OREGON INTERNATIONAL
Port of Coos Bay

M E M O R A N D U M

TO: Interested Parties

FROM: Kyle Stevens, President

DATE: November 12, 2026

SUBJECT: Port of Coos Bay Commission Meeting Notice

The **Board of Commissioners** of the Oregon International Port of Coos Bay will hold its Regular Commission Meeting at **11:00 a.m., Thursday, November 19, 2026,** immediately following the conclusion of the Board of Commissioners' Regular PCIP Commission Meeting, in the Port's Commission Chambers located at 125 W Central Avenue, Suite 230, Coos Bay, Oregon 97420, and live on YouTube.

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

Members of the public may provide public comment in person, via Zoom, or in writing. If members of the public would like to provide public comment during the meeting via Zoom, please call the Administrative office at 541-267-7678 by 8:30 a.m. on Thursday, November 19, 2026. Written comment will be accepted until 8:30 a.m. on Thursday, November 19, 2026 by sending an email to portcoos@portofcoosbay.com with the subject line 'Public Comment'.

An **Executive Session** has also been scheduled on **Thursday, November 19, 2026**, immediately after the Commission Meeting, as authorized under ORS 192.660(2), to:

(e) conduct deliberations with persons designated by the governing body to negotiate real property transactions;

(f) consider information or records that are exempt by law from public inspection;

(g) consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations; and

(j) carry on negotiations under ORS Chapter 293 with private persons or businesses regarding proposed acquisition, exchange or liquidation of public investments.

KS/kk

OREGON INTERNATIONAL PORT OF COOS BAY
REGULAR COMMISSION MEETING
11:00 a.m., Thursday, November 19, 2026
This meeting will be held immediately following the preceding Regular PCIP Commission meeting.
Port Commission Chambers, 125 West Central Avenue, Suite 230, Coos Bay, Oregon 97420
Watch Live on YouTube: www.youtube.com/portcoos

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

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

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

1. CALL MEETING TO ORDER

2. INTRODUCTION OF COMMISSION, GUESTS AND PORT STAFF

3. PORT PROJECT UPDATE
A. Port and Rail Financial Update ..... Megan Richardson

4. CONSENT ITEMS **Page**
A. Approval of October 15, 2026 Regular Commission Meeting Minutes 4
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5. MANAGEMENT REPORTS **Page**
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7. OTHER

8. INFORMATION ITEMS **Page**
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B. Coos Bay Rail Revenue Car Loads - October 2026 57

9. PUBLIC COMMENT

10. CEO COMMENTS

11. COMMISSION COMMENTS

12. NEXT MEETING DATES
A. PCIP Commission Meeting - Tuesday, December 1, 2026, 8:00 a.m.
B. Regular Commission Meeting - Thursday, December 17, 2026, 11:00 a.m.

13. RECESS TO EXECUTIVE SESSION

14. ADJOURN

Consent Items

DRAFT MINUTES
Oregon International Port of Coos Bay
Regular Commission Meeting
11:00 a.m., Thursday, October 15, 2026
Port Commission Chambers, 125 W. Central Avenue, Suite 230, Coos Bay, Oregon 97420

Meetings are broadcast live on YouTube. Hyperlinks below redirect to the recording.

Attendance

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

Staff: Lanelle Comstock, Chief Executive Officer; Melissa Cribbins, Executive Director of the PCIP Project; Megan Richardson, Director of Finance and Accounting; Rick Adamek, Director of Asset Management; Matt Friesen, Director of External Affairs; Ray Dwire, Charleston Marina Manager; Rick Skinner, Superior Construction Consulting Services; and Krystal Karcher, Administrative Services Manager.

Guests: Jan Hodder; Christine Moffitt; Will Dawson, Verdantas and Associates; Jonathan Bates, United Brotherhood of Carpenters; Clinton Herold; Elizabeth Herold; Janice Tully, League of Women Voters; Caddy McKeown, PCIP; and Theo Greenly, Jefferson Public Radio.

1. Call Meeting to Order

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

2. Introduction of Commissioners, Guests, and Port Staff

3. Port Project Update

A. Marine Ways Update

Ray Dwire presented an update on the marine ways at the Charleston Shipyard, which requires an emergency repair after the anchor system for the cable that pulls the cart into the water failed, leaving no usable anchor point. The planned rehabilitation project to repair the marine ways includes a $1 million award secured through Congresswoman Val Hoyle and a pending Connect Oregon grant. Even with grant funding, a full replacement may not occur until the 2028/29 in-water work window. An interim solution may be to install a new pile as a new anchor point, costing approximately $30,000. This interim solution remains under review, and staff is coordinating with the U.S. Army Corps of Engineers and Oregon Department of State Lands to pursue expedited permitting, since existing piling and dredging permits do not cover the project area.

Commissioner Stevens asked what the former anchor point was. Mr. Dwire stated he believes it was part of the infrastructure itself. Commissioner Stevens asked the rating of the winch. Mr. Dwire answered the system is designed for approximately 200 metric tons.

Commissioner Hamner asked whether the size of the pile limits the size of the vessels that can be pulled out. Mr. Dwire stated the limitation remains the inability to traverse all the way to the end of the tracks. Commissioner Hamner asked about the overall cost of long-term repairs and funding status. Mr. Dwire stated it is a $3.3 million replacement project for the in-water structure.

Commissioner Edwards asked whether a contractor would remove what has been referred to as a "tangled mess" and whether they would also remove a portion of the track. Mr. Dwire said that was initially an idea but it is unknown whether this infrastructure is supporting other components, and disturbing it could complicate the permitting process.

Commissioner Roblan asked how long the Shipyard could be without the ways. Mr. Dwire stated staff will know more after consulting with regulatory agencies.

Mr. Dwire stated annual maintenance for the Ice Plant has been scheduled for the first three weeks of November, as this month tends to be the least demanding month for ice sales. This will include the five-year maintenance on the ice makers, with technicians scheduled from North Star and PermaCold to assist Port staff.

B. Port and Rail Financial Update

Megan Richardson presented the August financials for the General Fund and the Coos Bay Rail Line (CBRL). The General Fund performed well, with a total net gain of approximately $164,000, which was $154,000 better than planned due to exceeding revenue goals and underspending on expenses. The CBRL Fund experienced a total net loss of $14,000 due to lower-than-anticipated carload volumes.

4. Consent Items

Upon a motion by Commissioner ViksneHill (second by Commissioner Roblan), the Board of Commissioners voted to approve the September 14, 2026 Special Commission Meeting Minutes, September 17, 2026 Regular Commission Meeting Minutes, September Invoices, September Contracts Awarded, and SDIS Best Practices Program. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None.)

5. Management Reports

All Management Reports were included within the Meeting Packet.

6. Action Items

A. ODOT Rail Crossing Safety Improvement Grant Procurement

Upon a motion by Commissioner Hamner (second by Commissioner Roblan), the Board of Commissioners voted to authorize Port Staff to solicit and purchase the railroad crossing signal equipment funded under the Rail Crossing Safety Improvement grant, following State, Federal and Port procurement rules and as approved by ODOT, including utilizing a sole-source procurement process pursuant to ORS 279B.085 for Siemens manufactured equipment and/or soliciting an invitation to bid and awarding a purchasing contract for some or all of the equipment. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None.)

7. Public Comment

A. Clinton Herold commented on the Port's management and infrastructure projects, stating that the organization is neglecting local public assets to focus on state projects while ignoring operational bottlenecks and the physical limitations of the proposed channel modification. Mr. Herold also submitted written testimony.

B. Karie Silva provided written comment regarding the marine ways, asking the Port to provide a plan to safely repair the marine ways while awaiting funding for permanent replacement, and an immediate plan to ensure the fleet has the skilled personnel and facilities needed to prepare for the crab season.

8. CEO Comments

Lanelle Comstock stated the public comment period was extended for the Connect Oregon grant and expressed appreciation for the support received. CBRL has informed all rail customers of the planned closure of the Cushman Bride for one week starting October 23. This is to effect permanent repairs by Scott Partney Construction. The Charleston Marina surplus sale will be delayed and is now expected in November. The speeders will be on the CBRL the weekend of October 24 for their annual toy drive. Recently the Regional Solutions Advisory Committee met to review the applications for the Regional Infrastructure Funding opportunity and the $120,000 request for lighting improvements at the Charleston Marina did not rank in the top tiers for funding, though the Port intends to continue seeking funding for this project.

9. Commission Comments

Commissioner Edwards reiterated that the Charleston Shipyard is critical infrastructure for the larger vessels in the fleet and fixing the marine ways cannot come fast enough. He thanked the Port for the proactive approach with talking to contractors to effect the repairs.

10. Next Meeting Dates

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

11. Adjourn

President Stevens adjourned the meeting at 11:44 a.m. and entered into Executive Session, as authorized under ORS 192.660(2), to:

(e) conduct deliberations with persons designated by the governing body to negotiate real property transactions;

(f) consider information or records that are exempt by law from public inspection;

(g) consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations; and

(j) carry on negotiations under ORS Chapter 293 with private persons or businesses regarding proposed acquisition, exchange or liquidation of public investments.

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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 12, 2026

Subject: Invoices Paid for Commission Approval through October 2026

A/P checks issued per NetSuite financial system	92,611.41
Payroll disbursement per Umpqua Bank statement	114,507.96
Misc electronic disbursements per Umpqua Bank statement	205,892.77
Total Disbursements	**$ 413,012.14**

Management Reports

OREGON INTERNATIONAL Port of Coos Bay

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 12, 2026

SUBJECT: Administrative Services Management Report

Upcoming Scheduled Meetings and Events:

- Veteran's Day Observed - Offices Closed: Wednesday, November 11
- Special PCIP Commission Meeting: Thursday, November 19, 11:00 am
- November Regular Commission Meeting: Thursday, November 19, following PCIP
- Thanksgiving Holiday - Offices Closed: Thursday & Friday, November 26 & 27
- December PCIP Commission Meeting: Tuesday, December 1, 8:00 am
- Harbor Safety Committee Meeting*: Wednesday, December 2, 1:00 pm
- December Regular Commission Meeting: Thursday, December 17, 11:00 am

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

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

HUMAN RESOURCES

Personnel Changes: This last week was a full week of personnel changes. Ray Dwire, Charleston Marina Manager; Christina Sanders, Administrative Assistant; and Josh Maggard, Security Officer; are no longer employed by the Port of Coos Bay. We wish Ray, Christina, and Josh great success in their future endeavors. All job announcements are actively posted and listed below.

Recruitment:

- **Marina Manager Job Announcement:** The Charleston Marina Complex is more than a marina – it's a thriving coastal community, a working waterfront, and an important part of the economic heartbeat of Oregon's South Coast. The Oregon International Port of Coos Bay is looking for an energetic, hands-on leader to take the helm as Charleston Marina Complex Manager. This is an exciting opportunity to lead a diverse and dynamic operation where commercial fishing, recreational boating, tourism, marine businesses, and shipyard operations all come together. If you're a strategic thinker who enjoys being out in the field, building relationships, solving challenges, leading people, and making things happen, we invite you to bring your leadership and vision to one of Oregon's most unique waterfront destinations.

As our Charleston Marina Manager, you will be a member of the Senior Leadership team that sets the strategic direction for the organization and you will be directly accountable for the overall management and operations of the Charleston Marina Complex. To be successful in this role, you need to have an in depth knowledge of harbor and port operations, management and regulations, commercial and recreational vessel operations, project management, and budgeting and accounting. You need to have the ability to problem solve and you must possess exemplary customer service skills. The full job announcement can be found on the Port's website at https://www.portofcoosbay.com/charleston-marina-manager

- **Administrative Assistant Job Announcement:** The Oregon International Port of Coos Bay is looking for more than an Administrative Assistant who can keep an office running – we're looking for an exceptionally organized, detail-driven professional who takes pride in getting things right and seeing projects through to completion. As our Administrative Assistant, you'll play a critical role in keeping the organization moving forward, supporting executive leadership and the Board of Commissioners, managing important public records, coordinating complex projects, and ensuring that no detail falls through the cracks. This is a position for someone who thrives on being challenged, takes ownership of their work, anticipates what needs to be done, and finds satisfaction in bringing order, accuracy, and efficiency to everything they touch. If you're a proactive problem-solver who loves a full plate, takes initiative, and knows that the smallest details can make the biggest difference, we want to hear from you!

  As our Administrative Assistant, you must possess keen attention to detail and strong proofreading skills as well as strong organizational and problem solving skills. You will need to have an Associate degree and 5 years of experience in a similar position or, an equivalent combination of education and experience sufficient to successfully perform the essential duties of the job. The full job announcement can be found on the Port's website at https://www.portofcoosbay.com/administrative-assistant

- **Security Officer Job Announcement:** Join the Port of Coos Bay as a Security Officer and help keep the Charleston Marina Complex safe and welcoming. In this uniformed role, you'll be an important member of our team, patrolling Port properties to detect, deter, and report criminal activity, assisting customers, and protecting Port and personal assets. You will also be a friendly, frontline resource for customers during and after normal working hours.

  We'd love to hear from you if you have at least one year of relevant work experience, a high school diploma or GED, and a valid driver's license. You will also need a valid Department of Public Safety Standards and Training Private Security Training Certification, or the ability to obtain one. The full job announcement can be found on the Port's website at https://www.portofcoosbay.com/security-officer

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, 2026. 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**.**

ADMINISTRATION

TGM Grant: Unfortunately, the Port was not successful in obtaining ODOT's Transportation Growth Management for the Rail Trail Feasibility Study. The Core Team is currently looking into additional funding opportunities to continue to move this project forward.

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 $684,193 on property and liability insurance for the 2026/27 fiscal year.

Hub Building Vacancy: Creative Creations, a lessee of the Hub Building, will be closing their business on December 24 and vacating their retail space. We are sad to see their business close. Please support their local small business for your holiday shopping.

145 South Broadway is a prime retail location with Highway 101 frontage in the historic Hub Building in the heart of Coos Bay. The space is 1,421 square feet, with an office and storage area. This space will be available January 1, 2027. Additional information can be found on the Port's website: https://www.portofcoosbay.com/files/8aa6fd92f/145+Broadway+For+Lease.pdf

CHARLESTON

Until a Marina Manager is hired, Charleston Marina updates will be included in the Administration report.

Holiday Lights Santa Shuttle: The Santa Shuttle will be running again from the Charleston Marina to the Shore Acres State Park Holiday Lights.



- The shuttle is free and if using the shuttle, reservations are not needed to visit the Holiday Lights.
- Two shuttles will operate on Fridays & Sundays and three shuttles will operate on Saturdays. Two shuttles will also be operating on Thanksgiving, Christmas Eve and New Year's Eve, all of which are Thursdays this year.
- The shuttle will pick up in the Charleston Marina parking lot on the corner of Guano Rock Lane and Crossline Road.
- The Shuttle will run from approximately 4:15 pm to 8:00 pm from the Marina to the Park and will return visitors to the Marina between 5:00 pm and 9:00 pm. The last shuttle to the Park will depart no later than 8:10 pm from the Marina. Shore Acres State Park closes at 9:00 pm.
- While waiting for the shuttle, stop by the Charleston Fishing Families office for some coffee, cocoa, goodies and warmth!
- For more information, visit: https://www.oregonsadventurecoast.com/event/annual-holiday-lights-at-shore-acres/

Ice Plant: The Charleston Marina Ice Plant is currently down through the month of November for planned maintenance and repairs.

Charleston Marina Trunk or Treat: Charleston Marina Staff participated in the Charleston Fishing Families annual "Halloween Trunk or Treat" event that took place in the Inner Basin parking lot at the Charleston Marina on Halloween Day. This was an amazing event with over 1,000 trick or treaters visiting. Thank you to the Charleston Fishing Families for planning another amazing event for our community.







Charleston Surplus Sale: Due to limited staff, the Charleston Marina Surplus Sale has been delayed. Keep an eye out for updates!

OREGON INTERNATIONAL
Port of Coos Bay

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 12, 2026

SUBJECT: Accounting & Finance Management Report

We hereby present September and September Year-to-Date (3 months) financial results for the Port.

Operating Revenue:
Operating revenue totaled $391K, exceeding the budget of $335K by $56K. All departments except Admin exceeded their revenue budgets. Admin's shortfall was due to the timing of lease renewals and CPIs. Port Ops' revenues were higher due to unanticipated property agreements. Rail Ops revenue exceeded budget because surcharges were higher than planned. Charleston Ops' revenue exceeded budget in Building and Dock Leases, RV Park, and Ice Plant. Other Revenue will decrease next period when bad debt is adjusted.

Operating Expense:
Operating expenses totaled $309K compared to a budget of $367K, which was less than planned by $58K. All departments underspent their budgets this month. Expenses this month were consistent with prior periods, except in Charleston. Charleston's expenses were lower in the personnel services and repairs and maintenance line items because maintenance staff were dredging in Garibaldi.

Operating Result:
September's operating result was a net gain of $82K compared to a planned net loss of $32K. This result was $114K better than planned. All departments had a better net result than planned.

Other Income & Expense:
Other revenues totaled $26K, which was greater than planned by $5K. Most of the overage is property tax receipts. Other Expenses total $27K, which was $797 less than budgeted. The increase in the Financial Expenses & Taxes line was related to the insurance claim for a damaged vehicle; the insurance payment was received in the prior month. Other expense line items were under budget because interest due was lower and there was no capital expenditure during the period.

Net Result & Year to Date:
September had a net gain of $82K compared to a budgeted net loss of $38K resulting in a positive variance of $120K. Year to date the General Fund has a net gain of $287K, compared to a $5K net loss, which is better than planned by $292K.

Other Comments:

October Total Cash Balance	Unrestricted OIPCB Funds	Total Restricted	Restricted	
			State Dredge Funds	IFA Channel Mod
5,752,782.50	1,899,214.51	3,853,567.99	84,852.06	3,768,715.93

The total cash balance in all bank accounts at October month end was $5,752,782.50, a decrease from September by $8,658.36. Restricted funds are detailed in the table above. Total interest earnings for the month totaled $15,874.07 of which $2,553.61 was earned on unrestricted funds. Interest earned on restricted funds is added to the respective restricted fund balances, while interest earned on unrestricted funds is recognized by the General Fund. No interest was earned in the money market account. Pool (LGIP) interest rate increased to 4.11% per annum, an increase of 0.09% from the prior month and 0.11% from the beginning of the fiscal year.

Financial Report - Actual vs. Budget - General Fund

For Period Ending Sep 2026

		Current Period				Same Month Last Year			Year to Date							Year End		
		Sep 2026				Sep 2025			Jul 2026 - Sep 2026				Prior FYTD vs Current FYTD			Jul 2026 - Jun 2027		
		Actual	Budget	$ Diff	% Diff	Actual	$ Diff	% Diff	Actual	Budget	$ Diff	% Diff	Last FY	$ Diff	% Diff	Projected	Budget	% Diff
1	**Operating Income**																	
33	Administration	18,642	19,274	(632)	(3%)	15,137	3,505	23%	55,905	57,658	(1,753)	(3%)	45,564	10,341	23%	229,996	231,749	(1%)
20	Port Operations	22,606	13,564	9,042	67%	31,959	(9,353)	(29%)	86,981	44,358	42,624	96%	78,733	8,249	10%	228,175	185,551	23%
21	Railroad Operations	32,063	29,230	2,833	10%	17,708	14,355	81%	156,260	120,036	36,223	30%	114,003	42,257	37%	507,988	471,764	8%
22	***Charleston Operations***																	
23	Building & Dock Leases	23,401	22,279	1,122	5%	20,644	2,757	13%	69,006	66,836	2,170	3%	61,099	7,907	13%	269,513	267,343	1%
24	Property Agreements	2,500	2,500	0	0%	0	2,500	-	7,500	7,500	0	0%	0	7,500	-	30,000	30,000	0%
25	Marina	113,470	119,885	(6,416)	(5%)	124,131	(10,661)	(9%)	322,477	328,989	(6,512)	(2%)	338,743	(16,266)	(5%)	1,288,342	1,294,854	(1%)
26	Shipyard	24,013	25,828	(1,815)	(7%)	24,072	(59)	(0%)	72,691	93,437	(20,746)	(22%)	91,379	(18,688)	(20%)	370,231	390,976	(5%)
27	RV Park	65,652	57,481	8,171	14%	55,936	9,715	17%	200,607	202,740	(2,133)	(1%)	198,394	2,214	1%	391,688	393,821	(1%)
28	Ice Plant	79,872	47,418	32,454	68%	64,424	15,448	24%	237,885	139,717	98,168	70%	189,827	48,058	25%	386,831	288,663	34%
29	Travel Lift	7,085	13,858	(6,773)	(49%)	6,949	136	2%	20,550	33,167	(12,617)	(38%)	16,631	3,919	24%	96,883	109,500	(12%)
30	Other	1,970	(16,193)	18,163	(112%)	1,329	641	48%	7,494	(3,579)	11,072	(309%)	6,344	1,150	18%	(3,242)	(14,314)	(77%)
31	***Total Charleston Operations***	317,963	273,056	44,906	16%	297,485	20,477	7%	938,210	868,808	69,402	8%	902,415	35,795	4%	2,830,245	2,760,843	3%
32	**Total Operating Income**	**391,273**	**335,124**	**56,149**	**17%**	**362,290**	**28,984**	**8%**	**1,237,356**	**1,090,860**	**146,496**	**13%**	**1,140,714**	**96,642**	**8%**	**3,796,403**	**3,649,907**	**4%**
34	**Operating Expenses**																	
35	Administration	116,463	130,224	13,761	11%	122,419	5,957	5%	340,907	390,679	49,773	13%	362,601	21,694	6%	1,583,324	1,633,097	3%
37	Port Operations	17,172	26,783	9,611	36%	19,864	2,692	14%	50,753	74,549	23,796	32%	58,208	7,455	(13%)	277,064	300,860	(8%)
38	Railroad Operations	27,044	46,037	18,993	41%	26,520	(524)	(2%)	81,132	138,112	56,980	41%	94,441	13,309	(14%)	495,468	552,448	(10%)
39	Charleston Operations	148,549	163,887	15,337	9%	401,069	252,519	63%	510,493	490,136	(20,357)	(4%)	775,186	264,693	(34%)	2,624,846	2,604,488	1%
40	**Total Expenses**	**309,228**	**366,930**	**57,703**	**16%**	**569,871**	260,644	**46%**	**983,285**	**1,093,476**	**110,191**	**10%**	**1,290,436**	**307,151**	**24%**	**4,980,701**	**5,090,892**	**2%**
42	**Operating Results**				-													
43	Administration	(97,821)	(110,950)	13,129	12%	(107,282)	9,461	(9%)	(285,002)	(333,022)	48,020	86%	(317,037)	32,035	(10%)	(1,353,328)	(1,401,348)	3%
45	Port Operations	5,434	(13,219)	18,653	141%	12,095	(6,661)	(55%)	36,229	(30,191)	66,420	(120%)	20,525	15,704	77%	(48,889)	(115,309)	58%
46	Railroad Operations	5,019	(16,807)	21,826	130%	(8,812)	13,831	(157%)	75,127	(18,076)	93,203	(416%)	19,561	55,566	284%	12,520	(80,683)	116%
47	Charleston Operations	169,414	109,170	60,244	(55%)	(103,583)	272,997	(264%)	427,717	378,672	49,045	113%	127,229	300,488	236%	205,399	156,355	(31%)
48	**Totals Operating Results**	**82,046**	**(31,806)**	**113,852**	**358%**	**(207,582)**	**289,628**	**(140%)**	**254,071**	**(2,616)**	**256,687**	**(9711%)**	**(149,722)**	**403,793**	**(270%)**	**(1,184,298)**	**(1,440,985)**	**18%**
50	Tax Collected	14,792	10,198	4,594	45%	11,462	3,330	29%	60,306	46,769	13,536	29%	49,987	10,319	21%	2,531,718	2,518,182	1%
51	Financial Income	9,331	8,224	1,107	13%	8,212	1,120	14%	28,478	25,894	2,584	10%	23,006	5,471	24%	121,071	118,487	2%
52	Grant Income	0	0	0	-	27,853	(27,853)	(100%)	0	0	0	-	27,853	(27,853)	(100%)	526,493	526,493	0%
54	Other Income	2,262	2,469	(207)	(8%)	9,539	(7,277)	(76%)	17,120	5,251	11,869	226%	11,448	5,672	50%	1,518,525	1,506,657	1%
55	**Total Other Income**	**26,386**	**20,891**	**5,495**	**26%**	**57,066**	**(30,680)**	**(54%)**	**105,903**	**77,914**	**27,989**	**36%**	**112,294**	**(6,391)**	**(6%)**	**4,697,807**	**4,669,818**	**1%**
57	Financial Expenses & Taxes	14,944	7,326	(7,618)	104%	4,618	(10,326)	224%	36,867	18,349	(18,519)	101%	13,892	(22,975)	165%	1,650,296	1,631,777	(1%)
58	Debt Service	11,729	15,143	3,414	(23%)	19,371	7,642	(39%)	35,918	47,007	11,089	(24%)	67,214	31,296	(47%)	1,380,967	1,392,056	1%
59	Capital Outlays	0	5,000	5,000	(100%)	0	0	-	0	15,000	15,000	(100%)	0	0	-	190,000	205,000	7%
61	**Total Other Expenses**	**26,673**	**27,470**	**797**	**(3%)**	**23,989**	**(2,684)**	**11%**	**72,786**	**80,356**	**7,570**	**(9%)**	**81,106**	**8,320**	**(10%)**	**3,221,263**	**3,228,833**	**(0%)**
63	**Net Result**	**81,759**	**(38,385)**	**120,143**	**313%**	**(174,505)**	**256,263**	**(147%)**	**287,188**	**(5,058)**	**292,246**	**(5778%)**	**(118,534)**	**405,722**	**(342%)**	**292,246**	**(0)**	-

Financial Report - Actual vs. Budget
For Period Ending Sep 2026
amounts in $US dollars

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

Oregon's Seaport... Port of Coos Bay
OREGON INTERNATIONAL Port of Coos Bay

Administration	Current Period				Same Month Last Year			Year to Date							Year End		
	Sep 2026				Sep 2025			Jul 2026 - Sep 2026				Prior FYTD vs Current FYTD			Jul 2026 - Jun 2027		
	Actual	Budget	$ Diff	% Diff	Actual	$ Diff	% Diff	Actual	Budget	$ Diff	% Diff	Last FY	$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4005 Building & Dock Leases	17,371	17,991	(620)	-3%	14,044	3,328	24%	52,064	53,808	(1,743)	-3%	41,895	10,169	24%	214,605	216,349	-1%
4180 Merchandise	0	0	0	-	0	0	-	4	0	4	-	0	4	-	4	0	-
4245 CCURA	1,250	1,250	0	0%	1,075	175	16%	3,750	3,750	0	0%	3,575	175	5%	15,000	15,000	0%
4290 Other	21	33	(13)	-38%	19	2	10%	87	100	(13)	-13%	94	(7)	-7%	387	400	-3%
Total Operating Income	**18,642**	**19,274**	**(632)**	**-3%**	**15,137**	**3,505**	**23%**	**55,905**	**57,658**	**(1,753)**	**-3%**	**45,564**	**10,341**	**23%**	**229,996**	**231,749**	**-1%**
Expenses																	
Personnel Services																	
5005 Salaries	49,608	50,057	449	1%	46,976	(2,632)	-6%	137,017	150,170	13,153	9%	140,979	3,962	3%	637,779	650,933	2%
Total Compensation	**49,608**	**50,057**	**449**	**1%**	**46,976**	**(2,632)**	**-6%**	**137,017**	**150,170**	**13,153**	**9%**	**140,979**	**3,962**	**3%**	**637,779**	**650,933**	**2%**
5100 Federal Payroll taxes	3,708	3,829	122	3%	3,512	(195)	-6%	10,260	11,488	1,228	11%	10,570	310	3%	48,569	49,796	2%
5105 State Payroll taxes	0	198	198	100%	0	0	-	0	594	594	100%	0	0	-	1,980	2,574	23%
5110 Unemployment Insurance	652	412	(239)	-58%	396	(256)	-65%	1,889	1,237	(652)	-53%	1,242	(648)	-52%	6,015	5,363	-12%
5115 Workers compensation	88	275	187	68%	(180)	(268)	149%	96	824	728	88%	(118)	(214)	181%	2,844	3,572	20%
Total Payroll Taxes	**4,447**	**4,714**	**267**	**6%**	**3,728**	**(719)**	**-19%**	**12,246**	**14,143**	**1,897**	**13%**	**11,694**	**(552)**	**-5%**	**59,407**	**61,304**	**3%**
5200 Medical insurance	4,511	6,590	2,079	32%	4,006	(505)	-13%	13,534	19,770	6,237	32%	13,802	269	2%	72,844	79,081	8%
5205 Dental insurance	714	845	131	16%	741	27	4%	2,142	2,536	394	16%	2,138	(4)	0%	9,749	10,143	4%
5215 Term life insurance	0	88	88	100%	75	75	100%	150	263	113	43%	225	75	33%	938	1,050	11%
5225 PERS Employer Contributions	11,122	12,059	937	8%	10,430	(692)	-7%	33,080	36,176	3,096	9%	31,302	(1,777)	-6%	153,713	156,810	2%
5230 PERS Employee Contributions	2,770	3,003	233	8%	2,598	(172)	-7%	8,239	9,010	771	9%	7,796	(443)	-6%	38,285	39,056	2%
5295 Allocations	(2,054)	(1,277)	777	-61%	(6,261)	(4,207)	67%	(5,311)	(3,831)	1,481	-39%	(12,827)	(7,516)	59%	(18,085)	(16,605)	-9%
Total Insured Benefits	**17,063**	**21,308**	**4,245**	**20%**	**11,589**	**(5,474)**	**-47%**	**51,833**	**63,924**	**12,091**	**19%**	**42,436**	**(9,396)**	**-22%**	**257,444**	**269,535**	**4%**
Total Personnel Services	**71,118**	**76,079**	**4,961**	**7%**	**62,294**	**(8,824)**	**-14%**	**201,095**	**228,237**	**27,142**	**12%**	**195,109**	**(5,986)**	**-3%**	**954,630**	**981,772**	**3%**
Goods & Services																	
6005 Seminars & training	75	253	178	70%	100	25	25%	725	760	35	5%	100	(625)	-625%	3,005	3,040	1%
Total Staff Training	**75**	**253**	**178**	**70%**	**100**	**25**	**25%**	**725**	**760**	**35**	**5%**	**100**	**(625)**	**-625%**	**3,005**	**3,040**	**1%**
6020 Travel - airfare	0	83	83	100%	0	0	-	0	250	250	100%	0	0	-	750	1,000	25%
6025 Travel - lodging & transportation	275	283	8	3%	885	610	69%	275	850	575	68%	1,271	996	78%	2,825	3,400	17%
6030 Travel - Per Diem & mileage reimbursement	0	83	83	100%	0	0	-	0	250	250	100%	0	0	-	750	1,000	25%
6035 Meals & Entertainment	0	104	104	100%	0	0	-	0	313	313	100%	96	96	100%	937	1,250	25%
Total Travel & Entertainment	**275**	**554**	**279**	**50%**	**885**	**610**	**69%**	**275**	**1,662**	**1,388**	**83%**	**1,367**	**1,092**	**80%**	**5,262**	**6,650**	**21%**
6050 Office supplies	1,604	250	(1,354)	-541%	137	(1,466)	-1070%	2,313	750	(1,563)	-208%	465	(1,848)	-398%	4,563	3,000	-52%
6055 Kitchen supplies	0	21	21	100%	0	0	-	8	62	55	88%	0	(8)	-	195	250	22%
6060 IT supplies	0	500	500	100%	0	0	-	25	1,500	1,475	98%	0	(25)	-	4,525	6,000	25%
6070 Postage & courier services	400	292	(108)	-37%	400	0	0%	1,213	875	(338)	-39%	809	(404)	-50%	3,838	3,500	-10%
6075 Memberships & dues	1,796	1,894	98	5%	2,890	1,095	38%	5,421	5,681	261	5%	7,171	1,750	24%	22,465	22,725	1%
6077 Subscriptions	125	18	(107)	-585%	100	(25)	-25%	125	55	(70)	-128%	100	(25)	-25%	289	219	-32%
6085 Office equipment lease	462	154	(308)	-200%	462	0	0%	462	462	0	0%	462	0	0%	1,847	1,847	0%
6087 Office equipment repairs & maintenance	139	250	111	45%	170	32	19%	357	750	393	52%	378	21	6%	2,607	3,000	13%
6090 IT SW subscriptions & licenses	13,351	12,534	(818)	-7%	14,314	963	7%	40,654	37,601	(3,052)	-8%	37,557	(3,097)	-8%	153,457	150,404	-2%
6095 Commission expenses	198	283	85	30%	216	18	8%	594	850	256	30%	611	18	3%	3,144	3,400	8%
Total Office Expense	**18,074**	**16,195**	**(1,879)**	**-12%**	**18,689**	**615**	**3%**	**51,170**	**48,586**	**(2,584)**	**-5%**	**47,552**	**(3,618)**	**-8%**	**196,929**	**194,345**	**-1%**
6100 Telephone - landline	476	483	7	2%	372	(104)	-28%	1,431	1,450	19	1%	1,152	(280)	-24%	5,781	5,800	0%
6105 Telephone - mobile	158	168	10	6%	198	39	20%	475	505	30	6%	620	145	23%	1,990	2,020	1%
6110 Internet services	396	413	18	4%	292	(103)	-35%	1,187	1,240	53	4%	877	(310)	-35%	4,907	4,960	1%
6130 Electricity	503	790	286	36%	774	270	35%	1,456	2,450	994	41%	2,400	944	39%	9,374	10,368	10%
6135 Water/Sewer	242	286	44	16%	272	30	11%	818	786	(32)	-4%	747	(71)	-10%	3,392	3,360	-1%
6140 Garbage/Sanitation Collection	331	342	10	3%	321	(10)	-3%	994	1,025	31	3%	963	(31)	-3%	4,069	4,100	1%
Total Utilities	**2,107**	**2,483**	**376**	**15%**	**2,229**	**122**	**5%**	**6,362**	**7,456**	**1,094**	**15%**	**6,758**	**396**	**6%**	**29,514**	**30,608**	**4%**
6205 Janitorial services	949	974	25	3%	904	(45)	-5%	2,848	2,921	74	3%	2,712	(136)	-5%	11,612	11,685	1%
6215 Payroll services	544	569	24	4%	578	34	6%	1,224	1,706	482	28%	1,347	123	9%	6,913	7,395	7%
6245 Legal advertising	0	83	83	100%	0	0	-	0	250	250	100%	0	0	-	750	1,000	25%
6250 Legal services	141	6,667	6,526	98%	6,072	5,931	98%	2,121	20,000	17,880	89%	7,642	5,521	72%	62,120	80,000	22%
6255 Auditing	0	6,250	6,250	100%	0	0	-	2,940	18,750	15,810	84%	6,300	3,360	53%	59,190	75,000	21%
6260 Consulting services	2,568	910	(1,658)	-182%	12,436	9,868	79%	2,649	2,730	82	3%	46,097	43,448	94%	10,839	10,920	1%
6290 Commercial insurance	6,059	3,694	(2,364)	-64%	4,546	(1,513)	-33%	18,176	11,083	(7,093)	-64%	13,637	(4,539)	-33%	51,425	44,332	-16%
Total Professional Services	**10,261**	**19,147**	**8,886**	**46%**	**24,535**	**14,274**	**58%**	**29,956**	**57,440**	**27,484**	**48%**	**77,734**	**47,778**	**61%**	**202,848**	**230,332**	**12%**
6315 Advertising	0	83	83	100%	0	0	-	0	250	250	100%	0	0	-	750	1,000	25%

Financial Report - Actual vs. Budget
For Period Ending Sep 2026
amounts in $US dollars

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

Oregon's Seaport... Port of Coos Bay
OREGON INTERNATIONAL Port of Coos Bay

Administration		Current Period				Same Month Last Year			Year to Date							Year End		
		Sep 2026				Sep 2025			Jul 2026 - Sep 2026				Prior FYTD vs Current FYTD			Jul 2026 - Jun 2027		
		Actual	Budget	$ Diff	% Diff	Actual	$ Diff	% Diff	Actual	Budget	$ Diff	% Diff	Last FY	$ Diff	% Diff	Projected	Budget	% Diff
6340	Legislative support	13,700	14,108	408	3%	13,688	(12)	0%	41,100	42,325	1,225	3%	32,896	(8,204)	-25%	168,075	169,300	1%
6345	Community affairs	0	208	208	100%	0	0	-	450	625	175	28%	0	(450)	-	2,325	2,500	7%
6351	Awards & Recognitions	0	42	42	100%	0	0	-	0	125	125	100%	0	0	-	375	500	25%
	Total Marketing Expense	**13,700**	**14,442**	**742**	**5%**	**13,688**	**(12)**	**0%**	**41,550**	**43,325**	**1,775**	**4%**	**32,896**	**(8,654)**	**-26%**	**171,525**	**173,300**	**1%**
6400	Small equipment & tools	0	25	25	100%	0	0	-	0	75	75	100%	0	0	-	225	300	25%
6405	Safety/hazardous materials	0	21	21	100%	0	0	-	122	62	(60)	-96%	0	(122)	-	310	250	-24%
6420	Janitorial supplies	75	83	8	9%	0	(75)	-	232	250	18	7%	240	8	4%	982	1,000	2%
6425	Operational supplies	0	42	42	100%	0	0	-	13	125	112	89%	122	109	89%	388	500	22%
	Total Operational Expense	**75**	**171**	**95**	**56%**	**0**	**(75)**	**-**	**368**	**512**	**145**	**28%**	**363**	**(5)**	**-1%**	**1,905**	**2,050**	**7%**
6500	Repairs & maintenance equipment	0	0	0	-	0	0	-	6,393	0	(6,393)	-	0	(6,393)	-	6,393	0	-
6510	Repairs & maintenance buildings	833	892	59	7%	0	(833)	-	3,028	2,675	(353)	-13%	690	(2,338)	-339%	11,053	10,700	-3%
6580	Permits	0	0	0	-	0	0	-	0	0	0	-	0	0	-	200	200	0%
	Total Repair and Maintenance	**903**	**900**	**(3)**	**0%**	**0**	**(903)**	**-**	**9,531**	**2,700**	**(6,831)**	**-253%**	**722**	**(8,809)**	**-1220%**	**17,831**	**11,000**	**-62%**
Total Goods & Services		**45,469**	**54,145**	**8,675**	**16%**	**60,125**	**14,656**	**24%**	**139,936**	**162,442**	**22,506**	**14%**	**167,492**	**27,555**	**16%**	**628,819**	**651,325**	3%
Total Expenses		116,588	130,224	**13,636**	**10%**	122,419	5,832	5%	341,032	390,679	49,648	13%	362,601	21,569	6%	1,583,449	1,633,097	3%
Operating Results		(97,946)	(110,950)	**13,004**	**-12%**	(107,282)	9,336	-9%	(285,127)	(333,022)	47,895	-14%	(317,037)	31,910	-10%	(1,353,453)	(1,401,347.98)	-3%
Other Income & Expenses																		
Other Income																		
4405	Property Taxes - Current Year	7,875	5,656	2,219	39%	5,712	2,163	38%	39,982	32,554	7,428	23%	32,876	7,106	22%	2,147,610	2,140,182	0%
4410	Property Taxes - Prior Years	6,604	4,542	2,062	45%	5,334	1,270	24%	20,010	14,215	5,795	41%	16,695	3,315	20%	55,795	50,000	12%
4470	Property Taxes - Sublet Facilities	0	0	0	-	0	0	-	0	0	0	-	0	0	-	11,000	11,000	0%
4505	Interest - Bank	1,957	850	1,107	130%	838	1,120	134%	6,356	3,772	2,584	68%	885	5,471	618%	32,584	30,000	9%
4506	Interest - Southport Note	978	978	0	0%	1,167	(189)	-16%	2,982	2,982	0	0%	3,547	(565)	-16%	11,062	11,062	0%
4515	Principal Repayment - Southport Note	6,396	6,396	0	0%	6,207	189	3%	19,139	19,139	0	0%	18,574	565	3%	77,425	77,425	0%
4695	Grants Received - Other	0	0	0	-	27,853	(27,853)	-100%	0	0	0	-	27,853	(27,853)	-100%	0	0	-
4905	Other	111	0	111	-	0	111	-	328	0	328	-	93	236	255%	328	0	-
	Total Other Income	**23,920**	**18,422**	**5,498**	**30%**	**47,111**	**(23,190)**	**-49%**	**88,798**	**72,663**	**16,135**	**22%**	**100,523**	**(11,725)**	**-12%**	**2,335,804**	**2,319,669**	**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	326	333	8	2%	332	6	2%	984	1,000	16	2%	982	(1)	0%	3,984	4,000	0%
6750	Fines & Penalties	0	0	0	-	0	0	-	80	0	(80)	-	0	(80)	-	80	0	-
6755	Insurance Claims	9,636	0	(9,636)	-	0	(9,636)	-	9,636	0	(9,636)	-	0	(9,636)	-	9,636	0	-
6995	Budget Contingency	0	0	0	-	0	0	-	0	0	0	-	0	0	-	1,559,777	1,559,777	0%
	Total Taxes & Misc Expenses	**9,962**	**333**	**(9,629)**	**-2889%**	**332**	**(9,630)**	**-2902%**	**10,700**	**1,000**	**(9,700)**	**-970%**	**982**	**(9,718)**	**-989%**	**1,584,477**	**1,574,777**	**-1%**
Debt Services & Capital Expense																		
7005	Principal repayment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	130,000	130,000	0%
7010	Interest payment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	60,693	60,693	0%
8010	CIP Buildings	0	833	833	100%	0	0	-	0	2,500	2,500	100%	0	0	-	7,500	10,000	25%
	Total Debt Services & Capital Expenses	**0**	**833**	**833**	**100%**	**0**	**0**	**-**	**0**	**2,500**	**2,500**	**100%**	**0**	**0**	**-**	**198,193**	**200,693**	**1%**
Total Other Expenses		**9,962**	**1,167**	**(8,795)**	**-754%**	**332**	**(9,630)**	**-2902%**	**10,700**	**3,500**	**(7,200)**	**-206%**	**982**	**(9,718)**	**-989%**	**1,782,670**	**1,775,470**	**0%**
Net Other Income		**13,958**	**17,255**	**(3,297)**	**-19%**	**46,779**	**(32,820)**	**-70%**	**78,098**	**69,163**	**8,935**	**13%**	**99,540**	**(21,442)**	**-22%**	**553,134**	**544,199**	**2%**
Net Result		**(83,987)**	**(93,694)**	**9,707**	**-10%**	**(60,503)**	**(23,484)**	**39%**	**(207,029)**	**(263,859)**	**56,830**	**-22%**	**(217,496)**	**10,468**	**-5%**	**(800,319)**	**(857,149)**	**-7%**

Financial Report - Actual vs. Budget
For Period Ending Sep 2026
amounts in $US dollars

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

Oregon's Seaport... Port of Coos Bay
OREGON INTERNATIONAL Port of Coos Bay

Charleston Ops		Current Period Sep 2026				Same Month Last Year Sep 2025			Year to Date Jul 2026 - Sep 2026				Prior FYTD vs Current FYTD			Year End Jul 2026 - Jun 2027		
		Actual	Budget	$ Diff	% Diff	Actual	$ Diff	% Diff	Actual	Budget	$ Diff	% Diff	Last FY	$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																		
4005	Building & Dock Leases	23,401	22,279	1,122	5%	20,644	2,757	13%	69,006	66,836	2,170	3%	61,099	7,907	13%	269,513	267,343	1%
4010	Property Agreements	2,500	2,500	0	0%	0	2,500	-	7,500	7,500	0	0%	0	7,500	-	30,000	30,000	0%
4100	Annual Moorage	31,973	41,932	(9,959)	-24%	41,285	(9,312)	-23%	86,162	93,660	(7,498)	-8%	92,214	(6,052)	-7%	409,502	417,000	-2%
4105	Semi-Annual Moorage	15,252	14,375	877	6%	12,012	3,241	27%	46,817	49,563	(2,746)	-6%	41,414	5,404	13%	264,864	267,609	-1%
4110	Monthly Moorage	16,532	15,088	1,445	10%	14,706	1,826	12%	53,093	47,222	5,871	12%	46,027	7,066	15%	166,657	160,786	4%
4115	Transient Moorage	18,460	15,643	2,817	18%	22,106	(3,647)	-16%	40,462	41,291	(829)	-2%	58,350	(17,888)	-31%	101,238	102,067	-1%
4118	Work Dock	3,829	2,835	994	35%	2,649	1,180	45%	9,874	20,946	(11,071)	-53%	19,574	(9,700)	-50%	79,193	90,264	-12%
4120	Metered Utilities	128	0	128	-	0	128	-	401	429	(28)	-7%	354	47	13%	1,472	1,500	-2%
4125	Launch Ramp	7,254	8,381	(1,127)	-13%	9,004	(1,750)	-19%	21,800	25,015	(3,215)	-13%	26,876	(5,076)	-19%	54,785	58,000	-6%
4135	Storage Yard	6,051	4,047	2,005	50%	5,462	589	11%	18,899	12,213	6,685	55%	16,485	2,414	15%	61,021	54,335	12%
4140	Storage Unit	18,987	21,253	(2,266)	-11%	20,357	(1,370)	-7%	58,259	62,121	(3,863)	-6%	59,501	(1,242)	-2%	241,570	245,433	-2%
4145	Long Term Boat Storage	7,420	9,756	(2,337)	-24%	8,937	(1,517)	-17%	21,432	30,334	(8,902)	-29%	27,786	(6,354)	-23%	111,077	119,979	-7%
4150	Short Term Boat Storage	7,300	5,886	1,414	24%	6,681	619	9%	22,085	17,900	4,185	23%	20,317	1,768	9%	84,185	80,000	5%
4165	Space Rents	63,443	55,762	7,681	14%	54,220	9,223	17%	194,374	197,630	(3,256)	-2%	192,166	2,208	1%	376,131	379,388	-1%
4173	Laundry	1,126	919	207	22%	977	149	15%	2,518	2,460	58	2%	2,613	(96)	-4%	5,058	5,000	1%
4175	Propane	1,034	482	551	114%	579	455	79%	2,208	1,698	510	30%	2,037	171	8%	6,275	5,765	9%
4180	Merchandise	8	20	(12)	-59%	4	4	106%	190	60	130	217%	10	180	1803%	230	100	130%
4190	Ice	79,872	47,418	32,454	68%	64,424	15,448	24%	237,885	139,717	98,168	70%	189,827	48,058	25%	386,831	288,663	34%
4200	Boat Lifts	7,485	13,858	(6,373)	-46%	6,949	536	8%	20,950	33,167	(12,217)	-37%	16,631	4,319	26%	97,283	109,500	-11%
4230	Environmental Fee	4,130	4,789	(659)	-14%	3,952	178	4%	12,147	16,546	(4,399)	-27%	13,653	(1,506)	-11%	63,713	68,112	-6%
4235	Customer Discounts	(788)	0	(788)	-	(368)	(420)	114%	(788)	0	(788)	-	(368)	(420)	114%	(788)	0	-
4290	Other	2,566	8,333	(5,767)	-69%	2,907	(341)	-12%	12,937	25,000	(12,063)	-48%	15,850	(2,913)	-18%	87,937	100,000	-12%
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		**317,963**	**273,056**	**44,906**	**16%**	**297,485**	**20,477**	**7%**	**938,210**	**868,808**	**69,402**	**8%**	**902,415**	**35,795**	**4%**	**2,830,245**	**2,760,843**	**3%**
Expenses																		
Personnel Services																		
5005	Salaries	52,759	54,613	1,854	3%	55,507	2,748	5%	148,490	163,840	15,350	9%	187,153	38,663	21%	694,838	710,188	2%
5010	Other compensation	350	0	(350)	-	650	300	46%	1,095	0	(1,095)	-	2,000	905	45%	4,595	3,500	-31%
5015	Overtime	6,274	554	(5,721)	-1033%	1,074	(5,200)	-484%	8,551	1,661	(6,891)	-415%	3,669	(4,883)	-133%	14,089	7,198	-96%
5050	Merit Pool	0	604	604	100%	0	0	-	0	1,811	1,811	100%	0	0	-	6,037	7,848	23%
	Total Compensation	**59,384**	**55,771**	**(3,613)**	**-6%**	**57,231**	**(2,152)**	**-4%**	**158,136**	**167,312**	**9,175**	**5%**	**192,822**	**34,686**	**18%**	**719,559**	**728,734**	**1%**
5100	Federal Payroll taxes	4,346	4,241	(105)	-2%	4,174	(172)	-4%	11,620	12,723	1,103	9%	14,119	2,499	18%	54,045	55,148	2%
5105	State Payroll taxes	0	222	222	100%	0	0	-	0	665	665	100%	0	0	-	2,218	2,884	23%
5110	Unemployment Insurance	1,648	739	(909)	-123%	905	(742)	-82%	4,405	2,216	(2,189)	-99%	3,245	(1,160)	-36%	11,795	9,606	-23%
5115	Workers compensation	1,211	1,187	(24)	-2%	1,298	87	7%	853	3,561	2,708	76%	1,770	916	52%	12,730	15,438	18%
	Total Payroll Taxes	**7,204**	**6,389**	**(816)**	**-13%**	**6,377**	**(827)**	**-13%**	**16,878**	**19,166**	**2,287**	**12%**	**19,133**	**2,255**	**12%**	**80,788**	**83,075**	**3%**
5200	Medical insurance	11,896	13,462	1,565	12%	11,398	(498)	-4%	38,867	40,385	1,518	4%	40,015	1,148	3%	160,022	161,540	1%
5205	Dental insurance	729	799	70	9%	740	11	1%	2,371	2,396	25	1%	2,492	121	5%	9,559	9,584	0%
5215	Term life insurance	0	163	163	100%	178	178	100%	325	488	163	33%	578	253	44%	1,788	1,950	8%
5225	PERS Employer Contributions	12,720	13,053	332	3%	12,827	107	1%	37,725	39,158	1,433	4%	43,876	6,151	14%	168,304	169,737	1%
5230	PERS Employee Contributions	3,168	3,034	(134)	-4%	3,195	27	1%	9,067	9,103	36	0%	10,886	1,819	17%	39,423	39,459	0%
5295	Allocations	(38,045)	(15,466)	22,579	-146%	(9,377)	28,668	-306%	(59,120)	(46,399)	12,721	-27%	(18,196)	40,924	-225%	(213,843)	(201,122)	-6%
	Total Insured Benefits	**(9,531)**	**15,044**	**24,575**	**163%**	**18,961**	**28,492**	**150%**	**29,235**	**45,131**	**15,896**	**35%**	**79,650**	**50,415**	**63%**	**165,252**	**181,147**	**9%**
Total Personnel Services		**57,056**	**77,203**	**20,146**	**26%**	**82,569**	**25,512**	**31%**	**204,250**	**231,608**	**27,358**	**12%**	**291,606**	**87,356**	**30%**	**965,599**	**992,957**	**3%**
Goods & Services																		
6005	Seminars & training	0	8	8	100%	0	0	-	0	23	23	100%	85	85	100%	71	94	25%
	Total Staff Training	**0**	**8**	**8**	**100%**	**0**	**0**	-	**0**	**23**	**23**	**100%**	**85**	**85**	**100%**	**71**	**94**	**25%**
6025	Travel - lodging & transportation	155	42	(113)	-272%	0	(155)	-	155	125	(30)	-24%	0	(155)	-	530	500	-6%
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%	0	0	-	94	125	25%
	Total Travel & Entertainment	**155**	**106**	**(49)**	**-46%**	**0**	**(155)**	-	**155**	**319**	**164**	**51%**	**0**	**(155)**	-	**1,111**	**1,275**	**13%**
6050	Office supplies	69	83	14	17%	82	13	15%	147	250	103	41%	199	51	26%	897	1,000	0
6055	Kitchen supplies	0	4	4	100%	0	0	-	0	13	13	100%	0	0	-	37	50	25%
6060	IT supplies	0	0	0	-	927	927	100%	111	0	(111)	-	927	816	88%	111	0	-
6070	Postage & courier services	0	1	1	100%	0	0	-	0	4	4	100%	0	0	-	12	16	25%
6090	IT SW subscriptions & licenses	3,885	4,704	819	17%	3,367	(518)	-15%	11,655	14,111	2,456	17%	12,331	676	5%	53,989	56,446	4%
	Total Office Expense	**4,021**	**4,853**	**831**	**17%**	**4,445**	**424**	**10%**	**12,105**	**14,558**	**2,453**	**17%**	**13,653**	**1,549**	**11%**	**55,778**	**58,232**	**4%**
6100	Telephone - landline	287	168	(119)	-71%	401	115	29%	857	504	(353)	-70%	862	5	1%	2,369	2,016	-18%
6105	Telephone - mobile	358	322	(36)	-11%	297	(60)	-20%	1,072	966	(106)	-11%	1,046	(26)	-2%	3,970	3,864	-3%
6110	Internet services	1,028	1,095	67	6%	1,763	735	42%	3,073	3,285	212	6%	5,171	2,099	41%	12,928	13,140	2%
6115	Cable TV	935	995	60	6%	940	5	1%	2,840	2,984	144	5%	2,820	(20)	-1%	11,790	11,934	1%
6130	Electricity	22,061	25,857	3,795	15%	23,749	1,687	7%	67,717	76,066	8,349	11%	69,620	1,903	3%	302,638	310,987	3%
6131	Propane - Operations	141	296	156	53%	157	16	10%	337	484	147	30%	239	(97)	-41%	1,453	1,600	9%
6135	Water/Sewer	12,640	7,901	(4,738)	-60%	7,209	(5,431)	-75%	42,044	30,109	(11,935)	-40%	27,090	(14,954)	-55%	121,826	109,891	-11%

Financial Report - Actual vs. Budget
For Period Ending Sep 2026
amounts in $US dollars

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

Charleston Ops		Current Period Sep 2026				Same Month Last Year Sep 2025			Year to Date Jul 2026 - Sep 2026				Prior FYTD vs Current FYTD			Year End Jul 2026 - Jun 2027		
		Actual	Budget	$ Diff	% Diff	Actual	$ Diff	% Diff	Actual	Budget	$ Diff	% Diff	Last FY	$ Diff	% Diff	Projected	Budget	% Diff
6140	Garbage/Sanitation Collection	10,353	11,933	1,580	13%	9,955	(398)	-4%	31,061	35,800	4,739	13%	29,516	(1,545)	-5%	138,461	143,200	3%
6145	Hazardous material disposal	0	867	867	100%	300	300	100%	1,200	2,600	1,400	54%	1,880	680	36%	9,000	10,400	13%
6150	Derelict boat disposal	0	0	0	-	0	0	-	0	0	0	-	0	0	-	450,000	450,000	0%
6155	Environmental Remediation/Mitigation/Monitoring	0	375	375	100%	330	330	100%	0	375	375	100%	330	330	100%	1,125	1,500	25%
	Total Utilities	**47,802**	**49,809**	**2,007**	**4%**	**45,101**	**(2,701)**	**-6%**	**150,200**	**153,172**	**2,972**	**2%**	**138,576**	**(11,624)**	**-8%**	**1,055,560**	**1,058,532**	**0%**
6210	Vending machine services	95	125	30	24%	125	30	24%	285	375	90	24%	375	90	24%	1,410	1,500	6%
6245	Legal advertising	0	133	133	100%	0	0	-	247	400	153	38%	0	(247)	-	1,447	1,600	10%
6260	Consulting services	2,604	910	(1,694)	-186%	268	(2,336)	-872%	3,418	2,730	(688)	-25%	804	(2,614)	-325%	11,808	11,120	-6%
6290	Commercial insurance	12,144	14,309	2,165	15%	12,203	59	0%	36,431	42,927	6,496	15%	36,609	178	0%	165,211	171,707	4%
	Total Professional Services	**14,842**	**15,477**	**635**	**4%**	**12,596**	**(2,246)**	**-18%**	**40,381**	**46,432**	**6,051**	**13%**	**37,788**	**(2,592)**	**-7%**	**179,876**	**185,927**	**3%**
6400	Small equipment & tools	385	417	31	8%	37	(348)	-942%	617	1,250	633	51%	548	(69)	-13%	4,367	5,000	13%
6405	Safety/hazardous materials	220	1,813	1,592	88%	0	(220)	-	220	5,438	5,217	96%	256	35	14%	16,533	21,750	24%
6410	Signage	0	42	42	100%	0	0	-	0	125	125	100%	11	11	100%	375	500	25%
6415	Clothing	55	292	237	81%	0	(55)	-	55	875	820	94%	45	(10)	-22%	2,680	3,500	23%
6420	Janitorial supplies	(37)	688	724	105%	467	504	108%	1,088	2,063	975	47%	1,527	439	29%	7,275	8,250	12%
6425	Operational supplies	365	1,708	1,343	79%	306	(59)	-19%	1,007	5,125	4,118	80%	4,061	3,054	75%	16,382	20,500	20%
6430	Equipment Rental	0	0	0	-	0	0	-	1,562	0	(1,562)	-	300	(1,262)	-421%	1,562	0	-
6450	Fuel - Gas	2,347	833	(1,514)	-182%	37	(2,310)	-6216%	6,392	2,500	(3,892)	-156%	2,128	(4,264)	-200%	13,892	10,000	-39%
6455	Fuel - Diesel	0	583	583	100%	109	109	100%	0	1,750	1,750	100%	2,675	2,675	100%	5,250	7,000	25%
6481	Propane - Retail	450	363	(87)	-24%	299	(151)	-51%	985	818	(167)	-20%	590	(395)	-67%	5,167	5,000	-3%
	Total Operational Expense	**3,786**	**6,738**	**2,952**	**44%**	**1,254**	**(2,531)**	**-202%**	**11,927**	**19,943**	**8,016**	**40%**	**12,140**	**213**	**2%**	**73,484**	**81,500**	**10%**
6500	Repairs & maintenance equipment	17,284	2,917	(14,368)	-493%	7,965	(9,319)	-117%	46,020	8,750	(37,270)	-426%	15,297	(30,723)	-201%	72,270	35,000	-106%
6505	Repairs & maintenance vehicles	37	500	463	93%	71	34	47%	34,510	1,500	(33,010)	-2201%	12,719	(21,791)	-171%	39,010	6,000	-550%
6510	Repairs & maintenance buildings	2,169	1,500	(669)	-45%	333	(1,836)	-551%	6,638	4,500	(2,138)	-48%	4,158	(2,480)	-60%	20,138	18,000	-12%
6515	Repairs & maintenance land improvements	0	333	333	100%	0	0	-	892	1,000	108	11%	208	(684)	-329%	3,892	4,000	3%
6520	Repairs & maintenance docks	0	1,333	1,333	100%	0	0	-	0	4,000	4,000	100%	1,202	1,202	100%	12,000	16,000	25%
6540	Marina dredging	0	0	0	-	245,380	245,380	100%	0	0	0	-	245,380	245,380	100%	100,000	100,000	0%
6575	Waterway Leases	1,395	2,500	1,105	44%	1,355	(41)	-3%	1,395	2,500	1,105	44%	1,355	(41)	-3%	35,395	36,500	3%
6580	Permits	0	610	610	100%	0	0	-	2,020	1,831	(190)	-10%	1,018	(1,002)	-98%	10,662	10,472	-2%
	Total Repair and Maintenance	**20,886**	**9,694**	**(11,193)**	**-115%**	**255,104**	**234,218**	**92%**	**91,476**	**24,081**	**(67,395)**	**-280%**	**281,337**	**189,862**	**67%**	**293,367**	**225,972**	**-30%**
Total Goods & Services		**91,493**	**86,684**	**(4,809)**	**-6%**	**318,500**	**227,007**	**71%**	**306,243**	**258,528**	**(47,715)**	**-18%**	**483,580**	**177,337**	**37%**	**1,659,247**	**1,611,532**	**-3%**
Total Expenses		148,549	163,887	**15,337**	**9%**	401,069	252,519	63%	510,493	490,136	(20,357)	-4%	775,186	264,693	34%	2,624,846	2,604,488	-1%
Operating Results		169,414	109,170	**60,244**	**55%**	(103,583)	272,997	-264%	427,717	378,672	49,045	13%	127,229	300,488	236%	205,399	156,355	31%
Other Income & Expenses																		
Other Income																		
4450	Lodging Tax	313	0	313	-	416	(102)	-25%	313	0	313	-	416	(102)	-25%	313	0	-
4650	Grants Received - MAP	0	0	0	-	0	0	-	0	0	0	-	0	0	-	13,493	13,493	0%
4655	Grants Received - Marine Board	0	0	0	-	0	0	-	0	0	0	-	0	0	-	50,000	50,000	0%
4695	Grants Received - Other	0	0	0	-	0	0	-	0	0	0	-	0	0	-	463,000	463,000	0%
4805	Transfer - GF	0	0	0	-	0	0	-	0	0	0	-	0	0	-	20,567	20,567	0%
4906	Merchant Surcharge	2,152	2,469	(317)	-13%	2,171	(19)	-1%	5,672	5,251	421	8%	4,616	1,056	23%	17,421	17,000	2%
4915	Insurance Reimbursement	0	0	0	-	7,369	(7,369)	-100%	0	0	0	-	4,369	(4,369)	-100%	0	0	-
	Total Other Income	**2,465**	**2,469**	**(4)**	**0%**	**9,955**	**(7,490)**	**-75%**	**5,986**	**5,251**	**735**	**14%**	**9,401**	**(3,416)**	**-36%**	**564,794**	**564,059**	**0%**
Other Expenses																		
Taxes & Misc Expenses																		
6720	Property Tax - Sublet Facilities	-	-	-	-	-	-	-	-	-	-	-	0	0	-	12,000.00	12,000.00	0%
6740	Merchant fees	3,406.34	4,492.99	1,086.65	24%	3,741.52	335.18	9%	9,069.28	14,848.67	5,779.39	39%	12,365	3,296	27%	29,220.61	35,000.00	17%
6750	Fines & Penalties	-	-	-	-	12.00	12.00	100%	20.00	-	(20.00)	-	12	(8)	-67%	20.00	-	-
	Total Taxes & Misc Expenses	**3,406.34**	**4,492.99**	**1,086.65**	**24%**	**3,754**	**347**	**9%**	**9,089**	**14,848.67**	**5,759**	**39%**	**12,377**	**3,288**	**27%**	**41,241**	**47,000.00**	**12%**
Debt Services & Capital Expense																		
7005	Principal repayment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	352,681	352,681	0%
7010	Interest payment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	137,904	137,904	0%
7020	Vehicle Principal repayment	0	648	648	100%	1,380	1,380	100%	0	1,936	1,936	100%	1,380	1,380	100%	3,274	5,211	37%
7025	Vehicle Interest payment	0	14	14	100%	101	101	100%	0	50	50	100%	101	101	100%	36	86	58%
8010	CIP Buildings	0	4,167	4,167	100%	0	0	-	0	12,500	12,500	100%	0	0	-	37,500	50,000	25%
8011	CIP Docks	0	0	0	-	0	0	-	0	0	0	-	0	0	-	145,000	145,000	0%
	Total Debt Services & Capital Expense	**0**	**4,829**	**4,829**	**100%**	**1,481**	**1,481**	**100%**	**0**	**14,486**	**14,486**	**100%**	**1,481**	**1,481**	**100%**	**676,396**	**690,882**	**2%**
Total Other Expenses		**3,406**	**9,322**	**5,915**	**63%**	**5,235**	**1,829**	**35%**	**9,089**	**29,335**	**20,246**	**69%**	**13,858**	**4,769**	**34%**	**717,636**	**737,882**	**3%**
Net Other Income		**(941)**	**(6,853)**	**5,912**	**-86%**	**4,721**	**(5,662)**	**-120%**	**(3,104)**	**(24,084)**	**20,980**	**-87%**	**(4,457)**	**1,354**	**-30%**	**(152,842)**	**(173,822)**	**-12%**
Net Result		**168,473**	**102,317**	**66,156**	**65%**	**(98,863)**	**267,335**	**-270%**	**424,613**	**354,588**	**70,025**	**20%**	**122,772**	**301,841**	**246%**	**52,557**	**(17,468)**	**-401%**

Financial Report - Ice Plant Dashboard
For Period Ending Sep 2026
amounts in $US dollars

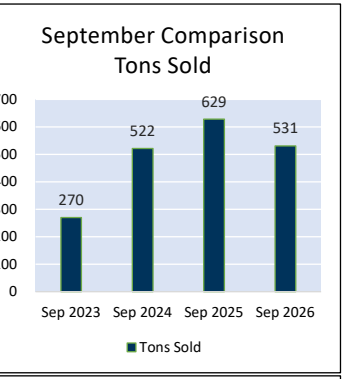
Fund: 1 General Fund **Department: 02 Charleston Ops** **Location: 04 Ice Plant**

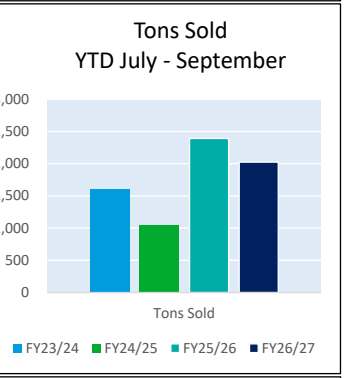
*Debt Service per ton Allocates the Debt Service across each month. Total Debt Service for FY26/27 is $300K, which is due in December. Each month $25K is allocated to represent the monthly cost per ton.

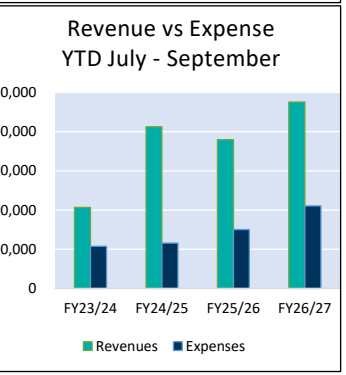
Ice Plant	Current Period		Same Month Prior Years			Year to Date					Year End		
	Sep 2026		Sep 2025	Sep 2024	Sep 2023	Jul 2026 - Sep 2026		Prior FYTD vs Current FYTD			Jul 2026 - Jun 2027		
	Actual	Budget	Actual	Actual	Actual	Actual	Budget	Last FY	$ Diff	% Diff	Projected	Budget	% Diff
Tons Sold	*531*	*316*	*629*	*522*	*270*	*1,571*	*1,397*	*1,844*	*(274)*	*-14.83%*	*2,098*	*1,924*	*9.01%*
Revenues													
Ice Sales	79,872	47,418	64,424	53,148	27,694	237,885	139,717	189,827	48,058	25.32%	386,831	288,663	34.01%
Insurance Reimbursement	-	-	-	-	46,473	-	-	-	-	-	-	-	-
Total Revenues	**79,872**	**47,418**	**64,424**	**53,148**	**27,694**	**237,885**	**139,717**	**189,827**	**48,058**	**25.32%**	**386,831**	**288,663**	**34.01%**
Operating Expenses													
Personnel Services	9,316	3,912	6,271	6,413	1,516	21,011	11,736	23,333	(2,322)	-9.95%	63,645	54,369	17.06%
Utilities	12,475	13,063	12,496	12,631	2,154	34,916	32,993	31,539	3,377	10.71%	110,339	108,415	1.77%
Repairs & Maintenance	19,158	1,250	7,819	-	1,221	43,233	3,750	12,689	30,545	240.72%	54,483	15,000	263.22%
Operational Supplies & Service	1,804	3,690	2,383	3,162	3,642	6,047	11,070	7,481	(1,434)	-19.17%	40,758	45,781	-10.97%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	**42,754**	**21,915**	**28,969**	**22,205**	**8,533**	**105,207**	**59,548**	**75,041**	**30,166**	**40.20%**	**269,225**	**223,566**	**20.42%**
Operating Net Result	**37,118**	**25,503**	**35,456**	**30,942**	**19,162**	**132,678**	**80,169**	**114,786**	**17,892**	**16%**	**117,606**	**65,097**	**81%**
Other Expenses													
Debt Services	-	-	-	-	-	-	-	-	-	-	300,000	300,000	0.00%
Other Net Result	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**(300,000)**	**(300,000)**	**0.00%**
Total Net Result	**37,118**	**25,503**	**35,456**	**30,942**	**19,162**	**132,678**	**80,169**	**114,786**	**17,892**	**15.59%**	**(182,394)**	**(234,903)**	**-22.35%**
Gain (loss) Per Ton	**70**	**81**	**56**	**59**	**71**	**84**	**57**	**62**	**22**	**36%**	**(87)**	**(122)**	

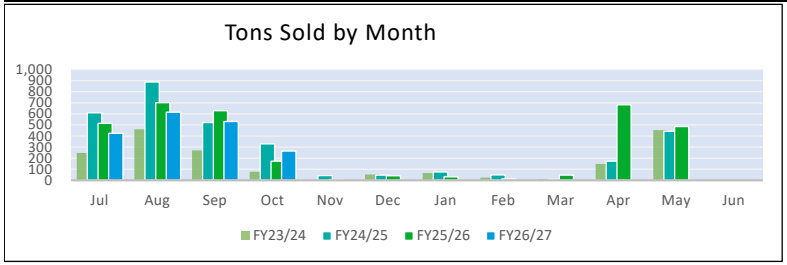
Fisheries	Current Period	Same Month Prior Years			Year to Date		Prior FYTD vs Current FYTD		
	Sep 2026	Sep 2025	Sep 2024	Sep 2023	FY26/27		Last FY	Ton Diff	% Diff
Albacore Tuna (Oregon) MT	*985.1*	*1,237.0*	*615.7*	*525.9*	*1,637.4*		*3,708.5*	*(2,071.1)*	*-55.85%*
Pink Shrimp (Oregon) MT	*3,693.2*	*4,486.5*	*3,491.2*	*3,403.0*	*13,278.4*		*14,812.9*	*(1,534.5)*	*-10.36%*
Dungeness Crab (Coos Bay) MT	*1.0*	*1.6*	*0.0*	*3.2*	*13.4*		*12.2*	*1.2*	*9.84%*

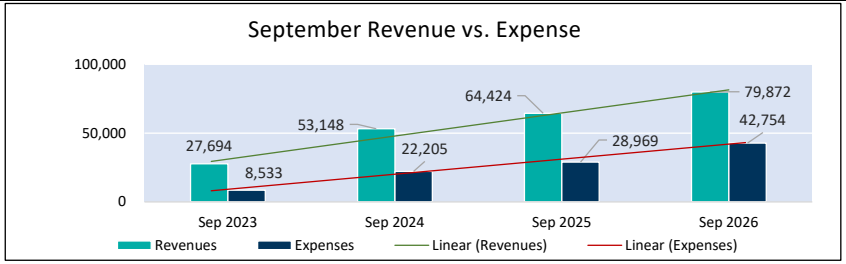
Monthly Cost Per Ton	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Average
Operating Expense Per Ton	95	36	**81**	-	-	-	-	-	-	-	-	-	**67**
Debt Service Per Ton (allocated*)	59	41	**47**										**48**
Total Expense Per Ton	154	77	**128**	-	-	-	-	-	-	-	-	-	**115**
Gain (Loss) per ton *	(3)	76	**23**	-	-	-	-	-	-	-	-	-	**37**











Financial Report - Actual vs. Budget
For Period Ending Sep 2026
amounts in $US dollars

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

Oregon's Seaport... Port of Coos Bay
OREGON INTERNATIONAL Port of Coos Bay

Port Ops		Current Period				Same Month Last Year			Year to Date							Year End		
		Sep 2026				Sep 2025			Jul 2026 - Sep 2026				Prior FYTD vs Current FYTD			Jul 2026 - Jun 2027		
		Actual	Budget	$ Diff	% Diff	Actual	$ Diff	% Diff	Actual	Budget	$ Diff	% Diff	Last FY	$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																		
4005	Building & Dock Leases	11,099	4,732	6,367	135%	11,006	93	1%	33,298	14,196	19,102	135%	33,019	278	1%	75,885	56,783	34%
4010	Property Agreements	9,093	8,832	261	3%	18,605	(9,512)	-51%	46,442	30,162	16,280	54%	38,669	7,773	20%	145,048	128,768	13%
4135	Storage Yard	2,414	0	2,414	-	2,348	66	3%	7,242	0	7,242	-	7,044	197	3%	7,242	0	-
Total Operating Income		**22,606**	**13,564**	**9,042**	**67%**	**31,959**	**(9,353)**	**-29%**	**86,981**	**44,358**	**42,624**	**96%**	**78,733**	**8,249**	**10%**	**228,175**	**185,551**	**23%**
Expenses																		
Personnel Services																		
5005	Salaries	8,060	8,057	(2)	0%	7,902	(158)	-2%	23,360	24,171	811	3%	23,697	337	1%	103,963	104,774	1%
	Total Compensation	**8,060**	**8,057**	**(2)**	**0%**	**7,902**	**(158)**	**-2%**	**23,360**	**24,171**	**811**	**3%**	**23,697**	**337**	**1%**	**103,963**	**104,774**	**1%**
5100	Federal Payroll taxes	571	616	46	7%	563	(8)	-1%	1,677	1,849	172	9%	1,709	32	2%	7,844	8,015	2%
5105	State Payroll taxes	0	32	32	100%	0	0	-	0	97	97	100%	0	0	-	322	419	23%
5110	Unemployment Insurance	30	61	31	51%	29	(0)	-1%	292	183	(109)	-59%	122	(169)	-138%	903	794	-14%
5115	Workers compensation	30	44	14	31%	33	2	7%	30	132	101	77%	51	21	41%	469	570	18%
	Total Payroll Taxes	**631**	**754**	**123**	**16%**	**625**	**(6)**	**-1%**	**2,000**	**2,261**	**261**	**12%**	**1,883**	**(117)**	**-6%**	**9,538**	**9,798**	**3%**
5200	Medical insurance	1,667	1,665	(2)	0%	1,481	(186)	-13%	5,002	4,995	(7)	0%	4,407	(595)	-13%	19,985	19,978	0%
5205	Dental insurance	94	92	(3)	-3%	165	70	43%	282	275	(8)	-3%	337	55	16%	1,106	1,099	-1%
5215	Term life insurance	0	13	13	100%	13	13	100%	25	38	13	33%	38	13	33%	138	150	8%
5225	PERS Employer Contributions	1,942	1,941	(1)	0%	1,903	(38)	-2%	5,821	5,823	2	0%	5,709	(112)	-2%	25,238	25,240	0%
5230	PERS Employee Contributions	484	483	(0)	0%	474	(9)	-2%	1,450	1,450	1	0%	1,422	(28)	-2%	6,286	6,286	0%
5295	Allocations	(2,735)	(882)	1,853	-210%	0	2,735	-	(7,808)	(2,646)	5,162	-195%	0	7,808	-	(16,632)	(11,469)	-45%
	Total Insured Benefits	**1,451**	**3,311**	**1,860**	**56%**	**4,036**	**2,584**	**64%**	**4,772**	**9,934**	**5,162**	**52%**	**11,912**	**7,141**	**60%**	**36,122**	**41,284**	**13%**
Total Personnel Services		**10,142**	**12,122**	**1,980**	**16%**	**12,562**	**2,420**	**19%**	**30,131**	**36,366**	**6,235**	**17%**	**37,492**	**7,361**	**20%**	**149,622**	**155,857**	**4%**
Goods & Services																		
6030	Travel - Per Diem & mileage reimbursement	0	50	50	100%	0	0	-	0	150	150	100%	0	0	-	450	600	25%
	Total Travel & Entertainment	**0**	**50**	**50**	**100%**	**0**	**0**	**-**	**0**	**150**	**150**	**100%**	**0**	**0**	**-**	**450**	**600**	**25%**
6130	Electricity	441	487	46	9%	444	3	1%	1,308	1,518	210	14%	1,390	82	6%	6,290	6,500	3%
6135	Water/Sewer	320	590	270	46%	500	180	36%	1,513	1,915	402	21%	1,622	110	7%	5,098	5,500	7%
6140	Garbage/Sanitation Collection	0	42	42	100%	0	0	-	0	125	125	100%	0	0	-	375	500	25%
6155	Environmental Remediation/Mitigation/Monitoring	0	208	208	100%	49	49	100%	13	625	612	98%	49	36	74%	1,888	2,500	24%
	Total Utilities	**761**	**1,327**	**566**	**43%**	**993**	**232**	**23%**	**2,833**	**4,182**	**1,350**	**32%**	**3,061**	**228**	**7%**	**13,650**	**15,000**	**9%**
6245	Legal advertising	0	63	63	100%	0	0	-	0	188	188	100%	0	0	-	563	750	25%
6260	Consulting services	116	2,750	2,634	96%	0	(116)	-	232	8,250	8,018	97%	232	0	0%	24,982	33,000	24%
6290	Commercial insurance	5,378	6,888	1,509	22%	5,557	179	3%	16,135	20,663	4,528	22%	16,671	536	3%	78,125	82,653	5%
	Total Professional Services	**5,494**	**9,700**	**4,206**	**43%**	**5,557**	**63**	**1%**	**16,367**	**29,101**	**12,733**	**44%**	**16,903**	**536**	**3%**	**103,670**	**116,403**	**11%**
6500	Repairs & maintenance equipment	0	250	250	100%	0	0	-	0	750	750	100%	0	0	-	2,250	3,000	25%
6510	Repairs & maintenance buildings	0	208	208	100%	0	0	-	48	625	577	92%	0	(48)	-	1,923	2,500	23%
6520	Repairs & maintenance docks	0	125	125	100%	0	0	-	600	375	(225)	-60%	0	(600)	-	1,725	1,500	-15%
6575	Waterway Leases	774	3,000	2,226	74%	752	(23)	-3%	774	3,000	2,226	74%	752	(23)	-3%	774	3,000	74%
6580	Permits	0	0	0	-	0	0	-	0	0	0	-	0	0	-	3,000	3,000	0%
	Total Repair and Maintenance	**774**	**3,583**	**2,809**	**78%**	**752**	**(23)**	**-3%**	**1,422**	**4,750**	**3,328**	**70%**	**752**	**(670)**	**-89%**	**9,672**	**13,000**	**26%**
Total Goods & Services		**7,030**	**14,661**	**7,631**	**52%**	**7,302**	**272**	**4%**	**20,622**	**38,183**	**17,562**	**46%**	**20,716**	**94**	**0%**	**127,441**	**145,003**	**12%**
Total Expenses		**17,172**	**26,783**	**9,611**	**36%**	**19,864**	**2,692**	**14%**	**50,753**	**74,549**	**23,796**	**32%**	**58,208**	**7,455**	**13%**	**277,064**	**300,860**	**8%**
Operating Results		5,434	(13,219)	**18,653**	**-141%**	12,095	(6,661)	-55%	36,229	(30,191)	66,420	-220%	20,525	15,704	77%	(48,889)	(115,309)	-58%

Financial Report - Actual vs. Budget
For Period Ending Sep 2026
amounts in $US dollars

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

Port Ops	Current Period				Same Month Last Year			Year to Date							Year End		
	Sep 2026				Sep 2025			Jul 2026 - Sep 2026				Prior FYTD vs Current FYTD			Jul 2026 - Jun 2027		
	Actual	Budget	$ Diff	% Diff	Actual	$ Diff	% Diff	Actual	Budget	$ Diff	% Diff	Last FY	$ Diff	% Diff	Projected	Budget	% Diff
Other Income & Expenses																	
Other Income																	
4810 Transfer - SPF	0	0	0	-	0	0	-	0	0	0	-	0	0	-	625,469	625,469	0%
Total Other Income	**0**	**0**	**0**	**-**	**0**	**0**	**-**	**0**	**0**	**0**	**-**	**0**	**0**	**-**	**625,469**	**625,469**	**0%**
Other Expenses																	
Taxes & Misc Expenses																	
6745 Banking fees	1,576	2,500	924	37%	533	(1,043)	-196%	1,576	2,500	924	37%	533	(1,043)	-196%	9,076	10,000	9%
Total Taxes & Misc Expenses	**1,576**	**2,500**	**924**	**37%**	**533**	**(1,043)**	**-196%**	**1,576**	**2,500**	**924**	**37%**	**533**	**(1,043)**	**-196%**	**9,076**	**10,000**	**9%**
Debt Services																	
7010 Interest payment	9,586	13,000	3,414	26%	17,228	7,642	44%	29,396	39,000	9,604	25%	60,691	31,296	52%	201,396	211,000	5%
Total Debt Services	**9,586**	**13,000**	**3,414**	**26%**	**17,228**	**7,642**	**44%**	**29,396**	**39,000**	**9,604**	**25%**	**60,691**	**31,296**	**52%**	**201,396**	**211,000**	**5%**
Total Other Expenses	**11,161**	**15,500**	**4,339**	**28%**	**17,760**	**6,599**	**37%**	**30,971**	**41,500**	**10,529**	**25%**	**61,224**	**30,253**	**49%**	**210,471**	**221,000**	**5%**
Net Other Income	**(11,161)**	**(15,500)**	**4,339**	**-28%**	**(17,760)**	**6,599**	**-37%**	**(30,971)**	**(41,500)**	**10,529**	**-25%**	**(61,224)**	**30,253**	**-49%**	**414,997**	**404,469**	**3%**
Net Result	**(5,727)**	**(28,719)**	**22,992**	**-80%**	**(5,665)**	**(62)**	**1%**	**5,257**	**(71,691)**	**76,948**	**-107%**	**(40,699)**	**45,957**	**-113%**	**366,108**	**289,160**	**27%**

Financial Report - Actual vs. Budget
For Period Ending Sep 2026
amounts in $US dollars

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

Rail Ops	Current Period				Same Month Last Year			Year to Date							Year End		
	Sep 2026				Sep 2025			Jul 2026 - Sep 2026				Prior FYTD vs Current FYTD			Jul 2026 - Jun 2027		
	Actual	Budget	$ Diff	% Diff	Actual	$ Diff	% Diff	Actual	Budget	$ Diff	% Diff	Last FY	$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4010 Property Agreements	10,100	10,407	(308)	-3%	(73)	10,173	-13926%	97,211	63,568	33,643	53%	61,476	35,734	58%	279,535	245,893	14%
4265 Rail Surcharges	21,963	18,823	3,140	17%	17,781	4,182	24%	59,049	56,468	2,581	5%	52,526	6,522	12%	228,453	225,872	1%
Total Operating Income	**32,063**	**29,230**	**2,833**	**10%**	**17,708**	**14,355**	**81%**	**156,260**	**120,036**	**36,223**	**30%**	**114,003**	**42,257**	**37%**	**507,988**	**471,764**	**8%**
Expenses																	
Goods & Services																	
6260 Consulting services	0	5,917	5,917	100%	0	0	-	0	17,750	17,750	100%	600	600	100%	53,250	71,000	25%
6290 Commercial insurance	27,044	5,875	(21,169)	-360%	26,484	(560)	-2%	81,132	17,625	(63,507)	-360%	79,453	(1,679)	-2%	134,009	70,502	-90%
Total Professional Services	**27,044**	**11,792**	**(15,252)**	**-129%**	**26,484**	**(560)**	**-2%**	**81,132**	**35,375**	**(45,757)**	**-129%**	**80,053**	**(1,079)**	**-1%**	**187,259**	**141,502**	**-32%**
6430 Equipment Rental	0	0	0	-	0	0	-	0	0	0	-	5,126	5,126	100%	0	0	-
Total Operational Expense	**0**	**0**	**0**	**-**	**0**	**0**	**-**	**0**	**0**	**0**	**-**	**5,126**	**5,126**	**100%**	**0**	**0**	**-**
6505 Repairs & maintenance vehicles	0	0	0	-	35	35	100%	0	0	0	-	106	106	100%	0	0	-
6510 Repairs & maintenance buildings	0	27,996	27,996	100%	0	0	-	0	83,987	83,987	100%	9,156	9,156	100%	251,960	335,946	25%
6515 Repairs & maintenance land improveme	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	**0**	**34,246**	**34,246**	**100%**	**35**	**35**	**100%**	**0**	**102,737**	**102,737**	**100%**	**9,262**	**9,262**	**100%**	**308,210**	**410,946**	**25%**
Total Goods & Services	**27,044**	**46,037**	**18,993**	**41%**	**26,520**	**(524)**	**-2%**	**81,132**	**138,112**	**56,980**	**41%**	**94,441**	**13,309**	**14%**	**495,468**	**552,448**	10%
Total Expenses	27,044	46,037	**18,993**	**41%**	26,520	(524)	-2%	81,132	138,112	56,980	41%	94,441	13,309	14%	495,468	552,448	10%
Operating Results	**5,019**	**(16,807)**	**21,826**	**-130%**	**(8,812)**	**13,831**	**-157%**	**75,127**	**(18,076)**	**93,203**	**-516%**	**19,561**	**55,566**	**284%**	**12,520**	**(80,683)**	**-116%**
Other Income & Expenses																	
Other Income																	
4480 Tax Credits	0	0	0	-	0	0	-	0	0	0	-	0	0	-	317,000	317,000	0%
4810 Transfer - SPF	0	0	0	-	0	0	-	0	0	0	-	0	0	-	843,621	843,621	0%
4905 Other	0	0	0	-	0	0	-	2,004	0	2,004	-	2,370	(366)	-15%	2,004	0	-
4915 Insurance Reimbursement	0	0	0	-	0	0	-	9,116	0	9,116	-	0	9,116	-	9,116	0	-
Total Other Income	**0**	**0**	**0**	**-**	**0**	**0**	**-**	**11,119**	**0**	**11,119**	**-**	**2,370**	**8,749**	**369%**	**1,171,740**	**1,160,621**	**1%**
Other Expenses																	
6755 Insurance Claims	0	0	0	-	0	0	-	15,503	0	(15,503)	-	0	(15,503)	-	15,503	0	-
Total Taxes & Misc Expenses	**0**	**0**	**0**	**-**	**0**	**0**	**-**	**15,503**	**0**	**(15,503)**	**-**	**0**	**(15,503)**	**-**	**15,503**	**0**	**-**
Debt Services																	
7005 Principal repayment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	379,804	379,804	0%
7010 Interest payment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	107,176	107,176	0%
7020 Principal repayment - Vehicles	2,097	1,447	(650)	-45%	641	(1,456)	-227%	6,376	5,863	(513)	-9%	4,605	(1,771)	-38%	7,840	7,327	-7%
7025 Interest payment - Vehicles	47	35	(12)	-35%	21	(25)	-117%	146	158	12	7%	436	290	66%	164	175	7%
Total Debt Services	**2,143**	**1,481**	**(662)**	**-45%**	**662**	**(1,481)**	**-224%**	**6,523**	**6,021**	**(502)**	**-8%**	**5,041**	**(1,481)**	**-29%**	**494,984**	**494,482**	**0%**
Total Other Expenses	**2,143**	**1,481**	**(662)**	**-45%**	**662**	**(1,481)**	**-224%**	**22,025**	**6,021**	**(16,005)**	**-266%**	**5,041**	**(16,984)**	**-337%**	**510,486**	**494,482**	**-3%**
Net Other Income	**(2,143)**	**(1,481)**	**(662)**	**45%**	**(662)**	**(1,481)**	**224%**	**(10,906)**	**(6,021)**	**(4,885)**	**81%**	**(2,671)**	**(8,234)**	**308%**	**661,254**	**666,139**	**-1%**
Net Result	**2,875**	**(18,289)**	**21,164**	**-116%**	**(9,474)**	**12,349**	**-130%**	**64,221**	**(24,096)**	**88,318**	**-367%**	**16,890**	**47,332**	**280%**	**673,774**	**585,456**	**15%**

Financial Report - Actual vs. Budget
For Period Ending Sep 2026
amounts in $US dollars

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

Oregon's Seaport... Port of Coos Bay
OREGON INTERNATIONAL Port of Coos Bay

Dredge Ops	Current Period				Same Month Last Year			Year to Date							Year End		
	Sep 2026				Sep 2025			Jul 2026 - Sep 2026				Prior FYTD vs Current FYTD			Jul 2026 - Jun 2027		
	Actual	Budget	$ Diff	% Diff	Actual	$ Diff	% Diff	Actual	Budget	$ Diff	% Diff	Last FY	$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4287 Dredging Services	0	0	0	-	0	0	-	0	0	0	-	(18,225)	18,225	-100%	389,414	389,414	0%
4290 Other	35,250	20,833	14,417	69%	29,610	5,640	19%	68,550	62,500	6,051	10%	164,748	(96,197)	-58%	555,680	549,630	1%
Total Operating Income	**35,250**	**20,833**	**14,417**	**69%**	**29,610**	**5,640**	**19%**	**68,550**	**62,500**	**6,051**	**10%**	**146,523**	**(77,972)**	**-53%**	**945,094**	**939,044**	**1%**
Expenses																	
Personnel Services																	
5115 Workers compensation	145	0	(145)	-	155	10	7%	434	0	(434)	-	465	31	7%	434	0	-
Total Payroll Taxes	**145**	**0**	**(145)**	**-**	**155**	**10**	**7%**	**434**	**0**	**(434)**	**-**	**465**	**31**	**7%**	**434**	**0**	**-**
5295 Allocations	42,834	6,362	(36,472)	-573%	15,638	(27,196)	-174%	72,240	19,086	(53,153)	-278%	31,023	(41,216)	-133%	282,349	229,196	-23%
Total Insured Benefits	**42,834**	**6,362**	**(36,472)**	**-573%**	**15,638**	**(27,196)**	**-174%**	**72,240**	**19,086**	**(53,153)**	**-278%**	**31,023**	**(41,216)**	**-133%**	**282,349**	**229,196**	**-23%**
Total Personnel Services	**42,979**	**6,362**	**(36,616)**	**-576%**	**15,793**	**(27,185)**	**-172%**	**72,673**	**19,086**	**(53,587)**	**-281%**	**31,488**	**(41,185)**	**-131%**	**282,783**	**229,196**	**-23%**
Goods & Services																	
6005 Seminars & training	0	2,625	2,625	100%	0	0	-	8,668	7,875	(793)	-10%	0	(8,668)	-	32,293	31,500	-3%
Total Staff Training	**0**	**2,625**	**2,625**	**100%**	**0**	**0**	**-**	**8,668**	**7,875**	**(793)**	**-10%**	**0**	**(8,668)**	**-**	**32,293**	**31,500**	**-3%**
6025 Travel - lodging & transportation	14,686	0	(14,686)	-	0	(14,686)	-	20,681	0	(20,681)	-	0	(20,681)	-	71,381	50,700	-41%
6030 Travel - Per Diem & mileage reimbursement	4,488	0	(4,488)	-	0	(4,488)	-	7,038	0	(7,038)	-	0	(7,038)	-	43,288	36,250	-19%
Total Travel & Entertainment	**19,174**	**0**	**(19,174)**	**-**	**0**	**(19,174)**	**-**	**27,719**	**0**	**(27,719)**	**-**	**0**	**(27,719)**	**-**	**114,668**	**86,950**	**-32%**
6105 Telephone - mobile	40	55	15	28%	40	(0)	0%	119	165	46	28%	119	(0)	0%	614	660	7%
Total Utilities	**40**	**55**	**15**	**28%**	**40**	**(0)**	**0%**	**119**	**165**	**46**	**28%**	**119**	**(0)**	**0%**	**614**	**660**	**7%**
6260 Consulting services	38,910	0	(38,910)	-	0	(38,910)	-	38,910	0	(38,910)	-	0	(38,910)	-	128,910	90,000	-43%
6290 Commercial insurance	6,563	7,162	599	8%	5,681	(882)	-16%	19,688	21,485	1,797	8%	17,043	(2,645)	-16%	84,144	85,941	2%
Total Professional Services	**45,473**	**7,162**	**(38,311)**	**-535%**	**5,681**	**(39,792)**	**-700%**	**58,598**	**21,485**	**(37,113)**	**-173%**	**17,043**	**(41,555)**	**-244%**	**213,054**	**175,941**	**-21%**
6400 Small equipment & tools	294	2,083	1,790	86%	1,396	1,102	79%	644	6,250	5,606	90%	87,519	86,875	99%	19,394	25,000	22%
6405 Safety/hazardous materials	0	0	0	-	1,009	1,009	100%	0	0	0	-	1,009	1,009	100%	0	0	-
6420 Janitorial supplies	0	17	17	100%	66	66	100%	0	50	50	100%	66	66	100%	150	200	25%
6425 Operational supplies	18	1,500	1,482	99%	942	924	98%	58	4,500	4,442	99%	5,483	5,424	99%	13,558	18,000	25%
6450 Fuel - Gas	1,267	1,100	(167)	-15%	0	(1,267)	-	1,267	3,300	2,033	62%	0	(1,267)	-	11,167	13,200	15%
6455 Fuel - Diesel	0	4,183	4,183	100%	0	0	-	0	12,550	12,550	100%	0	0	-	37,650	50,200	25%
Total Operational Expense	**1,579**	**8,883**	**7,305**	**82%**	**3,413**	**1,834**	**54%**	**1,969**	**26,650**	**24,681**	**93%**	**94,076**	**92,108**	**98%**	**81,919**	**106,600**	**23%**
6500 Repairs & maintenance equipment	3,525	16,667	13,142	79%	4,324	799	18%	7,337	50,000	42,663	85%	8,012	675	8%	157,337	200,000	21%
6505 Repairs & maintenance vehicles	4,523	7,302	2,779	38%	6,228	1,705	27%	18,383	21,907	3,525	16%	14,622	(3,760)	-26%	84,105	87,630	4%
6510 Repairs & maintenance buildings	0	0	0	-	10	10	100%	88	0	(88)	-	10	(78)	-774%	88	0	-
6520 Repairs & maintenance docks	0	0	0	-	1	1	100%	167	0	(167)	-	1	(167)	-27767%	167	0	-
Total Repair and Maintenance	**8,048**	**23,969**	**15,921**	**66%**	**10,562**	**2,514**	**24%**	**25,975**	**71,907**	**45,932**	**64%**	**22,645**	**(3,330)**	**-15%**	**241,698**	**287,630**	**16%**
Total Goods & Services	**74,313**	**42,694**	**(31,618)**	**-74%**	**19,696**	**(54,617)**	**-277%**	**123,047**	**128,083**	**5,036**	**4%**	**133,883**	**10,836**	**8%**	**684,245**	**689,281**	**1%**
Total Expenses	117,291	49,056	**(68,235)**	**-139%**	35,489	(81,803)	-231%	195,720	147,169	(48,551)	-33%	165,371	(30,349)	-18%	967,028	918,477	-5%
Operating Results	(82,041)	(28,223)	**(53,818)**	**191%**	(5,879)	(76,162)	1296%	(127,170)	(84,669)	(42,501)	50%	(18,848)	(108,322)	575%	(21,934)	20,567	-207%
Other Income & Expenses																	
Other Income																	
4505 Interest - Bank	449	0	449	-	13	436	3411%	1,735	0	1,735	-	815	920	113%	1,735	0	-
Total Other Income	**449**	**0**	**449**	**-**	**13**	**436**	**3411%**	**1,735**	**0**	**1,735**	**-**	**815**	**920**	**113%**	**1,735**	**0**	**-**
9005 Transfers - GF	0	0	0	-	0	0	-	0	0	0	-	0	0	-	20,567	20,567	0%
Total Debt Services	**0**	**0**	**0**	**-**	**0**	**0**	**-**	**0**	**0**	**0**	**-**	**0**	**0**	**-**	**20,567**	**20,567**	**0%**
Total Other Expenses	**0**	**0**	**0**	**-**	**0**	**0**	**-**	**0**	**0**	**0**	**-**	**0**	**0**	**-**	**20,567**	**20,567**	**0%**
Net Other Income	**449**	**0**	**449**	**-**	**13**	**436**	**3411%**	**1,735**	**0**	**1,735**	**-**	**815**	**920**	**113%**	**(18,832)**	**(20,567)**	**-8%**
Net Result	**(81,592)**	**(28,223)**	**(53,369)**	**189%**	**(5,866)**	**(75,727)**	**1291%**	**(125,435)**	**(84,669)**	**(40,766)**	**48%**	**(18,033)**	**(107,402)**	**596%**	**(40,766)**	**0**	**-101914375%**

Financial Report - Actual vs. Budget - CBRL Fund
For Period Ending Sep 2026

	Carloads: 341	Current Period				Same Month Last Year			Year to Date							Year End		
		Sep 2026				Sep 2025			Jul 2026 - Sep 2026				Prior FYTD vs Current FYTD			Jul 2026 - Jun 2027		
		Actual	Budget	$ Diff	% Diff	Actual	$ Diff	% Diff	Actual	Budget	$ Diff	% Diff	Last FY	$ Diff	% Diff	Projected	Budget	% Diff
1	**Operating Income**																	
2	***Administration***																	
3	Union Pacific	153,680	174,589	(20,909)	(12%)	120,856	32,824	27%	425,454	523,766	(98,312)	(19%)	315,348	110,106	35%	1,996,752	2,095,064	(5%)
4	Carloads CBRL	77,500	93,805	(16,305)	(17%)	99,388	(21,888)	(22%)	233,512	281,415	(47,903)	(17%)	247,760	(14,248)	(6%)	1,077,757	1,125,660	(4%)
5	Demurrage	0	2,083	(2,083)	(100%)	0	0	-	0	6,250	(6,250)	(100%)	0	0	-	18,750	25,000	(25%)
6	***Total Administration***	265,285	271,060	(5,775)	(2%)	220,244	45,041	20%	733,271	813,181	(79,910)	(10%)	563,108	170,163	30%	3,172,814	3,252,724	(2%)
9	Mechanical	75,281	83,970	(8,688)	(10%)	128,148	(52,867)	(41%)	225,065	251,909	(26,844)	(11%)	252,387	(27,322)	(11%)	980,791	1,007,635	(3%)
10	**Total Operating Income**	**340,566**	**355,030**	**(14,464)**	**(4%)**	**348,393**	**(7,826)**	**(2%)**	**958,336**	**1,065,090**	**(106,754)**	**(10%)**	**815,495**	**142,841**	**18%**	**4,153,605**	**4,260,359**	**(3%)**
12	**Operating Expenses**																	
13	Administration	39,656	79,467	39,811	50%	65,268	25,612	39%	178,340	237,264	58,924	25%	202,990	24,650	12%	917,584	976,508	6%
14	Maintenance of Way	59,687	61,266	1,579	3%	51,248	(8,439)	(16%)	159,455	180,758	21,303	12%	185,878	26,424	(14%)	736,584	757,887	(3%)
15	Transportation	118,482	130,652	12,170	9%	119,367	885	1%	359,536	391,955	32,419	8%	335,784	(23,753)	7%	1,579,980	1,612,399	(2%)
16	Mechanical	67,375	73,363	5,988	8%	56,307	(11,068)	(20%)	205,028	220,090	15,061	7%	206,655	1,627	(1%)	886,704	901,765	(2%)
17	**Total Expenses**	**285,200**	**344,748**	**59,548**	**17%**	**292,189**	6,990	**2%**	**902,359**	**1,030,067**	**127,708**	**12%**	**931,307**	**28,948**	**3%**	**4,120,851**	**4,248,559**	**3%**
19	**Operating Results**																	
20	Administration	225,629	191,593	34,036	18%	154,976	70,653	46%	554,931	575,917	(20,986)	(4%)	360,118	194,813	54%	2,255,230	2,276,216	(1%)
21	Maintenance of Way	(59,687)	(61,266)	1,579	(3%)	(51,248)	(8,439)	16%	(159,455)	(180,758)	21,303	(12%)	(185,878)	26,424	(14%)	(736,584)	(757,887)	(3%)
22	Transportation	(118,482)	(130,652)	12,170	(9%)	(119,367)	885	(1%)	(359,536)	(391,955)	32,419	(8%)	(335,784)	(23,753)	7%	(1,579,980)	(1,612,399)	(2%)
23	Mechanical	7,906	10,606	(2,700)	(25%)	71,842	(63,936)	(89%)	20,037	31,819	(11,782)	(37%)	45,731	(25,695)	(56%)	94,087	105,870	(11%)
24	**Totals Operating Results**	**55,367**	**10,282**	**45,085**	**438%**	**56,203**	**(836)**	**(1%)**	**55,976**	**35,023**	**20,954**	**60%**	**(115,812)**	**171,789**	**(148%)**	**32,753**	**11,800**	**178%**
29	Other Income	0	0	0	-	0	0	-	490	0	490	-	2,405	(1,915)	(80%)	490	0	-
30	**Total Other Income**	**0**	**0**	**0**	-	**0**	**0**	-	**490**	**0**	**490**	-	**2,405**	**(1,915)**	**(80%)**	**490**	**0**	-
32	Financial Expenses & Taxes	6,105	983	(5,122)	521%	8,688	2,582	(30%)	27,118	2,950	(24,168)	819%	19,863	(7,256)	37%	35,968	11,800	(205%)
35	**Total Other Expenses**	**6,105**	**983**	**(5,122)**	**521%**	**8,688**	**2,582**	**(30%)**	**27,118**	**2,950**	**(24,168)**	**819%**	**19,863**	**(7,256)**	**37%**	**35,968**	**11,800**	**(205%)**
37	**Net Result**	**49,261**	**9,299**	**39,963**	**430%**	**47,515**	**1,746**	**4%**	**29,348**	**32,073**	**(2,725)**	**(8%)**	**(133,270)**	**162,618**	**(122%)**	**(2,725)**	**(0)**	**908233%**

Month	Carloads	Operating Revenue	Operating Expenses	Operating Expense Ratio
Jul 2026	351	340,649	344,348	101.09%
Aug 2026	283	277,610	293,825	105.84%
Sep 2026	**341**	**340,566**	**291,305**	**85.54%**
Oct 2026	-	-	-	0.00%
Nov 2026	-	-	-	0.00%
Dec 2026	-	-	-	0.00%
Jan 2027	-	-	-	0.00%
Feb 2027	-	-	-	0.00%
Mar 2027	-	-	-	0.00%
Apr 2027	-	-	-	0.00%
May 2027	-	-	-	0.00%
Jun 2027	-	-	-	0.00%
Total	975	958,826	929,478	96.94%

OREGON INTERNATIONAL
Port of Coos Bay

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 12, 2026

SUBJECT: External Affairs Management Report

Stakeholder and Partner Engagement:

- **Grant Development Capacity:** Continued onboarding and coordination with the Port's contracted grant writer to identify new funding opportunities and provide grant development assistance across multiple Port lines of business.
- **Business Development:** Supported business development efforts through site visits to Port properties on the North Spit to assess potential marketing and development opportunities.
- **Maritime Industry Engagement:** Attended the maiden voyage arrival of a vessel delivering garnet to GMA Garnet, supporting relationships with local maritime industry partners and highlighting commercial shipping activity in Coos Bay.
- **Regional Leadership and Coordination:** Participated in SCDC Executive Committee and Chamber of Commerce board meetings and provided Chamber leadership with updates on Port projects and initiatives. Participated in SCDC's monthly South Coast Economic Development Exchange (SCEE), discussing potential cold storage opportunities and future coworking space business development regional collaboration. Attended CCD Business Development Corporation's quarterly board meeting at to maintain coordination with regional partners.
- **Charleston Ice Dock:** Continued working with the Southwestern Oregon Workforce Investment Board on opportunities to expand support and operational capacity for the Charleston Ice Dock.
- **Abandoned and Derelict Vessels:** Provided additional staff support for the Port's ADV program, including assistance with permitting applications and operational plan development.
- **Coquille Tribal Council:** Joined the Port team to provide an update to the Coquille Tribal Council on Port initiatives and project activities.
- **Port of Hueneme:** Provided a tour for visiting Port of Hueneme staff, supporting peer-port relationships and exchange of information about Port operations and development opportunities.
- **Emergency Preparedness:** Participated in the Hazard Preparedness Workshop, "Mapping Island Isolation in Coos County," to support regional discussion of infrastructure vulnerabilities and emergency access.

Government Relations:

- **Legislative Policy Development:** Provided feedback on a Pew Charitable Trusts policy concept concerning shared technical assistance services and a potential funding request for the upcoming legislative session.
- **Oregon Coastal Caucus:** Attended the annual Coastal Caucus Economic Summit to remain engaged in discussions of coastal economic development and infrastructure priorities.

Media and Communications:

- **Media Relations:** Assisted with facilitating interviews and responding to questions from eight media outlets and industry trade organizations regarding recent Port announcements. Developed briefing materials and media kits to support accurate and consistent coverage.

OREGON INTERNATIONAL
Port of Coos Bay

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 12, 2026

SUBJECT: Railroad Department Management Report

Operations:
CBRL Carloads for October 2026 = 293
Prior Month, September 2026 = 341
Prior Year, October 2025 = 324
FY 2026/2027 Forecasted Monthly Average = 361

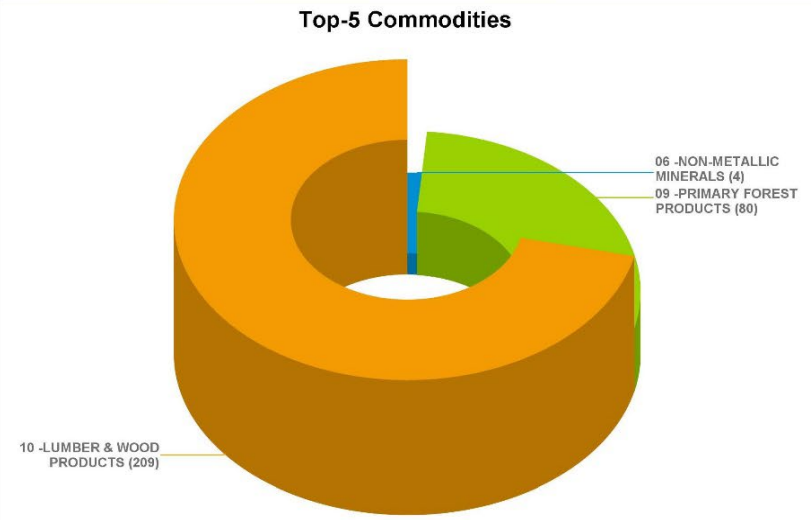
View Details — Coos Bay Rail Line — 4 Seconds

AAR Group/Cars — 11/11/26 10:46 AM

Rev Dates: 10/1/26 to 10/31/26 | Top-5: 293 100.0% | Other: | Total Cars: 293

By Group

Ln	AAR Group Code	Description	Volume Cars	% Total	STCCs
1	06	NON-METALLIC MINERALS	4	1.4%	1
2	09	PRIMARY FOREST PRODUCTS	80	27.3%	2
3	10	LUMBER & WOOD PRODUCTS	209	71.3%	2
		Totals:	293	100.0%	5



October carloads came up short of forecast due to the line being taken out of service the final week of the month. This was done to allow repairs to the south approach to the Cushman Swingspan. We are pleased to report that those repairs are now complete, and the work associated with 2026Res08, Declaration of Emergency: Bridge 716.4, has been finalized.

In order to complete the repairs, our contractor, Scott Partney Construction, had to wait for a period of consecutive minus tides in order to allow them access to the failing sills and piers. That period presented itself the last week of October and unfortunately occurred late in the evenings into the wee hours of the morning. Despite this challenge, they were able to effect the necessary repairs in inclement weather and darkness.

CBRL would like to recognize the heroic effort of Scott Partney Construction and their crew to get these difficult repairs completed safely and efficiently and we are very thankful to have such a talented and dedicated partner.

Also occurring in October, CBRL hosted the Pacific Railcar Operators annual Toy Run. The speeders traveled from Vaughn to the North Spit Saturday, October 17, stopping in the small communities along the line collecting toys. After returning to Vaughn the following Sunday, several of the cars were trailered to Coos Bay and put back on the line south of the North Bend Bridge, delivering the toys from the boardwalk on Monday, October 19.









Mechanical (Locomotive):

LOCO	92 Day Insp. Next Due	368 Day Insp. Next Due	1104 Day Insp. Next Due
CBRL 1909	12/18/26	01/17/26	01/22/29
HLCX 1044	01/15/26	10/18/27	11/24/27
HLCX 1052	01/15/26	04/14/27	04/24/29
HLCX 1078	12/16/26	06/19/27	12/26/28
HLCX 1081	11/18/26	05/21/27	05/26/29
HLCX 3847	09/02/26	03/04/27	04/19/27
HLCX 3854	01/13/26	07/20/27	07/25/29

Columbia Rail was onsite on the week of October 12.

- Locomotive 1909 continues to be out of service due to a failed oil cooler. We have finally located a replacement and are hopeful it will arrive in time to be replaced in November.
- Locomotive 1044 received both 92 and 368 day inspections. Unit is currently in service with minor repairs necessary at the next available opportunity.
- Locomotive 1052 received a 92 day inspection. Unit is now out of service after experiencing a water pump failure on 11/6/26, currently waiting for parts to arrive.
- Locomotive 1078 is in service with no active defects.
- Locomotive 1081 is currently in service but has been experiencing some electrical gremlins related to its cooling fan control system.
- Locomotive 3847 continues to be out of service with what we now believe to be a timing gear problem.
- Locomotive 3854 received a 92 day inspection in October. This unit has had an undiagnosable loading issue for the past 10 months and has now completely stopped loading. We are fairly certain that one of the contactors has failed and will be looking to get it repaired in November.

Mechanical (Car):
Center beam car repair volume remained steady in October and a continued slowdown in log car traffic continues to affect the department's ability to capitalize on repair revenues.

The team remains busy maintaining and repairing CBRL's vehicle fleet, performing several brake, running gear and steering jobs in October.

Maintenance of Way (MOW):
(The following is submitted by Bridge Inspector/Operations Manager Isaac Mingus)

Maintenance of Way completed 9 work orders during October, bringing the year-to-date total to 99 completed work orders, while reducing the active backlog from 66 to 64. Major accomplishments included completion of the full structural repair project at Cushman Bridge (MP 716.40), broken rail repairs, crossing improvements, switch maintenance, tie replacement, and removal of transient encampments near railroad property. Annual bridge inspections accelerated significantly, with 38 inspections completed during October, bringing overall completion to 57 of 123 bridges (46%). Despite this progress, movable bridge reliability, particularly at Umpqua Bridge, remains the highest operational risk, with multiple priority work orders still open. CBRL also concluded the 2026 fire season with no railroad-caused fires, reflecting the continued efforts of employees across the railroad to support fire prevention and operational safety.

Fire Prevention & Employee Recognition:
As CBRL completed the 2026 fire season with zero railroad-caused fires, employees continued to demonstrate the importance of vigilance and proactive hazard response. Rodney Kriedler is recognized for his quick actions during a brush fire near the Jordan Cove Crossing area on the North Spit. While on duty, Rodney observed a fire involving a bed frame, mattress, and surrounding vegetation in a wooded area adjacent to active work locations. Using the fire extinguisher from his company vehicle and other available resources, he helped contain the fire until responders from North Bay Fire and the Coos Forest Protective Association arrived and completed extinguishment. Dispatch logs indicate the incident was reported at approximately 12:32 p.m., with responders controlling the fire by 12:52 p.m. Rodney's

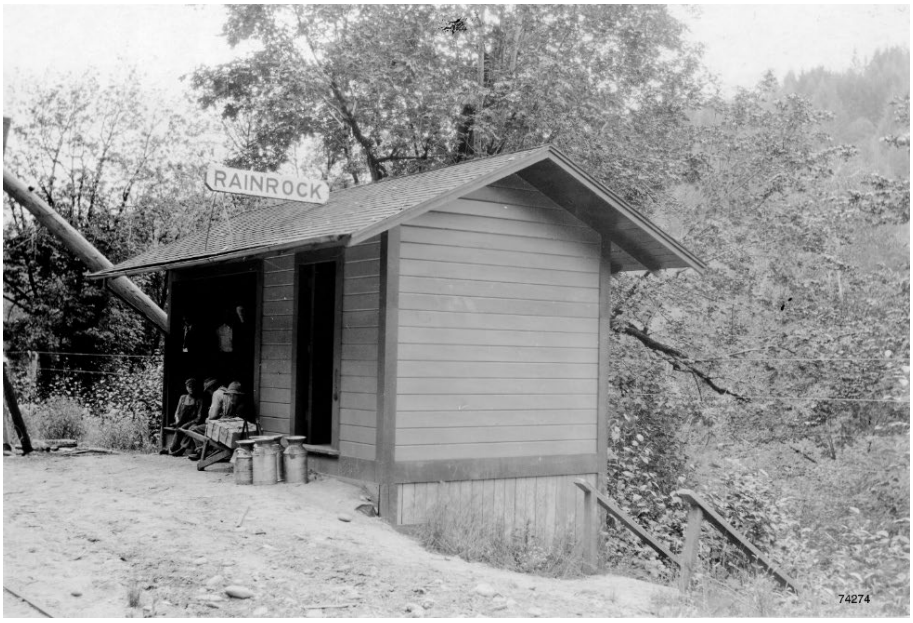
situational awareness, initiative, and commitment to safety helped prevent the fire from spreading and potentially impacting nearby property, workers, and railroad operations. His actions exemplify how a proactive culture contributes to a successful fire season for CBRL. Thank you all for all of your efforts.





ODOT/FRA:
CBRL had no visits from the regulatory agencies in October.

Coos Bay Rail Line:
As of October 31, 2026, CBRL has worked 1032 days injury free.
Currently, CBRL has 17 employees and 7 locomotives on property.



(Rainrock Station, date unknown. Courtesy Bob Melbo)

CBRL Maintenance of Way – October 2026 End-of-Month Review

October 2026 Summary

October 2026: MoW completed 9 work orders (99 year-to-date) and opened 7, bringing active work orders from 66 to 64. The largest result was the full Cushman Bridge (MP 716.40) structural repair, W/O 231, completed 10/26. Alongside it, MoW completed broken-rail, crossing, switch and tie work. Movable-bridge reliability remains the critical path: all three Umpqua Bridge (MP 739.68) work orders (232–234) are still open, and on 10/31 the interlocking was in emergency bypass with trains flagged over the bridge. 17 TSRs remain active (19 including mitigated); 43 of the 64 open work orders are more than 180 days old. Annual bridge inspections stand at 57 of 123 bridges (46%) as of 11/9, with 38 completed in October; the 12/31 deadline requires a pace about 13% faster than October–November to date. CBRL also completed the 2026 fire season with no railroad-caused fires.

KPI	October 2026	Context / Comparison
W/Os completed in October	9	Sep: 11 (restated[1]). Jan–Oct average: 9.9 per month
W/Os completed, year-to-date	99	Through Sep: 90 (restated[1])
W/Os opened in October	7	W/O 247–253. W/O 254 opened 11/2 (November)
Total W/Os issued, 2026	253	246 at 9/30
Open (active) W/Os at month-end	64	66 at 9/30 (66 + 7 opened − 9 completed = 64)
Age of open W/Os[2]	Avg 302 days / median 263	27 over 1 yr · 16 at 180–365 d · 13 at 90–179 d · 6 at 30–89 d · 2 under 30 d
Origin-to-complete time, Oct completions	Avg 47 days / median 10	W/O 163 (259 days) and W/O 231 (60 days) lengthen the average
Temporary speed restrictions (TSRs)	17 active / 19 active + mitigated	Plan header 11/2/26. 9/30 plan header: 17 / 18
Annual bridge inspections (11/9/26)	57 of 123 bridges complete (46%)	38 done in Oct, 7 in Nov 1–9; 66 remaining; needs 1.27/day to finish by 12/31
Fleet out of service	0 of 18 listed units	E277215 (F350 crew truck) is now a parts vehicle, not an active unit. 8 units list defects. Source: 10/26/26 equipment table
Railroad-caused fires (2026 fire season)	0	Per MoW. Participation in the fire prevention plan was not 100% (see Fire Season section)

[1] Prior-report figures were restated from the 11/2/26 MoW Plan completed list (one project per completed W/O; non-W/O depot tasks excluded). Feb previously included 2 non-W/O depot tasks; Jul previously omitted W/O 195; Sep previously omitted W/O 238–240 and counted Cushman (W/O 231) early; Mar was previously reported as 13 (unverified). [2] Based on all 64 open W/Os (origin dates per the 11/2/26 plan, as corrected by MoW), measured to 10/31/26.



Fire Season and Fire Prevention

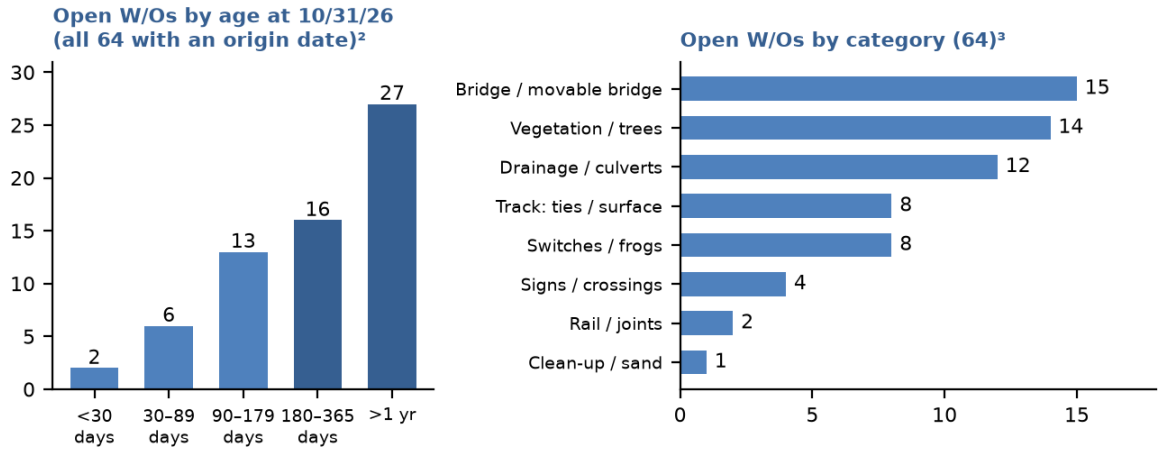
Congratulations to CBRL on a full year with no railroad-caused fires. Thank you for the hard work complying with the new fire prevention plan.

I do have one concern: participation was not 100%. Toward the end of fire season, compliance waned. To make the plan work, we all have to participate.

October Results

W/O	Location	Work completed (9 W/Os)	Origin	Done
241	~MP 668.50	Track defects: fouled ballast, curves, gage, crosslevel	9/21	10/1
247	MP 723.2	Broken rail; safe for train movement	10/5	10/7
248	Bridge 763.55	Removed vandalized electrical boxes	10/6	10/8
250	MP 655.7	Crosslevel deviation on tangent (3¼ in. / 156 ft)	8/31	10/14
237	MP 672.77 crossing	Raised outside crossing panels (¾ in. plow clearance)	9/9	10/16
251	North switch, Cordes	Ties / gage rods	10/20	10/22
252	Coos Bay Wye base leg	Transient encampment cleaned up and blocked off	10/14	10/22
231	Cushman Bridge, MP 716.40	Caps B133/B113, sill, 25 ties, piles B140 – entire project complete	8/27	10/26
163	MP 708.50	Joint ties, curved CWR: 9 ties 10/26, 13 ties 10/27	2/10	10/27

- **Against September priorities:** Cushman repairs **done** (W/O 231). Umpqua (W/O 232–234) and North Bend nav lights (W/O 249) **still open**. TSRs unchanged at 17 active. No vegetation W/O closed; no sand-abatement W/O closed.
- **MP 670–716 focus:** 3 of the 9 completions were in range (W/O 237, 163, 231); about 34 open W/Os remain in range.
- **Inspections:** track inspection was assigned on 12 of 22 plan days and bridge inspection on 8 (bridge inspection progress: see Bridges, page 3).
- **Priority open (yellow in plan):** W/O 85 (Bridge 657.12 ties), 122 (Cushman lift-rail blocks), 210 and 211 (MP 679.95 / 680.4 crossties), 232 (Umpqua aux drive clutch).
- **Overdue, still open (confirmed):** culverts W/O 161, 162, 246 (scheduled 10/23–10/26; crew assigned 10/23–27); W/O 175 (bridge vegetation) and W/O 225 (sand abatement) scheduled before October.



² All 64 open W/Os have an origin date; ages measured to 10/31/26. ³ Categories are a keyword grouping of plan descriptions, not a plan field.

November – December Priorities

#	Priority	W/O	Contractor / lead	Target
1	Umpqua Bridge (MP 739.68): maintenance on balance wheels	233, 234	Partney Construction	Nov–Dec
2	Umpqua Bridge (MP 739.68): Aux. Drive Motor Clutch	232	Western Machine	November
3	Cushman Bridge: complete electrical control upgrades	—	Reese Electric	On bridge 11/9; finish Nov–Dec
4	Install solar navigation lights, North Bend Bridge (MP 763.55)	249	MoW	Nov–Dec; TBD in plan
5	Vegetation abatement	14 open (6 groups)	MoW	Begins Nov; plan window November through March
6	Culverts	161, 162, 246	MoW track crew	Overdue (10/23–26); into Nov
7	Short track at Vaughn (ballast and tamp)	254	MoW	Opened 11/2; TBD
8	Storm patrols and clean-up	—	MoW	As storms require
9	Ongoing focus: completing annual bridge inspections	—	Bridge inspectors	Due 12/31: 66 left; 8.9/week needed

Bridges

- **Cushman (MP 716.40):** W/O 231 complete 10/26 (entire project). W/O 122 (lift-rail blocks, priority) and W/O 73 remain open. Reese Electric is completing the electrical control upgrades (on the bridge 11/9).
- **Umpqua / Reedsport (MP 739.68):** W/O 232 (aux drive clutch, priority), 233 and 234 (balance wheels) open. On 10/31 the interlocking was in emergency bypass with trains flagged over the bridge. Partney Construction (balance wheels) and Western Machine (aux drive clutch) are the Nov–Dec contractors.
- **North Bend (MP 763.55):** W/O 248 complete (vandalized boxes removed); W/O 249 (solar navigation lights) open.
- **Annual bridge inspections (as of 11/9/26; deadline 12/31/26):** 57 of 123 bridges complete (46%), 66 remaining. Sections by type: timber trestle 52 of 117, steel 32 of 43, concrete box girder 1 of 12. Records: 34 complete, 18 reviewed by the railroad, 34 submitted to RBE.



- **Pace vs. deadline:** 38 completed in October, 7 more 11/1–11/9; 45 bridges in 40 days (1.13/day) since 10/1. At that pace the remaining 66 finish about 1/6/27, about 6 days after the deadline (about 8 short on 12/31). **Required from 11/10: 1.27 bridges/day, 8.9/week**. 55 bridges are past their scheduled start and not complete.

Fleet, Budget and Top Risks

- **Fleet:** 0 of 18 listed units out of service (E277215, F350, is now a parts vehicle); 8 units list defects (10/26 equipment table).
- **Risk 1 – Movable-bridge reliability (Umpqua):** open W/O 232–234 and emergency-bypass operation. Insulator parts on order.
- **Risk 2 – Aging backlog:** 43 of 64 open W/Os are over 180 days old; 39 of 64 are scheduled “TBD”. Create prioritization criteria and a closure target.
- **Risk 3 – Fleet, security and tie supply:** open fleet defects; vandalism (W/O 248); encampments (W/O 252); 13 open W/Os cite crossties or ties. Create fleet, security and tie-supply inventory and prioritization. No proper culverts in inventory.

Data Notes
Sources: daily MoW Plans (October completions: 11/2/26 plan completed list); bridge inspection progress sheet (as of 11/9/26 W/O; prior-report figures restated (footnote 1). Duplicate W/O numbers 143, 157–160 are different jobs, both counted.)

Prepared by: Isaac Mingus

Action Items

OREGON INTERNATIONAL PORT OF COOS BAY
BOARD OF COMMISSIONERS

ACTION/DECISION REQUEST

DATE: November 12, 2026

PROJECT TITLE: 2026Res10 Port of Coos Bay Rate Schedule

ACTION REQUESTED: Approve Resolution 2026Res10 Revising the Port of Coos Bay Rate Schedule

BACKGROUND:

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

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

Port staff compared similar RV parks in the region and found the Port's daily, weekly, and monthly rates tend to be comparable.

Port staff recommends implementing a 3% price increase to all RV Park stay rates. This rate establishment is based on market analysis, maintenance needs, and increased utility costs. Off Peak Season rates did not increase in 2026, and only monthly stays increased in 2025. Recent completed projects in the RV Park include repainting and repairs of the restrooms, crab cooking room, and laundry room, fence repairs (which are ongoing), yurt deck repairs, washer/dryer repairs, and wi-fi infrastructure improvements (which are also ongoing). The Port is seeking grant funding for additional RV Park improvements including resurfacing of the parking lot and additional yurts/cabins.

The proposed changes are set forth in the table below. The daily and weekly rates also incur a 2.75% State Lodging Tax and a 9.5% Charleston Area Lodging Tax, which are not included in these listed rates.

	Off-Peak Season		Peak Season	
Rate Type	**Current Rate**	**Proposed 2027**	**Current Rate**	**Proposed 2027**
Standard Hook Up - Daily	$47.72	$49.15	$52.49	$54.06
Standard Hook Up - Weekly	$263.68	$271.59	$290.05	$298.75
Standard Hook Up - Monthly	$739.14	$761.31	$813.05	$837.44
Deluxe Hook Up - Daily	$50.11	$51.61	$55.12	$56.77
Deluxe Hook Up - Weekly	$280.39	$288.80	$308.43	$317.68
Deluxe Hook Up - Monthly	$781.73	$805.18	$859.90	$885.70

Pull Through Hook Up - Daily	$53.70	$55.31	$59.07	$60.84
Pull Through Hook Up - Weekly	$295.89	$304.77	$325.48	$335.24
Pull Through Hook Up - Monthly	$823.07	$847.76	$905.38	$932.54
Pull Through Deluxe Hook Up - Daily	$57.73	$59.46	$63.50	$65.41
Pull Through Deluxe Hook Up - Weekly	$318.08	$327.62	$349.89	$360.39
Pull Through Deluxe Hook Up - Monthly	$884.80	$911.34	$973.28	$1,002.48
Mega Deluxe Hook Up - Daily	$88.52	$91.18	$97.37	$100.29
Mega Deluxe Hook Up – Weekly	$487.72	$502.35	$536.49	$552.58
Mega Deluxe Hook Up - Monthly	$1,356.75	$1,397.45	$1,492.43	$1,537.20
Yurts - Daily	$68.02	$70.06	$74.82	$77.06
Yurts - Weekly	$319.75	$329.34	$351.72	$362.27
RV (Winter) Storage	$135.00	$139.05	-	-

The following are additional proposed changes:

- Increasing the Reservation Change/Cancellation fee from $15.00 to $25.00.

The proposed red lined 2026/27 Port of Coos Bay Rate Schedule is attached as Exhibit A to the following resolution.

Pursuant to Port Policy, the Rate Schedule must be modified by resolution of the Port Commission. Upon Commission approval of the resolution, the revised Port of Coos Bay 2026/27 Rate Schedule will be republished with an effective date of January 1, 2027.

RECOMMENDED MOTION:

Approve Resolution 2026Res10 revising the 2026/27 Port of Coos Bay Rate Schedule's RV Park Rates, effective January 1, 2027.

RESOLUTION 2026Res10

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

RESOLUTION AUTHORIZING CHARLESTON MARINA RV PARK RATE CHANGES TO THE 2026/27 PORT OF COOS BAY RATE SCHEDULE

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

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

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

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

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

	Off-Peak Season		Peak Season	
Rate Type	**Current Rate**	**Proposed 2027**	**Current Rate**	**Proposed 2027**
Standard Hook Up - Daily	$47.72	$49.15	$52.49	$54.06
Standard Hook Up - Weekly	$263.68	$271.59	$290.05	$298.75
Standard Hook Up - Monthly	$739.14	$761.31	$813.05	$837.44
Deluxe Hook Up - Daily	$50.11	$51.61	$55.12	$56.77
Deluxe Hook Up - Weekly	$280.39	$288.80	$308.43	$317.68
Deluxe Hook Up - Monthly	$781.73	$805.18	$859.90	$885.70
Pull Through Hook Up - Daily	$53.70	$55.31	$59.07	$60.84
Pull Through Hook Up - Weekly	$295.89	$304.77	$325.48	$335.24
Pull Through Hook Up - Monthly	$823.07	$847.76	$905.38	$932.54
Pull Through Deluxe Hook Up - Daily	$57.73	$59.46	$63.50	$65.41
Pull Through Deluxe Hook Up - Weekly	$318.08	$327.62	$349.89	$360.39
Pull Through Deluxe Hook Up - Monthly	$884.80	$911.34	$973.28	$1,002.48
Mega Deluxe Hook Up - Daily	$88.52	$91.18	$97.37	$100.29
Mega Deluxe Hook Up – Weekly	$487.72	$502.35	$536.49	$552.58
Mega Deluxe Hook Up - Monthly	$1,356.75	$1,397.45	$1,492.43	$1,537.20
Yurts - Daily	$68.02	$70.06	$74.82	$77.06
Yurts - Weekly	$319.75	$329.34	$351.72	$362.27
RV (Winter) Storage	$135.00	$139.05	-	-

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

THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Oregon International Port of Coos Bay that, as authorized by Ordinance No. 143, hereby adopts the Port of Coos Bay Rate Schedule effective January 1, 2027 identified as Exhibit A, attached hereto and incorporated herein by this reference.

APPROVED and ADOPTED by the Board of Commissioners of the Oregon International Port of Coos Bay this 19th day of November 2026.

Kyle Stevens, President

Nick Edwards, Vice President

2026/27 Port of Coos Bay Rate Schedule

Effective ~~July 1, 2026~~ January 1, 2027

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

Charleston Marina Services

Moorage - Boats 15' and Under

Day..... $10.34
Week $55.57
Month..... $158.80

Moorage - Vessels Greater Than 15'

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

Daily, Per Foot $0.794
Monthly, Per Foot $0.407
Semi-Annual, Per Foot..... $0.256
Annual, Per Foot..... $0.242

Launch Ramp

Daily Fee $7.00
Annual Permit, January – September to remainder of year $100.00
Annual Permit, purchased October – December to remainder of year.....$65.00

Ice - Regular Business Hours

Per Ton, Minimum 1 Ton..... $150.00
No Show Fee, Cancellation with less than six hours' notice $82.50

Ice - After Hours & Holidays

Per Ton, Minimum 1 Ton..... $150.00
Per Ton Surcharge $16.50
Minimum Surcharge..... $165.00
No Show Fee, Cancellation with less than six hours' notice $82.50

Public Dock Hoist

Per Hour $34.28
Cable Non-Return Fee $500.00

Showers

3 Minutes Per Token $1.00

Charleston Marina Services, continued

Key Cards

New Card $10.00
Replacement Card $25.00

Extra Shore Power

Applies to vessels utilizing more than one pedestal for power.

Daily $5.00
Monthly $100.00

Emergency Pump Out of Vessel

Per Hour, Per Staff Member $82.50

Running Water Violation

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

Recurring Offense (each offense) $25.00

Charleston Marina Storage Units

Storage Unit Rates

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

5' x 10', Per Month $82.29
10' x 15', Per Month $171.79
10' x 20', Per Month $200.66
10' x 25', Per Month $226.64
10' x 30', Per Month $249.74
10' x 35', Per Month $268.51

Charleston Marina Dry Storage

Boat Trailers

Per Month $37.01

Boat & Trailer

Per Foot, Per Month $3.59
Minimum $107.75

Crab Pots & Fishing Gear

Minimum Charge Per Item or Calculated by Square Foot, Whichever is Greater $20.86
Per Square Foot Per Month $0.28
Prepaid Deposit For Each ID Tag $7.93

Charleston Marina Shipyard Services

Short Term Paved Work Area – Utility Services

Minimum Per Month	$74.71
1-30 Days, Per Foot, Per Day	$0.23
31-90 Days, Per Foot, Per Day	$0.37
91-180 Days, Per Foot, Per Day	$0.56
Over 180 Days, Per Foot, Per Day	$0.73

Short Term Gravel Work Area – Utility Services

Minimum Per Month	$67.92
1-30 Days, Per Foot, Per Day	$0.21
31-90 Days, Per Foot, Per Day	$0.34
91-180 Days, Per Foot, Per Day	$0.49
Over 180 Days, Per Foot, Per Day	$0.67

Long Term Work Area – No Utility Services

Minimum Per Month	$155.95
1-6 Months, Per Foot, Per Calendar Month	$5.20
7-12 Months, Per Foot, Per Calendar Month	$6.50
13-18 Months, Per Foot, Per Calendar Month	$8.13
19-24 Months, Per Foot, Per Calendar Month	$10.16
Over 24 Months, Per Foot, Per Calendar Month	$12.69

Environmental Service Charge

Added to all Charleston Shipyard Invoices	15%

Concrete Work Dock

Per Foot, Up To 4 Hours	$0.98
Per Foot, Per Full Day	$1.63

Floating Work Dock

Per Foot, Up To 4 Hours	$0.52
Per Foot, Per Full Day	$0.83

Boat Travel Lift - Includes 1st Hour of Staff Time

Haul out requires boat wash to be completed by Port Staff

Single Move	$400.00
After Hours Move Surcharge	$381.11
Each Additional Hour Over 1 Hour, Per Staff Member	$82.50
No Show Fee	$159.14

Forklift Service

Per Hour, 15-minute increments, Minimum 15-minutes	$120.00

Bilge Water Disposal

Per Gallon	$3.00

Charleston Marina RV Park

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

Additional Fees Added to RV Park Rates

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

Standard Hook Up – Rows B & E, 30-34 feet long	Off Peak / Peak
Daily	~~$47.72~~ $49.15 / ~~$52.49~~ $54.06
Weekly	~~$263.68~~ $271.59 / ~~$290.05~~ $298.75
Monthly	~~$739.14~~ $761.31 / ~~$813.05~~ $837.44

Deluxe Hook Up – Rows A & D, 40 feet long	Off Peak / Peak
Daily	~~$50.11~~ $51.61 / ~~$55.12~~ $56.77
Weekly	~~$280.39~~ $288.80 / ~~$308.43~~ $317.68
Monthly	~~$781.73~~ $805.18 / ~~$859.90~~ $885.70

Pull-Through Hook Up – Row C, 55-60 feet long	Off Peak / Peak
Daily	~~$53.70~~ $55.31 / ~~$59.07~~ $60.84
Weekly	~~$295.89~~ $304.77 / ~~$325.48~~ $335.24
Monthly	~~$823.07~~ $847.76 / ~~$905.38~~ $932.54

Pull-Through Deluxe Hook Up	Off Peak / Peak
Daily	~~$57.73~~ $59.46 / ~~$63.50~~ $65.41
Weekly	~~$318.08~~ $327.62 / ~~$349.89~~ $360.39
Monthly	~~$884.80~~ $911.34 / ~~$973.28~~ $1,002.48

Mega Deluxe Hook Up	Off Peak / Peak
Daily	~~$88.52~~ $91.18 / ~~$97.37~~ $100.29
Weekly	~~$487.72~~ $502.35 / ~~$536.49~~ $552.58
Monthly	~~$1,356.75~~ $1,397.45 / ~~$1,492.43~~ $1537.20

Yurts	Off Peak / Peak
Daily	~~$68.02~~ $70.06 / ~~$74.82~~ $77.06
Weekly	~~$319.75~~ $329.34 / ~~$351.72~~ $362.27
Lost Key	$50.00

RV Storage

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

Monthly ..... ~~$135.00~~ $139.05

RV Dump

Per Use $15.00

Propane

Per Gallon ..... varies on delivered price

Recreational Room Reservations

5 Hour Use $50.00

Late Check Out

Per Occurrence $30.00

Charleston Marina RV Park, continued

Extra Vehicle Parking
Per vehicle, per day $5.00

Reservation Changes or Cancellations
Per Occurrence ..... ~~$15.00~~ $25.00

Charleston Marina Administrative Services

Credit Card Processing Fee
Per Transaction, Of Total Sale Amount 3.0%

Animal Violations
Per Ordinance 143, 11A.2.B.6 ..... $25.00

Business Licenses
Charter Operations, Per Month $100.00
General Services, Per Month $100.00
Food Vendors, Self-Contained, Per Month $100.00
Fuel Delivery, Per Year $100.00
Fuel Delivery, Per Gallon $0.07

Impound Fee
Storage Units $250.00
Vessels $600.00

Ordinance Violation
Civil Penalty, Each Day, Not to Exceed $500.00

Insurance Requirements

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

Moored Vessels
General Liability, Must Include Wreck Removal and Pollution Liability $500,000

Charter/Guide Vessels
General Liability, Must Include Wreck Removal and Pollution Liability $1,000,000

Travel Lift Services and Short Term Storage of Vessels (in Shipyard)
General Liability, Must Include Wreck Removal and Pollution Liability $500,000

Long Term Storage of Vessels (in Shipyard)
General Liability, Must Include Pollution Liability $250,000

General Administrative Services

Lease Administration

Individual Tenant / Lessee Credit Check, Per Report	$25.00
Business / Commercial Tenant / Lessee Credit Check, Per Report	$50.00
County Filing	$100.00

Labor

Port Staff Labor, Per Hour	$82.50
Attorney / Legal Counsel	Current Hourly Rate Charged to Port

Public Records

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

Non-Commercial Firewood Gathering Permit

30 day permit, Valid November Through April	$5.00

Railroad Property Access and Occupancy

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

Administrative Fees

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

Access Fees

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

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

Grade Crossing Occupancy Fees

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

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

Track Lease Occupancy Fees

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

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

Wireline Crossing Occupancy Fees

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

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

Pipeline Crossing Occupancy Fees

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

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

Railroad Property Access and Occupancy, continued

Wireline and Pipeline Longitudinal Crossing

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

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

Outdoor Advertising Occupancy Fees

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

Signal Box, Per Face.....$450.00
Signage, 4' x 8' or less $750.00
Billboard, 10' x 40' or less $2,000.00
Billboard, greater than 10' x 40'.....$4,000.00

Land Lease Occupancy Fees

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

Land Lease $0.80

Miscellaneous

Unloading Platforms, Lessee Maintained $950.00
Overhead Conveyor, Lessee Maintained $950.00
Weight Scales, Lessee Maintained $950.00

Crossing Removal Fee

Removal and Disposal Fee, Due to Account Delinquency Status.....$500.00
Additional Labor and Equipment, Per Hour $100.00

OREGON INTERNATIONAL PORT OF COOS BAY
BOARD OF COMMISSIONERS

ACTION/DECISION REQUEST

DATE: November 12, 2026

PROJECT TITLE: Shipyard Building 6 Lease Agreement

ACTION REQUESTED: Approve the negotiation and execution of a commercial lease agreement with Pacific Fishing LLC to lease Building 6 in the Charleston Shipyard

BACKGROUND:

The Port of Coos Bay was approached by Jerry Hampel of Pacific Fishing LLC to lease Building 6 in the Charleston Shipyard. The building will be utilized for gear storage and light repairs for their fishing vessels including the F/V Miss Pacific and F/V Pacific Conquest.

Building 6 was previously leased to Giddings Boatworks.

Building 6 is located at 63127 Troller Rd in Charleston and is 4,292 square feet. The lease includes ground storage immediately adjacent to the building footprint.

The lease agreement is currently being negotiated, however, the effective date of the agreement is anticipated to be November 1, 2026 and the proposed lease rate is $2,060.00 or $0.48 per square foot, which is the same lease rate as the neighboring building.

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

RECOMMENDED MOTION:

Approve Port Staff to negotiate and execute a commercial lease agreement with Pacific Fishing LLC to lease Building 6 in the Charleston Shipyard.

OREGON INTERNATIONAL PORT OF COOS BAY
BOARD OF COMMISSIONERS

ACTION/DECISION REQUEST

DATE: November 12, 2026

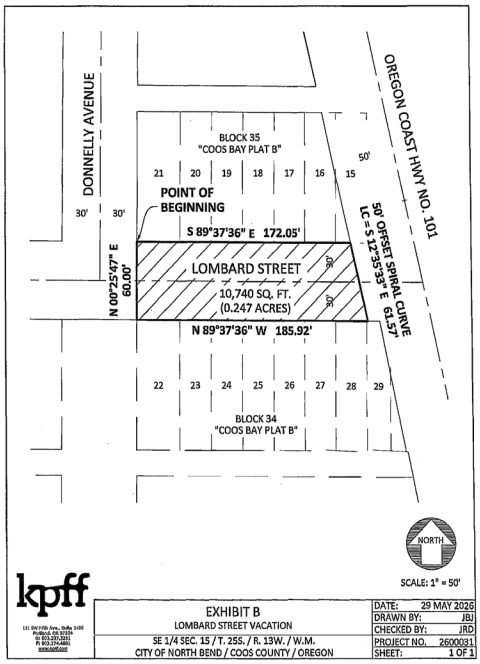
PROJECT TITLE: Vacation of a portion of Lombard Street between Donnelly Street and Highway 101 in North Bend, Oregon

ACTION REQUESTED: Approve the City of North Bend's request for the Port's consent to a Street Vacation for a portion of Lombard Street between Donnelly Street and Highway 101

BACKGROUND:

Per Oregon Revised Statutes 271.180 and 271.190, municipalities are required to seek approval from Ports and other adjoining property owners for proposed vacation of streets, alleys, and common or public places within 5,000 feet of the harbor or pier head lines of the Port. Port Policy Manual Section 13.6: Street Vacations in the Cities of Coos Bay and North Bend, states anything within 1,000 feet from the harbor and pier head lines requires Port Commission approval.

The Coquille Indian Tribe is seeking a street vacation of Lombard Street between Donnelly and Highway 101 for the development of a Travel Center. The Travel Center is being developed on land held by the United States for the Coquille Indian Tribe, however, the two main parcels are separated by the subject unimproved and undeveloped portion of Lombard Street.



Port Staff has reviewed the area of the proposed street vacation and believes the street vacation action will not create a negative impact on marine transportation infrastructure serving the Coos Bay harbor.

Prior to the City of North Bend taking any formal action on the proposed right-of-way, the Port's Board of Commissioners must approve the vacation.

RECOMMENDED MOTION:

Approve the request for consent from the City of North Bend for a Street Vacation of the portion of Lombard Street between Donelly Street and Highway 101.

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

DATE: November 12, 2026

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

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

BACKGROUND:

The Short Line Railroad Rehabilitation and Investment Act, Section 45G of the Internal Revenue Code, creates an incentive for the private sector to invest in rail infrastructure by providing a tax credit of 50 cents for every dollar a railroad spends on track improvements. The credit is based on a track mile formula and is limited to $3,500 per mile of rail line owned, leased or assigned to such a Class II or Class III railroad at the end of the railroad's taxable year.

This year, Port Staff requested quotes from firms that provide 45G tax credit placement, brokerage, and assignment services and has selected EKN Rail Company to arrange assignment of the Port's Section 45G tax credit, on behalf of its 151-track miles of rail line, to a third-party Class II railroad for allowable track mile maintenance tax credits. Mickelson & Company provided this service in the past.

EKN Rail Company is able to assign the Port's 151-track miles solely for the purpose of the Section 45G credit for $2,300 per track mile or $347,300. The fee for this Agreement of Assignment is $7,550, which provides the Port with revenue of $339,750. The funds will be deposited into the Port's General Fund and are used to offset capital repairs related to the Port's ownership of the rail line.

By switching firms, the Port is saving $13,288 in fees.

RECOMMENDED MOTION:

Approve agreement to assign track miles for purpose of receiving tax credit revenue under Section 45G of the Internal Revenue Code, including signature authority for the Port Chief Executive Officer to execute the document.

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

DATE: November 12, 2026

PROJECT TITLE: 2026Res11: Adoption of the National Incident Management System (NIMS)

ACTION REQUESTED: Adopt Resolution 2026Res11 formally adopting the National Incident Management System (NIMS) as the Port's and CBRL's framework for emergency management and incident coordination

BACKGROUND:

The National Incident Management System (NIMS) is a nationally recognized framework established by the Federal Emergency Management Agency (FEMA) to provide consistent procedures for managing emergencies, coordinating resources, and facilitating communication among responding agencies and organizations.

NIMS provides a common approach for federal, state, local, tribal, and private-sector partners to work together during emergencies, regardless of the incident's size, location, or complexity.

As the owner and operator of significant maritime, rail, transportation, and industrial infrastructure, the Port has an interest in maintaining appropriate emergency preparedness and coordination practices.

The Port's facilities and operations may be affected by a variety of emergency events, including hazardous material releases, marine emergencies, rail incidents, natural disasters, infrastructure failures, and security threats. Adopting NIMS establishes a consistent framework for coordinating with local emergency responders and other governmental agencies when these events occur.

Grant Funding

An important consideration in adopting NIMS is its relationship to federal and state emergency preparedness funding.

The Oregon Department of Emergency Management (OEM) identifies NIMS compliance as a requirement for Oregon jurisdictions receiving federal preparedness funding or directly benefiting from such funding. Compliance must be attested to through an applicable annual NIMS assessment.

NIMS adoption and implementation are relevant to funding opportunities involving:

- Homeland security and critical infrastructure protection;
- Port and transportation security;
- Emergency preparedness, planning, and training;
- Emergency communications and coordination;
- Disaster mitigation and infrastructure resilience; and
- Rail and maritime emergency preparedness.

Formal NIMS adoption is an important foundational step toward demonstrating the Port's commitment to applicable federal preparedness requirements and positioning the organization to pursue future funding opportunities.

Implementation

Following Commission adoption, Port management will coordinate implementation of applicable NIMS requirements, including:

- Designation of a Port/CBRL NIMS point of contact;
- Appropriate NIMS and Incident Command System training for designated employees;
- Incorporation of NIMS principles into applicable emergency preparedness procedures and plans;
- Coordination with local, county, state, tribal, and federal emergency response partners; and
- Completion of applicable annual NIMS compliance assessments and maintenance of supporting documentation.

Implementation will be scaled to the Port's and CBRL's operational responsibilities and will not require the Port or CBRL to become a first-response agency or assume emergency management responsibilities assigned to other agencies.

Adoption of NIMS and implementation of its requirements reflects the Port Strategic Business Plan Emergency Preparedness Goal to improve emergency response preparedness and enhance communication to the community.

Financial Impact

There is no immediate financial commitment associated with adopting the resolution. Initial implementation is expected to consist primarily of staff coordination, online training, documentation, and incorporation of applicable procedures into existing Port operations.

Any future expenditures associated with expanded training, exercises, planning, or equipment will be evaluated separately and brought forward through the appropriate budget and approval processes.

RECOMMENDED MOTION:

Adopt Resolution 2026Res11 formally adopting the National Incident Management System (NIMS) and authorizing the Port's Chief Executive Officer to coordinate its implementation.

RESOLUTION 2026Res11

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

RESOLUTION FORMALLY ADOPTING THE NATIONAL INCIDENT MANAGEMENT SYSTEM (NIMS) AS THE PORT'S AND CBRL'S FRAMEWORK FOR EMERGENCY MANAGEMENT AND INCIDENT COORDINATION

WHEREAS, the Oregon International Port of Coos Bay owns, operates, and maintains critical maritime, rail, transportation, and industrial infrastructure that supports regional commerce, economic development, and public safety; and

WHEREAS, the Port recognizes the importance of coordinated emergency preparedness, response, recovery, and mitigation efforts to protect Port facilities, employees, tenants, customers, and the surrounding community; and

WHEREAS, the National Incident Management System (NIMS), established by the Federal Emergency Management Agency (FEMA), provides a standardized framework for incident management, emergency coordination, resource management, and communication among federal, state, local, tribal, and private-sector partners; and

WHEREAS, the Port may pursue federal and state emergency preparedness, homeland security, and critical infrastructure funding opportunities for which NIMS adoption and implementation are required; and

WHEREAS, the State of Oregon requires jurisdictions receiving certain federal preparedness funding, or receiving a direct benefit from such funding, to maintain NIMS compliance and complete the applicable annual NIMS assessment; and

WHEREAS, formal adoption of NIMS will establish the Port's commitment to incorporating nationally recognized incident management principles into its applicable emergency preparedness policies, procedures, training, and coordination activities.

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Oregon International Port of Coos Bay hereby formally adopts the National Incident Management System (NIMS) as its framework for emergency management and incident coordination.

APPROVED and ADOPTED by the Board of Commissioners of the Oregon International Port of Coos Bay this 19th day of November 2026.

Kyle Stevens, President

Nick Edwards, Vice President

Informational Items

SUMMARY OF
CHARLESTON MARINA ADVISORY COMMITTEE MEETING
10:00 a.m., Wednesday, October 28, 2026

Six of the eight Advisory Committee members and eight Port staff members were present. At least 43 public guests attended, with at least ten of them offering public comment. Two Port Commissioners were also in attendance.

The meeting included an update on financials, showing greater than anticipated operating revenues while also exceeding budget on expenses primarily due to repairs and maintenance of the Ice Plant. The project updates included information about the planned shutdown of the Ice Plant in November for annual maintenance including a complete rebuild of the ice makers.

The meeting primarily focused on the marine ways in the Shipyard after the recent failure of the anchor system. Port Staff said an emergency permit application has been submitted to complete the repairs but it unknown if it will meet the permitting agencies' definition of an emergency. Staff has also discussed repairs plans with potential contractors.

Public comments centered on the critical need of the Charleston infrastructure, in the Shipyard and the Ice Plant. Commenters expressed that breakdowns at the Ice Plant have cost the fishing fleet thousands. Commenters expressed frustration that past Port leadership had not taken accountability and allowed maintenance to be deferred while resources were diverted to the railroad or other projects. Local business owners expressed the need to maintain the Shipyard, stating that when the Port and the Shipyard are not operating effectively, the effects are felt throughout the community.

The Committee members motioned and approved a letter to Port Commissioners, attached following this summary, asking the Board to direct staff to take specific, near-term steps to implement the Port's adopted 2025 Strategic Business Plan with respect to Charleston. The letter asks that this include preparation of a formal deferred-maintenance inventory and cost estimate, a transparent multi-year capital plan or dedicated funding approach, alignment of future budgets with asset priorities for Charleston, and continued grant pursuit while protecting core operating capacity.

Full meeting minutes will be included in the December Commission meeting packet.

Captain John Blanchard
Chair, Charleston Marina Advisory Committee
10/24/2026

Oregon International Port of Coos Bay
Board of Commissioners
125 W. Central Avenue, Suite 300
Coos Bay, OR 97420

Subject: Request for Action to Align Charleston Marina Investment with the 2025 Strategic Business Plan, Public Input, and the Port's Own Longer-Term Record

Dear Commissioners,

I am writing as Chair of the Charleston Marina Advisory Committee and as a stakeholder in the Charleston maritime community. The purpose of this letter is to request that the Commission direct staff to take specific, near-term steps that implement the Port's adopted 2025 Strategic Business Plan (SBP) with respect to Charleston.

The SBP process included substantial public participation. Approximately 900 qualified survey responses ranked Charleston infrastructure as the highest priority among Port properties. The single most frequent response was "dock improvements / shipyard infrastructure." The plan's own Property Goal 3 states: "Revitalize Charleston, including the Marina and Shipyard to support maritime industries." The accompanying text notes that the Charleston Marina "is at a tipping point" and that "Charleston is the core of the local maritime industries supporting many local workers and businesses and is in need of investment."

This recent public direction is consistent with a longer pattern visible in the Port's own documents. Across more than a decade of budgets and strategic plans, large-scale capital investment has consistently favored rail and channel projects funded by external grants, while Charleston's needs have been addressed more incrementally and have been subject to General Fund reallocations when rail costs rose. The 2015 Strategic Business Plan already listed specific Charleston capital items—dock replacements, ice-plant upgrades, travel-lift work, and piling removal—alongside major rail projects. Later budgets continued to treat Charleston as a significant operating-revenue center, yet the Special Projects Fund has long served as the primary vehicle for multi-million-dollar rail bridge, tunnel, and corridor work. The two most recent supplemental resolutions continued this pattern: Resolution 2025Res05 reduced Charleston Ops by $231,870 and Resolution 2026Res02 reduced it by $396,092, with corresponding increases directed to Rail Ops and CBRL support.

Charleston continues to generate significant operating revenue from moorage, the shipyard, ice, and leases. At the same time, stakeholders and the Advisory Committee observe deferred maintenance and constrained capacity that affect the commercial fishing fleet and related businesses. Staff capacity has been limited in recent years by the multi-year diversion of maintenance personnel to state dredge operations; that arrangement is ending. The SBP already

lists, under Goal 3, the objective of identifying maintenance and repair needs with costs so that funding can be prioritized.

I respectfully request that the Commission take the following actions consistent with the SBP, the public input already collected, and the Port's own longer-term record:

1. Direct staff to prepare a formal deferred-maintenance inventory and cost estimate for Charleston Marina docks, utilities, and related assets, as contemplated by Goal 3.
2. Establish a transparent, multi-year capital plan or dedicated funding approach for Charleston that is not reduced by supplemental transfers for other operations.
3. Align future annual budgets and capital decisions with the public ranking and the SBP's stated asset priorities for Charleston.
4. Continue grant pursuit for shipyard improvements while protecting core operating and maintenance capacity for the existing fleet and businesses.

The Advisory Committee stands ready to assist with stakeholder input and to review any resulting work product. Our shared interest is a path forward that implements the plan the Port adopted after public engagement, rather than continuing a pattern in which grant-driven rail capital takes precedence over sustained investment in the marina and shipyard that currently support the commercial fishing fleet.

Thank you for your consideration. I am available to discuss this request at a Commission meeting or with staff at your convenience.

Sincerely,

Captain John Blanchard
Chair, Charleston Marina Advisory Committee
sharkyscharters@gmail.com (541) 260-9110

Kathleen Hornstuen Charleston Advisory Committee IP of CB
Kathleen Hornstuen

Lou Lebeau Charleston Advisory member
Lou LEBEAU

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

Owned by the Oregon International Port of Coos Bay

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

Monthly Revenue Car Loads and Equivalent Highway Truck Loads / 2022-2026

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

	2022		2023		2024		2025		2026	
	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads
Jan	**445**	1,468.5	**473**	1,560.9	**363**	1,197.9	**269**	887.7	**303**	999.9
Feb	**502**	1,656.6	**393**	1,296.9	**598**	1,973.4	**379**	1,250.7	**325**	1,072.5
Mar	**694**	2,290.2	**498**	1,643.4	**488**	1,610.4	**414**	1,366.2	**378**	1,247.4
Apr	**668**	2,204.4	**407**	1,343.1	**456**	1,504.8	**476**	1,570.8	**471**	1,554.3
May	**707**	2,333.1	**454**	1,498.2	**548**	1,808.4	**286**	943.8	**318**	1,049.4
Jun	**595**	1,963.5	**468**	1,544.4	**420**	1,386.0	**260**	858.0	**291**	960.3
Jul	**530**	1,749.0	**473**	1,560.9	**465**	1,534.5	**283**	933.9	**351**	1,158.3
Aug	**597**	1,970.1	**388**	1,280.4	**433**	1,428.9	**330**	1,089.0	**296**	976.8
Sep	**524**	1,729.2	**372**	1,227.6	**351**	1,158.3	**365**	1,204.5	**341**	1,125.3
Oct	**488**	1,610.4	**393**	1,296.9	**498**	1,643.4	**324**	1,069.2	**293**	966.9
Nov	**512**	1,689.6	**409**	1,349.7	**335**	1,105.5	**294**	970.2		0.0
Dec	**493**	1,626.9	**440**	1,452.0	**347**	1,145.1	**283**	933.9		0.0
Total	**6,755**	**22,291.5**	**5,168**	**17,054.4**	**5,302**	**17,496.6**	**3,963**	**13,077.9**	**3,367**	**11,111.1**

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

Using 200,000 lbs/100 short tons as an average weight of commodity per rail car, the tonnage figures for the years 2011 through year to date 2026 are as follows:

*2011:	194	rail carloads =	19,400	short tons =	640.2	highway truck loads
2012:	2,480	rail carloads =	248,000	short tons =	8,184.0	highway truck loads
2013:	4,850	rail carloads =	485,000	short tons =	16,005.0	highway truck loads
2014:	7,509	rail carloads =	750,900	short tons =	24,779.7	highway truck loads
2015:	7,341	rail carloads =	734,100	short tons =	24,225.3	highway truck loads
2016:	7,434	rail carloads =	743,400	short tons =	24,532.2	highway truck loads
2017:	7,172	rail carloads =	717,200	short tons =	23,667.6	highway truck loads
2018:	6,428	rail carloads =	642,800	short tons =	21,212.4	highway truck loads
2019:	4,950	rail carloads =	495,000	short tons =	16,335.0	highway truck loads
2020:	5,128	rail carloads =	512,800	short tons =	16,922.4	highway truck loads
2021:	6,213	rail carloads =	621,300	short tons =	20,502.9	highway truck loads
2022:	6,755	rail carloads =	675,500	short tons =	22,291.5	highway truck loads
2023:	5,168	rail carloads =	516,800	short tons =	17,054.4	highway truck loads
2024:	5,302	rail carloads =	530,200	short tons =	17,496.6	highway truck loads
2025:	3,963	rail carloads =	396,300	short tons =	13,077.9	highway truck loads
2026:	3,367	rail carloads =	336,700	short tons =	11,111.1	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.