	(2,250)	-15%	76,851	79,930	4%
6500 Repairs & maintenance equipment	0	167	167	100%	0	0	-	0	500	500	100%	0	0	-	1,500	2,000	25%
6510 Repairs & maintenance buildings	0	208	208	100%	0	0	-	0	625	625	100%	0	0	-	1,875	2,500	25%
6515 Repairs & maintenance land improvements	0	83	83	100%	0	0	-	0	250	250	100%	0	0	-	750	1,000	25%
6520 Repairs & maintenance docks	0	125	125	100%	0	0	-	0	375	375	100%	0	0	-	1,125	1,500	25%
6575 Waterway Leases	752	250	(502)	-201%	(1,669)	(2,421)	145%	752	750	(2)	0%	(1,669)	(2,421)	145%	3,002	3,000	0%
6580 Permits	0	250	250	100%	0	0	-	0	750	750	100%	1,528	1,528	100%	2,250	3,000	25%
Total Repair and Maintenance	752	1,083	332	31%	(1,669)	(2,421)	145%	752	3,250	2,498	77%	(141)	(893)	631%	10,502	13,000	19%
Total Goods & Services	7,302	9,386	2,084	22%	4,748	(2,554)	-54%	20,716	28,467	7,751	27%	19,210	(1,506)	-8%	109,079	116,830	7%
Total Expenses	19,864	21,579	1,715	8%	36,955	17,091	46%	58,208	65,046	6,838	11%	98,132	39,924	41%	266,945	273,784	2%
Operating Results	12,095	3,989	8,106	203%	(16,262)	28,357	-174%	20,525	11,657	8,867	76%	(32,280)	52,805	-164%	41,898	33,031	27%
Other Income & Expenses																	
Other Income																	
4810 Transfer - SPF	0	0	0	-	0	0	-	0	0	0	-	0	0	-	625,469	625,469	0%

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

amounts in \$US dollars

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



Port Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	Sep 2025				Sep 2024			Jul 2025 - Sep 2025				Prior FYTD vs Current FYTD					
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
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	8,070	8,070	100%	11,142	11,142	100%	0	8,070	8,070	100%	11,142	11,142	100%	1,930	10,000	81%
Total Taxes & Misc Expenses	0	8,070	8,070	100%	11,142	11,142	100%	0	8,070	8,070	100%	11,142	11,142	100%	1,930	10,000	81%
Debt Services																	
7010 Interest payment	17,228	13,000	(4,228)	-33%	48,785	31,557	65%	60,691	39,000	(21,691)	-56%	48,785	(11,907)	-24%	324,691	303,000	-7%
Total Debt Services	17,228	13,000	(4,228)	-33%	48,785	31,557	65%	60,691	39,000	(21,691)	-56%	48,785	(11,907)	-24%	324,691	303,000	-7%
Total Other Expenses	17,228	21,070	3,842	18%	59,927	42,699	71%	60,691	47,070	(13,621)	-29%	59,927	(764)	-1%	326,621	313,000	-4%
Net Other income	(17,228)	(21,070)	3,842	-18%	(59,927)	42,699	-71%	(60,691)	(47,070)	(13,621)	29%	(59,927)	(764)	1%	298,848	312,469	-4%
Net Result	(5,132)	(17,081)	11,949	-70%	(76,189)	71,057	-93%	(40,167)	(35,413)	(4,754)	13%	(92,207)	52,040	-56%	340,746	345,500	-1%

Rail Ops	Current Period				Same Month Last Year				Year to Date				Year End					
	Sep 2025				Sep 2024				Jul 2025 - Sep 2025				Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff	
Operating Income																		
4010 Property Agreements	(73)	27,667	(27,740)	-100%	10,682	(10,755)	-101%	61,476	83,000	(21,524)	-26%	77,971	(16,495)	-21%	310,476	332,000	-6%	
4260 Rail Operations Revenue	0	0	0	-	21,042	(21,042)	-100%	0	0	0	-	75,162	(75,162)	-100%	0	0	-	
4265 Rail Surcharges	17,781	31,237	(13,456)	-43%	23,275	(5,495)	-24%	52,526	93,711	(41,185)	-44%	82,829	(30,303)	-37%	333,659	374,844	-11%	
Total Operating Income	17,708	58,904	(41,196)	-70%	55,000	(37,292)	-68%	114,003	176,711	(62,708)	-35%	235,962	(121,960)	-52%	644,136	706,844	-9%	
Expenses																		
Goods & Services																		
6260 Consulting services	0	5,833	5,833	100%	0	0	-	600	17,500	16,900	97%	1,848	1,248	68%	53,100	70,000	24%	
6290 Commercial insurance	26,484	5,397	(21,087)	-391%	6,337	(20,147)	-318%	79,453	16,191	(63,262)	-391%	19,011	(60,442)	-318%	128,026	64,764	-98%	
Total Professional Services	26,484	11,230	(15,254)	-136%	6,337	(20,147)	-318%	80,053	33,691	(46,362)	-138%	20,859	(59,194)	-284%	181,126	134,764	-34%	
6425 Operational supplies	0	0	0	-	0	0	-	0	0	0	-	55	55	100%	0	0	-	
6430 Equipment Rental	0	0	0	-	0	0	-	5,126	0	(5,126)	-	0	(5,126)	-	5,126	0	-	
Total Operational Expense	0	0	0	-	0	0	-	5,126	0	(5,126)	-	55	(5,071)	-9162%	5,126	0	-	
6505 Repairs & maintenance vehicles	35	0	(35)	-	36	1	3%	106	0	(106)	-	109	3	3%	106	0	-	
6510 Repairs & maintenance buildings	0	27,162	27,162	100%	99,583	99,583	100%	9,156	81,487	72,331	89%	234,840	225,684	96%	253,615	325,946	22%	
6515 Repairs & maintenance land improvement	0	6,250	6,250	100%	0	0	-	0	18,750	18,750	100%	0	0	-	56,250	75,000	25%	
Total Repair and Maintenance	35	33,412	33,377	100%	99,620	99,584	100%	9,262	100,237	90,975	91%	234,949	225,687	96%	309,971	400,946	23%	
Total Goods & Services	26,520	44,643	18,123	41%	105,957	79,437	75%	94,441	133,928	39,486	29%	255,863	161,422	63%	496,224	535,710	7%	
Total Expenses	26,520	44,643	18,123	41%	105,957	79,437	75%	94,441	133,928	39,486	29%	255,863	161,422	63%	496,224	535,710	7%	
Operating Results	(8,812)	14,261	(23,073)	-162%	(50,957)	42,145	-83%	19,561	42,784	(23,222)	-54%	(19,901)	39,462	-198%	147,912	171,134	-14%	
Other Income & Expenses																		
Other Income																		
4480 Tax Credits	0	0	0	-	0	0	-	0	0	0	-	0	0	-	332,000	332,000	0%	
4810 Transfer - SPF	0	0	0	-	0	0	-	0	0	0	-	0	0	-	843,621	843,621	0%	
4905 Other	0	0	0	-	0	0	-	2,370	0	2,370	-	2,363	7	0%	2,370	0	-	
Total Other Income	0	0	0	-	0	0	-	2,370	0	2,370	-	2,363	7	0%	1,177,991	1,175,621	0%	
Other Expenses																		
Debt Services																		
7005 Principal repayment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	371,973	371,973	0%	
7010 Interest payment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	115,054	115,054	0%	
7020 Principal repayment - Vehicles	620	0	(620)	-	1,039	419	40%	4,585	4,091	(494)	-12%	5,599	1,014	18%	17,337	16,843	-3%	
7025 Interest payment - Vehicles	42	0	(42)	-	68	26	38%	457	445	(11)	-2%	776	319	41%	1,313	1,302	-1%	
Total Debt Services	662	0	(662)	-	1,106	444	40%	5,041	4,536	(505)	-11%	6,375	1,333	21%	505,677	505,172	0%	
Total Other Expenses	662	0	(662)	-	1,106	444	40%	5,041	4,536	(505)	-11%	6,375	1,333	21%	505,677	505,172	0%	
Net Other Income	(662)	0	(662)	-	(1,106)	444	-40%	(2,671)	(4,536)	1,865	-41%	(4,011)	1,340	-33%	672,314	670,449	0%	
Net Result	(9,474)	14,261	(23,735)	-166%	(52,063)	42,589	-82%	16,890	38,247	(21,357)	-56%	(23,912)	40,802	-171%	820,226	841,583	-3%	

	Carloads: 365	Current Period				Same Month Last Year			Year to Date				Prior FYTD vs Current FYTD			Year End		
		Sep 2025		\$ Diff	% Diff	Sep 2024		% Diff	Jul 2025 - Sep 2025		% Diff	Last FY		% Diff	Jul 2025 - Jun 2026		% Diff	
		Actual	Budget			Actual	\$ Diff		Actual	Budget		\$ Diff	\$ Diff		\$ Diff	Projected		Budget
1	Operating Income																	
2	Administration																	
3	Union Pacific	120,856	131,694	(10,838)	(8%)	96,028	24,828	26%	315,348	395,082	(79,734)	(20%)	379,909	(64,561)	(17%)	1,500,594	1,580,328	(5%)
4	Carloads CBRL	99,388	115,104	(15,716)	(14%)	114,395	(15,007)	(13%)	247,760	345,313	(97,553)	(28%)	371,707	(123,947)	(33%)	1,283,699	1,381,251	(7%)
5	Demurrage	0	20,833	(20,833)	(100%)	0	0	-	0	62,500	(62,500)	(100%)	0	0	-	187,500	250,000	(25%)
6	Total Administration	220,244	268,215	(47,971)	(18%)	210,423	9,821	5%	563,108	804,645	(241,537)	(30%)	751,616	(188,508)	(25%)	2,977,042	3,218,579	(8%)
9	Mechanical	128,148	99,636	28,512	29%	82,110	46,038	56%	252,387	298,909	(46,522)	(16%)	279,840	(27,453)	(10%)	1,149,112	1,195,634	(4%)
10	Total Operating Income	348,393	367,851	(19,458)	(5%)	292,534	55,859	19%	815,495	1,103,553	(288,059)	(26%)	1,031,456	(215,961)	(21%)	4,126,155	4,414,213	(7%)
12	Operating Expenses																	
13	Administration	65,006	82,385	17,379	21%	108,914	43,908	40%	202,693	247,134	44,441	18%	298,956	96,263	32%	971,021	1,015,461	4%
14	Maintenance of Way	50,719	64,232	13,513	21%	54,668	3,950	7%	185,349	192,697	7,347	4%	156,705	(28,644)	18%	799,351	806,699	(1%)
15	Transportation	119,367	129,644	10,278	8%	122,555	3,188	3%	335,784	388,933	53,150	14%	416,051	80,267	(19%)	1,545,381	1,598,531	(3%)
16	Mechanical	56,336	76,026	19,690	26%	56,684	348	1%	206,719	228,077	21,358	9%	155,059	(51,660)	33%	910,364	931,722	(2%)
17	Total Expenses	291,427	352,287	60,860	17%	342,822	51,394	15%	930,545	1,056,841	126,296	12%	1,026,772	96,227	9%	4,226,118	4,352,413	3%
19	Operating Results																	
20	Administration	155,238	185,830	(30,592)	(16%)	101,509	53,729	53%	360,415	557,511	(197,096)	(35%)	452,660	(92,245)	(20%)	2,006,021	2,203,117	(9%)
21	Maintenance of Way	(50,719)	(64,232)	13,513	(21%)	(54,668)	3,950	(7%)	(185,349)	(192,697)	7,347	(4%)	(156,705)	(28,644)	18%	(799,351)	(806,699)	(1%)
22	Transportation	(119,367)	(129,644)	10,278	(8%)	(122,555)	3,188	(3%)	(335,784)	(388,933)	53,150	(14%)	(416,051)	80,267	(19%)	(1,545,381)	(1,598,531)	(3%)
23	Mechanical	71,813	23,610	48,202	204%	25,427	46,386	182%	45,668	70,831	(25,164)	(36%)	124,780	(79,113)	(63%)	238,749	263,912	(10%)
24	Totals Operating Results	56,965	15,564	41,401	266%	(50,288)	107,253	(213%)	(115,050)	46,712	(161,763)	(346%)	4,684	(119,734)	(2556%)	(99,963)	61,800	(262%)
29	Other Income	0	0	0	-	0	0	-	2,405	0	2,405	-	45,140	(42,735)	(95%)	2,405	0	-
30	Total Other Income	0	0	0	-	0	0	-	2,405	0	2,405	-	45,140	(42,735)	(95%)	2,405	0	-
32	Financial Expenses & Taxes	8,688	5,162	(3,526)	68%	21,862	13,174	(60%)	19,863	15,432	(4,431)	29%	77,739	57,876	(74%)	66,231	61,800	(7%)
35	Total Other Expenses	8,688	5,162	(3,526)	68%	21,862	13,174	(60%)	19,863	15,432	(4,431)	29%	77,739	57,876	(74%)	66,231	61,800	(7%)
37	Net Result	48,277	10,402	37,875	364%	(72,149)	120,427	(167%)	(132,508)	31,280	(163,789)	(524%)	(27,916)	(104,593)	375%	(163,789)	(0)	54596173%

Month	Carloads	Operating Revenue	Operating Expenses	Operating Expense Ratio
Jul 2025	283	228,993	387,126	169.06%
Aug 2025	330	240,514	263,167	109.42%
Sep 2025	365	348,393	300,115	86.14%
Oct 2025	-	-	-	0.00%
Nov 2025	-	-	-	0.00%
Dec 2025	-	-	-	0.00%
Jan 2026	-	-	-	0.00%
Feb 2026	-	-	-	0.00%
Mar 2026	-	-	-	0.00%
Apr 2026	-	-	-	0.00%
May 2026	-	-	-	0.00%
Jun 2026	-	-	-	0.00%
Total	978	817,900	950,408	116.20%



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: November 13, 2025

SUBJECT: External Affairs Management Report

Stakeholder and Partner Engagement:

- Participated in the CCD Board of Directors meeting to maintain alignment on regional economic development priorities and partnership opportunities.
- Attended the Bay Area Chamber of Commerce monthly board meeting to remain engaged with local business and community leaders.
- Held discussions with the State of Oregon regarding next steps and potential partnership opportunities related to the state dredge program.
- Attended the South Coast Economic Exchange to engage with economic and business stakeholders on coastal development opportunities.
- Worked closely with the consultant team on finalization of the Port's Strategic Business Plan, ensuring survey results, stakeholder feedback, and Port Commission direction are accurately reflected in the final draft.
- Attended the State of the Coast Conference to engage with academic, community, and industry leaders on coastal resiliency and economic development topics.
- Attended the South Coast Development Council's Board of Directors meeting to coordinate on shared business recruitment and retention priorities.
- Met with staff working on the Interstate Bridge Replacement Project to stay informed on project progress and potential statewide implications.
- Engaged with local tourism leaders to explore partnership opportunities in Charleston and the Coos Bay area that support both economic activity and visitor experience.
- Participated in a Rail Safety Seminar and updated CPR certification in preparation for future hi-rail tours and community engagement opportunities.
- Participated in a Coos Bay mitigation banking discussion to better understand feasibility and potential applications.

Government Relations:

- Monitored quarterly state legislative days, tracking policy discussions and informational hearings relevant to Port operations, infrastructure funding, and coastal initiatives.
- Attended Business Oregon's Maritime Minds event focused on global trade, business recruitment, and maritime sector growth to identify potential partnership and investment opportunities.

- Participated in a regional housing conference convening community leaders and policymakers to discuss actionable strategies addressing workforce and housing supply challenges along the South Coast.
- Met with the City of Coos Bay on multiple initiatives to improve coordination between organizations on infrastructure, project planning, and funding pursuits.

Community and Communications:

- Continued the migration of the Port’s contact and communications database to a lower-cost, more efficient platform to enhance outreach and reduce operational expenses.
- Supported Port tenants in participating in one of downtown Coos Bay’s signature events — the Downtown Trick or Treat — which brought more than 1,000 children and families to the Hub Building. The Port coordinated tenant participation and helped create a welcoming, festive environment for visitors. The Port also hosted a successful Trunk or Treat event in Charleston, fostering strong community connection with waterfront businesses and families.
- Port staff joined the local Rotary Club and Toys for Tots in welcoming the arrival of the Toy Express to Coos Bay, helping collect toys for the annual Jam the Bus Toy and Food Drive — a longstanding community tradition that benefits families across the region.



MEMORANDUM

TO: Port of Coos Bay Board of Commissioners

FROM: Raymond Dwire, Charleston Marina Complex Manager

DATE: November 13, 2025

SUBJECT: Charleston Operations Management Report

Monthly Statistics:

Moorages

Of the 525 moorage slips, there were 115 annuals (21.09%), 74 semi-annuals (14.10%), 24 monthlies (4.57%), and 466 transient nights, for a total occupancy of 42.72% for the month.

RV Park

The Charleston Marina RV Park had an average capacity of 35.3% in October. Out of 104 RV Park spaces, we had 87 new check-ins. Total sales for the month were \$24,279.96. Occupancy in October 2024 was 25.37%. Sales last year were \$20,353.80. Special Note, this is the second month in a row where this year's statistics are up from the previous year. I would like to attribute that due to us having staff in the RV Park Office now.

Ice Plant

We sold approximately 178 tons of ice in the month of October totaling \$17,849.50. In comparison, in October 2024, approximately 333 tons of ice were sold resulting in \$33,365.00 in sales. The decrease from the previous year is due to our local shrimp fleet finishing their season two weeks earlier than last year.

Shipyard Work Dock and Short-Term Work Area

The Charleston Shipyard Work Dock use for the month of October picked back up with \$9,549.52 in sales. Work Dock use in October 2024 was less with \$6,183.49 in sales.

The Charleston Shipyard Short-Term Work Area also increased with \$9,786.72 in sales. Short-Term Work Area use in October 2024 was also less with \$6,910.99 in sales.

Charleston Marina Staff:

- Marina Office and RV Park Office are fully staffed.
- Marina Maintenance Department has seven FTE's on staff.
- The Charleston Security Department has full staff with five full-time employees.

Charleston Fishing Families:

Friday Night, October 31, 2025, the Inner Basin parking lot at the Charleston Marina turned into an exciting event with ghosts, goblins and all sorts of other costumes. Over 400 trick-or-treaters from all over came out for the Charleston Fishing Families annual "Halloween Trunk or Treat". 13 booths were set up and candy was handed out by the handful. Another exciting event here at the Marina that is hosted by the Charleston Fishing Families. Below are a few photos from their Facebook Page.

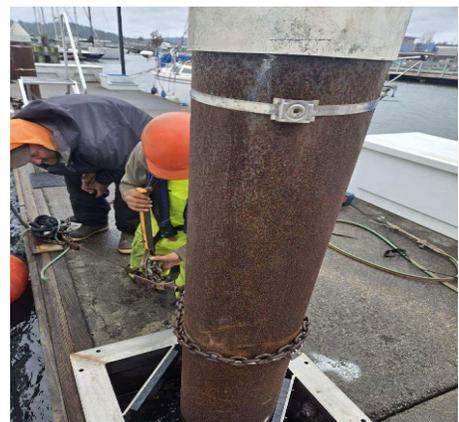
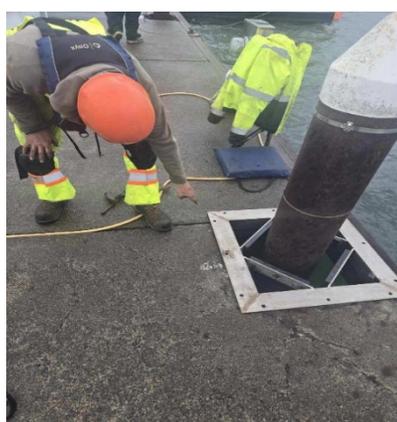


State Dredge Update:

The 2025/2026 Port of Garibaldi Dredge Project is still on hold. PSET has approved their Sampling Analysis Plan (SAP). Sediment samples have been taken and are being analyzed. Once the analysis is complete, the results will be reviewed by PSET for determination if In-Water Disposal is allowed.

City of Coos Bay Partnership:

Charleston Maintenance Staff spent the week of November 3 through November 7 at the Moorage Docks operated by the City of Coos Bay. Part of our new partnership with the City, we will be combining our individual expertise to assist each other. The photos below show Charleston Marina Maintenance Staff installing pile hoops and other dock hardware for them.



Charleston Ice Plant:



The Charleston Ice Plant was shut down for scheduled annual maintenance on Tuesday, November 11, 2025. During this shutdown, we will be doing an inspection of the rake delivery system, auger bearings, general lubrication and checking the alignment of the rack and chains. This is part of our preventative maintenance schedule to keep the Ice Plant in tip top shape. The Ice Plant is scheduled to resume normal operations on Friday, November 14, 2025.

Holiday Lights Shuttle / Free Night's Stay at the Charleston Marina RV Park:

Charleston Marina RV Park is now offering *“Stay by the Bay for the Holiday Glow”*. Stay one night in an RV space or one of our yurts at the Charleston Marina RV Park and get the second night free when you come visit the Holiday Lights at Shore Acres.



Don't want to make reservations or drive out to the Holiday Lights? Take the FREE Holiday Lights Santa's Shuttle from the Inner Basin Parking Lot at the Charleston Marina to Shore Acres State Park.

The shuttle runs Fridays – Sundays plus Thanksgiving, Christmas Eve, Christmas and New Years's Eve.

While waiting for the shuttle, you can warm up by stopping at the Charleston Fishing Families office for some Coffee, Cocoa and Goodies.

Charleston Advisory Committee Vacancy:

The Port of Coos Bay is seeking interested applicants to fill three-year term vacancies on the Port's Charleston Advisory Committee. This is a special purpose committee of individuals with interest in the operation of the Charleston Marina Complex and serves as an advisory capacity to the Port Commission in developing strategies and guidelines for various projects and issues concerning the Charleston Marina Complex. Letters of interest stating experience and demonstrated interest in issues pertaining to the Charleston Marina Complex may be submitted at <https://www.portofcoosbay.com/charleston-advisory-committee-vacancy-2025>



M E M O R A N D U M

TO: Port of Coos Bay Board of Commissioners

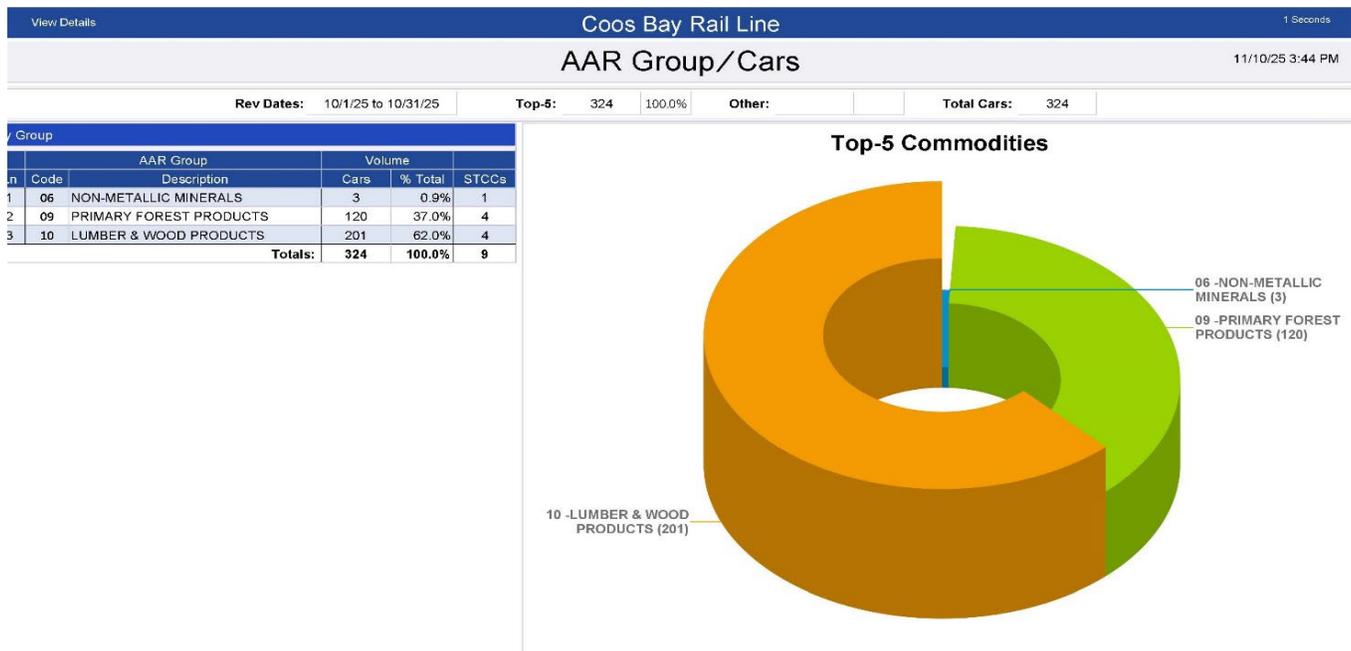
FROM: Brian Early, General Manager, CBRL

DATE: November 13, 2025

SUBJECT: Railroad Department Management Report

Operations:

CBRL Carloads for October 2025 = 324
 Prior Month, September 2025 = 365
 Prior Year, October 2024 = 498
 FY 2025/2026 Forecasted Monthly Average = 409



Carloads fell slightly in October due to a shortage of car availability and a couple of days of delays in train movements caused by locomotive failures.

A lack of serviceable log cars continues to affect log car loading, but we are seeing some progress toward completing those repairs. Parts have been arriving, and the contractors performing the repairs have begun shifting their operations to address them, giving us hope that the work will begin in earnest soon.

Adding to the delay in log car supply, we currently have 18 log cars awaiting Age Extension Inspections from the FRA for several months. After numerous repairs were performed by both CBRL’s car repair team and the car owners’ employees, those inspections were originally scheduled for October but were canceled when the federal government shut down. As of this writing, we have not received any news about when to expect those inspections.

Had center beam car supply from our partners been slightly better, and if we had not experienced locomotive issues mid-month, carloadings of dimensional lumber on the line likely would have continued their gradual incline. Lumber from the coast was steady as usual, and the slight decline in shipments was most likely caused by service delays resulting from the aforementioned locomotive issues. Our shipper at the north end of the line has been slowly increasing their demand for cars, but they were affected by both the lack of cars and the service delays caused by locomotive issues. Every time CBRL experiences a delay in our ability to service shippers on time (such as locomotive failure or bridge outage), we lose opportunities to gain more carloads—and those opportunities are never recovered.

Chip car loading continues to decline as CBRL is not receiving chips from out of state and very little from the valley. The primary factor for the drop appears to be slowing demand from the pulp and paper industry, driven by reduced lumber production and the slowdown in global trade, particularly with China.



Mechanical (Locomotive):

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

Columbia Rail was onsite on the week of October 14, 2025. Periodic inspections were performed on locomotives 1044 & 3847.

In addition to addressing a handful of minor repairs, a good deal of time was spent addressing a battery charging issue on locomotive 1044 and a loading issue on locomotive 1081. For a short time after the mechanics left, the 1081 was working properly but failed shortly after they departed and what initially seemed to be a fuel supply issue is now starting to look like a governor issue. This is particularly concerning given the fact that the generator was just replaced on the unit only a few months ago.

Mechanical (Car):

As previously noted, the supply of center beam cars did not meet demand in October, and subsequently, CBRL’s car repair team had fewer cars to work on. However, with the slowdown, the team was able to devote more time to maintenance and repair of the log car fleet and to address much-needed maintenance of their vehicles and the facilities at Mapleton.

Maintenance of Way (MOW):

Below is a list of projects completed by MOW during October—13 projects in total.

37	103	9/30/25	Mapleton 1. 705.6 2. 705.3 3. 703.51	10/1/25	1. 0121C1 – 2 center break joint bars. (10/1/25) 2. 0113D10 – Head web separation. (10/2/25) 3. Improve crossing 705.51 for HyRail access (10/3/25)		10/3/25																								
38	105	10/1/25	MP 693	10/8/25	Remove two beaver damaged trees along RoW		10/8/25																								
13	43	5/30/25	763.1	10/9/25	0137C - 3626, ¼" frog tread, Tread portion of frog worn in excess of allowable-repair		10/13/25																								
27	68	6/25/25	718.2 – 718.9	9/30/25	0037E3 – Vegetation Brushing		10/13/25																								
28	69	6/25/25	719.0 – 720.0	9/30/25	0037E3 – Vegetation Brushing		10/01/25																								
34	104	10/7/25	~ MP 751.90	10/10/25	Block rail access from North 13th St. Lakeside – 25 bollards 3’ apart (10/10/25) Need Safety yellow paint (Like BLM Gates) and no trespassing sign.		10/14/25																								
12	42	5/30/25	759.12	10/9/25	0137C - S3668 Hauser, ¼" frog tread, Tread portion of frog worn in excess of allowable- repair		10/16/25																								
24	60	6/17/25	717.5	9/30/25	0037E3 - Vegetation, Brushing Curve, E-side		10/16/25																								
25	53	7/9/25 ODOT	718.50 (717 – 720)	9/30/25	FRA Report No. 72, Item 2 - 0037E3 - VEGETATION BRUSHING SIDES OF ROLLING STOCK THAT PREVENTS EMPLOYEES FROM VISUALLY INSPECTING MOVING EQUIPMENT FROM THEIR NORMAL DUTY STATIONS (ON RAILROAD PROPERTY)		10/16/25																								
32	106	8/26/25	MP 740.05	10/17/25	Re-hang Power line between Staircase and Signal Box		10/17/25																								
5	57	7/9/25 ODOT	731.7, 731.65 Bridge	10/21/25	FRA Report No. 72, Item 5. ODOT Comment to Railroad- There is a significant alignment and profile condition on the bridge, nearer the north end. 2024 annual bridge inspection report shows track sways to the west on section 1 between B9 and 10.	5mph	10/21/28																								
34	111	1) 735.95 2) 748.50			1. 0113D16 – Vertical split head. Mainline, 39’ 112# 2. 0113D10 – Head & web separation, 112#		10/24/25																								
33	110	8/19/25 8/18/25 8/14/25 8/13/25 9/3/25 Unknwn	763 – 714	10/22/25	0121F1 - Loose Joint on Mainline <table border="1" data-bbox="657 1627 1263 1953"> <thead> <tr> <th>Location</th> <th>Date</th> <th>Location</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>762.70</td> <td>10/22/25</td> <td>742.50 x 2</td> <td>10/23/25</td> </tr> <tr> <td>762.69</td> <td>10/22/25</td> <td>742.30</td> <td>10/23/25</td> </tr> <tr> <td>762.60</td> <td>10/22/25</td> <td>741.05 x 5</td> <td>10/23/25</td> </tr> <tr> <td>762.40</td> <td>10/22/25</td> <td>741.05 x 4 0121D2</td> <td>10/23/25</td> </tr> <tr> <td>756.80</td> <td>10/22/25</td> <td>740.15</td> <td>10/23/25</td> </tr> </tbody> </table>	Location	Date	Location	Date	762.70	10/22/25	742.50 x 2	10/23/25	762.69	10/22/25	742.30	10/23/25	762.60	10/22/25	741.05 x 5	10/23/25	762.40	10/22/25	741.05 x 4 0121D2	10/23/25	756.80	10/22/25	740.15	10/23/25		10/28/25
Location	Date	Location	Date																												
762.70	10/22/25	742.50 x 2	10/23/25																												
762.69	10/22/25	742.30	10/23/25																												
762.60	10/22/25	741.05 x 5	10/23/25																												
762.40	10/22/25	741.05 x 4 0121D2	10/23/25																												
756.80	10/22/25	740.15	10/23/25																												

				755.60	10/22/25	738.70	10/23/25		
				755.50 0121D2	10/22/25	738.20 x 2	10/23/25		
				755.50 x 2	10/22/25	737.10	10/23/25		
				754.80	10/22/25	736.00 x 2 (4)	10/23/25		
				754.50 x 5	10/22/25	732.30	10/23/25		
				753.50 x 2	10/22/25	731.60 x 2	10/23/25		
				752.80	10/22/25	731.30 x 2	10/23/25		
				752.20	10/22/25	730.99	10/23/25		
				752.10	10/22/25	730.10	10/23/25		
				752.00	Typo bel?	725.30	10/27/25		
				751.00	10/22/25	725.20	10/27/25		
				750.20 x 3	10/22/25	723.20	10/27/25		
				749.70	10/22/25	722.40	10/27/25		
				749.50 x 3	10/22/25	722.20	10/27/25		
				749.40 x 9	10/22/25	722.10 x 5	10/27/25		
				749.30 x3 (4)	10/22/25	722.20	10/28/25		
				748.50	10/22/25	722.10	10/28/25		
				747.80 x 2	10/22/25	721.20	10/28/25		
				747.60 x 2	Typo abv?	719.00	10/28/25		
				746.60	10/22/25	717.80	10/25/25		
				743.80	10/23/25	717.50	10/28/25		
				743.70	10/23/25	717.40	10/28/25		
				743.30 x 6	10/23/25	717.20	10/28/25		
				743.40 x 3	10/23/25	714.30	No locate		
				743.10	10/23/25	714.98 x 4	10/28/25		

We have been aggressive with vegetation abatement, completing sections from Canary to Cushman and Lakeside to Schoefield Creek Road. Two items on FRA Inspection Report #27 have been remediated, and one 5 mph temporary speed restriction repaired. We repaired two frogs and tightened loose bolts on every joint from MP 762.70 to MP 714.98. Our Signalman has been reliable and consistent in keeping signals and crossings operational and has been more than willing to assist wherever needed.

Winter weather is upon us. Our Bridge Tender is diligently maintaining the operational status of navigation lights on North Bend Bridge. Once every two to three days, he and a helper must take a boat out to the bridge's center span to service and fuel the navigation light generator. As the weather worsens, it will be critical to switch from generator to solar power to illuminate the navigation lights so crews will not have to venture into the bay and onto the bridge during dangerous conditions. Those lights have been ordered, and arrangements have been made for installation.



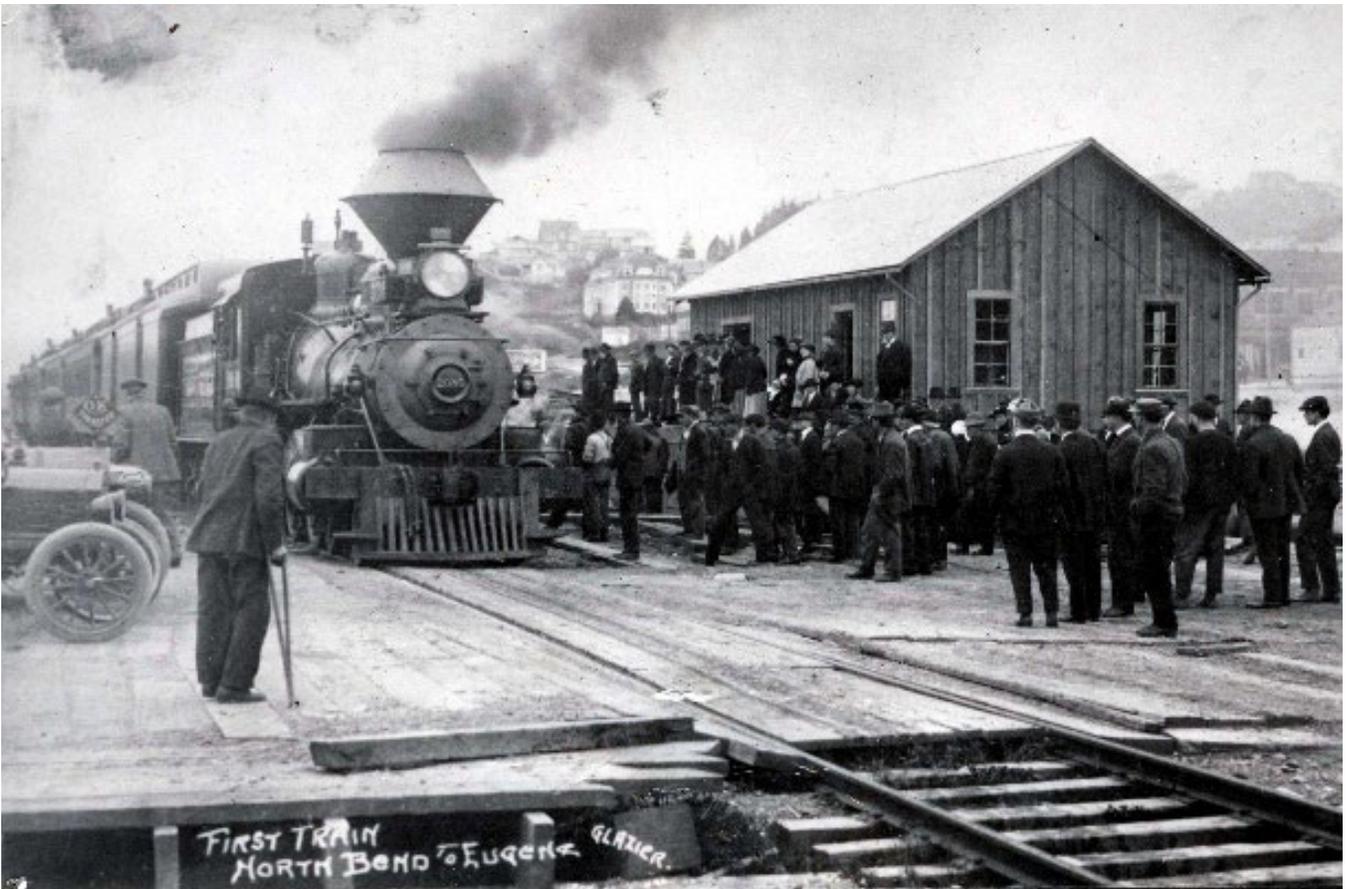
ODOT/FRA:

CBRL had no onsite visits from either the FRA or ODOT in October; however, ODOT's Operations Inspector has begun reviewing our Hours of Service reporting for 2024. As of now, the results of that inspection have not been reported to us.

Coos Bay Rail Line:

As of October 31, 2025, CBRL has worked 667 days injury free.

Currently, CBRL has 18 employees and 7 locomotives on property.



(First train traveling North Bend to Eugene, year unknown, photo courtesy Bob Melbo)

Action Items

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

DATE: November 13, 2025

PROJECT TITLE: Suite 290 Lease Agreement with Systech Consulting LLC

ACTION REQUESTED: Ratify the execution of a one-year lease agreement with Systech Consulting LLC to lease Suite 290 in the Hub Building

BACKGROUND:

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

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

RECOMMENDED MOTION:

Ratify the execution of a one-year lease agreement with Systech Consulting LLC to lease Suite 290 in the Hub Building.

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

ACTION/DECISION REQUEST

DATE: November 13, 2025

PROJECT TITLE: Vacation of S. 15th Street Right of Way between Illinois Avenue and Pennsylvania Avenue

ACTION REQUESTED: Approve the request for consent from the City of Coos Bay to vacate the street Right of Way on S. 15th Street between Illinois Avenue and Pennsylvania Avenue to the City of Coos Bay

BACKGROUND:

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

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

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

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

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

RECOMMENDED MOTION:

Approve the request for consent from the City of Coos Bay to vacate the street Right of Way on 15th Street between Illinois Avenue and Pennsylvania Avenue to the City of Coos Bay.

Map A



Map B



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

DATE: November 13, 2025

PROJECT TITLE: Insurance Broker of Record

ACTION REQUESTED: Award WHA Insurance as the Port of Coos Bay and Coos Bay Rail Line, Inc.'s Insurance Broker of Record for commercial and employee benefit insurance policies

BACKGROUND:

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

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

Considering our desire for better service, and the fact that the Port of Coos Bay insurance policy renewal period is among us, I believe it is our due diligence to explore opportunities and services provided by other insurance providers.

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

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

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

Although it was an extremely tough decision, Port Staff is recommending WHA Insurance as the Port of Coos Bay and Coos Bay Rail Line, Inc.'s Insurance Broker of Record for commercial and employee benefit insurance policies.

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

We are excited for this new relationship with WHA Insurance and excited to see how they can enrich our Risk Management and Employee Benefit program as well as provide outstanding service with claims and contract management.

RECOMMENDED MOTION:

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

Informational Items



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

Owned by the Oregon International Port of Coos Bay

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

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

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

	2021		2022		2023		2024		2025	
	Railcar Loads	Truck Loads								
Jan	346	1,141.8	445	1,468.5	473	1,560.9	363	1,197.9	269	887.7
Feb	390	1,287.0	502	1,656.6	393	1,296.9	598	1,973.4	379	1,250.7
Mar	566	1,867.8	694	2,290.2	498	1,643.4	488	1,610.4	415	1,369.5
Apr	621	2,049.3	668	2,204.4	407	1,343.1	456	1,504.8	476	1,570.8
May	599	1,976.7	707	2,333.1	454	1,498.2	548	1,808.4	286	943.8
Jun	625	2,062.5	595	1,963.5	468	1,544.4	420	1,386.0	260	858.0
Jul	503	1,659.9	530	1,749.0	473	1,560.9	465	1,534.5	283	933.9
Aug	485	1,600.5	597	1,970.1	388	1,280.4	433	1,428.9	330	1,089.0
Sep	556	1,834.8	524	1,729.2	372	1,227.6	351	1,158.3	365	1,204.5
Oct	521	1,719.3	488	1,610.4	393	1,296.9	498	1,643.4	324	1,069.2
Nov	548	1,808.4	512	1,689.6	409	1,349.7	335	1,105.5		0.0
Dec	453	1,494.9	493	1,626.9	440	1,452.0	347	1,145.1		0.0
Total	6,213	20,502.9	6,755	22,291.5	5,168	17,054.4	5,302	17,496.6	3,387	11,177.1

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

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

*2011:	194	rail carloads =	19,400	short tons =	640.2	highway truck loads
2012:	2,480	rail carloads =	248,000	short tons =	8,184.0	highway truck loads
2013:	4,850	rail carloads =	485,000	short tons =	16,005.0	highway truck loads
2014:	7,509	rail carloads =	750,900	short tons =	24,779.7	highway truck loads
2015:	7,341	rail carloads =	734,100	short tons =	24,225.3	highway truck loads
2016:	7,434	rail carloads =	743,400	short tons =	24,532.2	highway truck loads
2017:	7,172	rail carloads =	717,200	short tons =	23,667.6	highway truck loads
2018:	6,428	rail carloads =	642,800	short tons =	21,212.4	highway truck loads
2019:	4,950	rail carloads =	495,000	short tons =	16,335.0	highway truck loads
2020:	5,128	rail carloads =	512,800	short tons =	16,922.4	highway truck loads
2021:	6,213	rail carloads =	621,300	short tons =	20,502.9	highway truck loads
2022:	6,755	rail carloads =	675,500	short tons =	22,291.5	highway truck loads
2023:	5,168	rail carloads =	516,800	short tons =	17,054.4	highway truck loads
2024:	5,302	rail carloads =	530,200	short tons =	17,496.6	highway truck loads
2025:	3,387	rail carloads =	338,700	short tons =	11,177.1	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.

**SUMMARY OF
CHARLESTON MARINA ADVISORY COMMITTEE MEETING
10:00 a.m., Wednesday, October 22, 2025**

Five of the six Advisory Committee members, four public guests, and six Port staff members were present. The Committee discussed the open position as Kyle Cox has resigned, as well as the term expirations of Chair Nick Nylander and Tyler Long. Mr. Nylander stated he would like to continue on the Committee and Port Staff will reach out to Mr. Long.

Ray Dwire provided updates on Charleston's financial performance, noting a net gain due to strong summer revenues and reduced expenses. The RV Park showed increased occupancy and revenue, prompting discussion of seasonal rate adjustments and amenity upgrades. Staff efforts to improve park appearance and engagement were highlighted, and tourism grants are being considered for further enhancements. The Committee also reviewed the 2025 dredging project and discussed future maintenance needs.

Significant concern was raised over repeated ice plant outages during peak tuna season, which impacted local fishermen. Suggestions included proactive maintenance, improved communication via text and social media, and exploring grant funding for staff training. Community events such as Trunk or Treat and the upcoming Seafood Festival were discussed, along with traffic safety improvements during events, and continued support for Charleston's fishing heritage and small boat operators.

Committee members expressed appreciation for the open and informative flow of communication, noting that the transparency and thoroughness of the updates helped foster a stronger connection between the Committee, Port Staff, and the community.

**OREGON INTERNATIONAL PORT OF COOS BAY
CHARLESTON MARINA ADVISORY COMMITTEE MEETING
10:00 a.m., Wednesday, October 22, 2025
Charleston Marina RV Park, Recreation Room**

DRAFT MINUTES

ATTENDANCE

Advisory Members:

Nick Nylander, Chair; John Blanchard; Knute Nemeth; Kathleen Hornstuen, and Lou Leberti. Tyler Long was absent.

Port Staff:

Lanelle Comstock, Chief Executive Officer; Ray Dwire, Charleston Marina Manager; Julie Williams, Charleston Office Assistant; Heather Watson, Charleston Office Assistant; Krystal Karcher, Administrative Services Manager; and Christina Sanders, Administrative Assistant.

Guests:

Jen Shafer, OIMB Operations Manager; Carol Douglas, Charleston Fishing Families; Melissa Clemens, Charleston Fishing Families; and Robert Bryant, Bryant & Barnes Marine LLC.

1. CALL MEETING TO ORDER

Chair Nick Nylander called the meeting to order at 10:04 a.m.

2. INTRODUCTION OF GUESTS

3. REVIEW AND APPROVAL OF MEETING MINUTES

A. Approval of July 23, 2025 Meeting Minutes

Upon a motion by Knute Nemeth (Second by John Blanchard), the Charleston Advisory Committee Members voted to approve the July 23, 2025 Meeting Minutes. **Motion Passed Unanimously.** (Ayes: Nylander, Blanchard, Hornstuen, Leberti, and Nemeth. Nays: None. Absent: Long)

4. BOARD MEMBER VACANCY

Kyle Cox has resigned from the Charleston Advisory Committee, leaving a vacant position. Nick Nylander and Tyler Long's terms expire on January 31, 2026. Mr. Nylander confirmed he wishes to continue as the Committee Chair. Mr. Long will be contacted to confirm his interest in continuing on the Committee. The Charleston Advisory Committee agreed to open the vacant position and possibly a second position should Mr. Long no longer want to be on the Committee. Port Staff will post announcements on the Port's website, in newspapers, and on social media. Interested individuals will be asked to submit a letter of interest. Port Staff will email committee members when the Charleston Advisory Committee position(s) have been solicited.

5. FINANCIAL DATA REVIEW

Ray Dwire presented the financial data for the Charleston Marina and related operations, stating that the Charleston Marina had achieved a net gain of \$178,000, a significant improvement over the budgeted net loss of \$130,000, resulting in a positive variance of \$308,000. This performance was attributed to strong summer revenues, particularly from increased RV Park occupancy and higher ice sales. Charleston's total net result was a \$170,000 gain, compared to a projected \$141,000 loss. Operating revenues were slightly lower than the same period last year, but expenses were underspent by approximately 22%, largely due to focused efforts on dredging preparation and conservative spending.

Additional revenue sources included small grants, lodging tax administration fees, credit card surcharges, and an insurance reimbursement for property damage. Expenses included merchant fees, property taxes on storage units and buildings, insurance claim repairs, and debt service payments for vehicles. Based on current projections, Charleston is expected to end the fiscal year with a net gain of \$13,000, compared to a budgeted operating loss of \$295,000. The total projected net result is a loss of \$22,000, which is still significantly better than the anticipated \$332,000 loss.

6. RV PARK RATE RECOMMENDATIONS

Mr. Dwire introduced Heather Watson as the new RV Park Coordinator. Ms. Watson's presence on-site has already made a positive impact, with residents expressing appreciation for the increased visibility and responsiveness of Port staff. Ms. Watson's wintertime presence is part of a broader effort to improve occupancy and engagement throughout the year.

Mr. Dwire noted that the Port is actively working to enhance the RV Park's appearance and amenities. Port staff, including Port of Coos Bay CEO Lanelle Comstock and Port of Coos Bay Administrative Services Manager Krystal Karcher, personally participated in cleanup efforts, including weeding flower beds. The Port's goal is to improve the park from the top down, despite limited staffing and funding.

Recent improvements include the replacement of the top bar on the perimeter fencing, with plans to continue that work next year. Mr. Dwire mentioned the possibility of pursuing tourism grants to replace aging fence slats and to further beautify the area. The Committee also discussed the idea of offering incentives to long-term RV guests who volunteer to help with maintenance, though current contracts with the Union designate those responsibilities to Port maintenance staff.

Mr. Dwire reviewed occupancy trends and shared that August revenue reached \$71,000, up from \$62,000 the previous year. The Port is exploring strategies to attract more visitors, especially during the off-season. Ideas included hosting weekend activities, adding amenities like fire pits, playgrounds, and dog parks, and partnering with food trucks to create a more vibrant atmosphere. Ms. Watson and other staff are working on plans to introduce more community-oriented events next year.

The Committee discussed the possibility of implementing rate increases for the RV Park. Mr. Dwire explained that historically, rate increases have ranged from 3% to 10%, with some years seeing upgrades to services like satellite T.V. and Wi-Fi. The Port has kept rates moderate, staying in the middle range compared to other regional parks. Committee members discussed possible seasonal rate adjustments, raising rates during the summer when demand is high and potentially lowering them in the winter to attract more visitors. A 5% summer increase could generate an additional \$14,000 in revenue, while a 15% winter discount might help boost occupancy during slower months. The Committee acknowledged that while no one likes rate increases,

they are necessary to maintain services and infrastructure and that a seasonal rate increase would be better received than a general rate hike.

Concerns about Wi-Fi access were raised, with some RV Park guests reporting poor connectivity. While upgrading the system would be costly, many RVers now use personal Starlink setups, which may reduce the need for Port-provided internet. The Committee agreed that improving amenities and communication would be more impactful than investing heavily in Wi-Fi infrastructure.

The Committee discussed working to identify new target audiences and improve marketing efforts to attract more visitors. Ideas included hosting events, enhancing amenities, and offering incentives for longer stays. The Committee also discussed the importance of analyzing data from other RV parks to ensure competitive pricing and services. The RV Park is committed to staying affordable while offering quality experiences to guests.

7. CURRENT PROJECTS UPDATE

Mr. Dwire reviewed the completion of the 2025 dredging project, where a total of 70,000 cubic yards were removed from the Federal Navigation Channel. 8,136 cubic yards from Charleston Marina's section was removed, and 1,678 cubic yards from Russell Marine's area. Combined total cost was around \$245,000. The project is part of an ongoing Section 107 study to extend the Federal Navigation Channel, with the next steps being the completion of the study and potential future maintenance dredging.

8. ROUNDTABLE DISCUSSION ON FACILITIES MAINTENANCE NEEDS

The Committee received a detailed update on the Charleston Ice Plant, which experienced multiple breakdowns over the summer, most notably a month-long outage in July. Mr. Dwire explained that the primary issue was a failure in the rake system, which required complete disassembly and extensive repairs, including re-welding and replacing all running gear. Additional outages included a 72-hour downtime due to a motor failure and a five-day shutdown that coincided with a breakdown at Hallmark, leaving fishermen without access to ice anywhere in the region. These disruptions were particularly impactful during tuna season, prompting concerns from both committee members and guests.

Melissa Clemens asked whether the Port had considered trucking in ice during emergency shut downs. Mr. Dwire responded that while Winchester Bay has a small supply, Charleston remains the primary source of flake ice in the area. Mr. Dwire noted that trucking in ice would be logistically difficult and costly, and emphasized the Port's commitment to minimizing downtime through proactive maintenance. For example, when a bearing failed recently, staff replaced all three bearings in the auger system rather than just the damaged one, anticipating future issues. The Ice Plant is scheduled for annual maintenance in November, which is traditionally the slowest fishing month, allowing staff to prepare for crab season.

Ms. Clemens discussed the impact of repeated ice plant outages on local fishermen, particularly during peak tuna season and how the breakdowns not only disrupted operations but also led to significant financial losses for small boat operators, many of whom rely on consistent ice availability to preserve their catch and fulfill customer orders.

Ms. Clemens and Carol Douglas referenced the U.S. Maritime Foundation as a valuable resource for identifying available grants, particularly those focused on maritime safety and training. Ms. Douglas offered to share the links with Port Staff and encouraged the Port to explore funding opportunities to support technical

training for ice plant operators and other staff. The grants could help mitigate future breakdowns and improve operational resilience.

Ms. Clemens and Ms. Douglas emphasized the need for better communication between the Port and fishermen during outages, emphasizing the importance of reaching fishermen through text messaging, noting that many do not regularly check email but always have their phones on hand. Ms. Clemens also recommended using the Commercial Salmon, Albacore, and Crab Fisher Facebook page to post timely updates, as it is widely followed along the coast. Additionally, the use of QR codes was proposed to help fishermen and community members easily sign up for the Port's mailing lists and receive notifications about closures, events, and opportunities. Port Staff committed to evaluating and implementing more effective outreach tools to ensure timely and accessible communication.

Robert Bryant raised concerns about the physical strain of handling the current ice delivery hoses, especially for single-operator boats. Several fishermen described the hoses as cumbersome and difficult to maneuver, leading to potential injuries and operational delays. Mr. Dwire acknowledged the issue and agreed to investigate more flexible hose options, potentially modeled after systems used in Newport, which cater better to smaller vessels.

Committee members discussed the possibility of upgrading or redeveloping existing buildings, improving lighting and safety in parking areas, and enhancing amenities in the RV Park to attract more visitors. Ideas such as fire pits, live music, and seasonal events were proposed to create a more vibrant and welcoming environment. Security was another area of discussion, with members noting improvements in recent years but emphasizing the need for continued vigilance. The Port's security staff received praise for their responsiveness and presence, particularly during evening hours and community events.

Mr. Bryant discussed the challenges facing small boat fishermen, including declining markets for iced fish, limited processing options, and regulatory hurdles. Frustration over the lack of buyers for iced fish and the increasing difficulty of maintaining viable operations was discussed and suggestions for solutions included exploring cooperative marketing models, similar to those used in Port Orford, and leveraging grant opportunities to support training and infrastructure improvements. Committee members stressed that without coordinated efforts to improve market access, small boat operators may be forced to leave Charleston, impacting not only the local economy but also the cultural heritage of the fishing community.

The Committee acknowledged the importance of preserving Charleston's cultural heritage and supporting its fishing community. Members agreed that strategic planning must balance economic realities with the need to maintain the Port's identity and ensure long-term sustainability. Port Staff have committed to continuing conversations with stakeholders and incorporating community feedback into future planning efforts.

Kathleen Hornstuen expressed her appreciation for the open and informative flow of communication, noting that the transparency and thoroughness of the updates helped foster a stronger connection between the Committee, Port Staff, and the community. Chair Nick Nylander echoed the sentiment and emphasized that questions and concerns are always welcome, as long as they are asked respectfully. Mr. Nylander encouraged continued dialogue and collaboration, reinforcing the Committee's commitment to maintaining a constructive and inclusive environment for all participants.

9. PUBLIC COMMENT

Ms. Clemens shared that the Charleston Fishing Families group will once again open their office during the holiday lights season, offering cider, coffee, cocoa, cookies, and arts and crafts for children. Last year, local

businesses sponsored nights to help cover power bills, and this year, participation has grown. Pacific Choice donated \$700, covering an entire month's costs. There is a friendly competition among fish plants and boat owners to see who can donate the most. The Port is also encouraged to sponsor a night. Signs will be posted to recognize sponsors. Ms. Clemens also discussed plans for a "crab pot Christmas tree" in the Charleston Marina parking lot, details of which are being finalized with Port Staff.

Ms. Clemens discussed the annual Trunk or Treat event scheduled to take place in the Charleston parking lot, with more participants than in previous years. The Marine Life Center will remain open during the event, offering free admission and drawing in hundreds of visitors. Food trucks are being contacted to support the event, and the Fishing Families group is actively monitoring gear placement to ensure safety and accessibility.

Looking ahead, the group is planning to bring back the Charleston Seafood Festival in summer 2026, aiming to revive the spirit of the original "Charlie Tuna Days." The event will focus on community engagement and celebrating Charleston's fishing heritage. Planning and fundraising are already underway, and the Port was encouraged to support and promote the festival.

Ms. Clemens discussed concerns about traffic safety, particularly the visibility and effectiveness of stop signs in the parking lot during high-attendance evenings, noting that vehicles often speed through the area, posing a risk to families and pedestrians. The stop sign near the Charleston Fishing Families office was described as "tucked in and a little bit hidden," prompting suggestions for improved signage and lighting. Ideas that were discussed with the Committee included adding reflective tape to existing signs, installing solar-powered illuminated signs, or using temporary visual cues during events to alert drivers. Port Staff acknowledged the concern and will explore low-cost, high-impact solutions to improve safety during community gatherings.

Ms. Clemens stated that safety and licensing classes for fishermen are scheduled for early November. These Coast Guard-certified trainings will cover first aid and safety procedures, and Port staff were encouraged to attend and engage with participants and to use the opportunity to gather feedback and distribute informational materials to the fishing fleet.

10. COMMITTEE COMMENT

Knute Nemeth provided an update on the recent Octoberfish event, which was a resounding success, drawing over 300 attendees and raising more than \$3,000 for the Charleston Food Bank. Mr. Nemeth highlighted the strong community turnout and noted that a significant number of out-of-town guests traveled from Roseburg, underscoring Charleston's growing appeal as a regional destination. The event served as a powerful reminder of the value of hosting engaging, family-friendly activities that foster community spirit and showcase the unique character of Charleston. Mr. Nemeth emphasized that events like these not only support local organizations and businesses but also strengthen community bonds and enhance Charleston's visibility as a vibrant coastal hub.

11. NEXT MEETING DATE

The next meeting is scheduled for Wednesday, January 28, 2026 at 10:00 a.m.

12. ADJOURN

Chair Nick Nylander adjourned the meeting at 12:15 p.m.