



REGULAR COMMISSION MEETING
Tuesday, September 23, 2025, at 9:00 am
338 W. First St, Port Angeles, WA 98362
AGENDA

The Regular Commission Meeting will be available to the public in person and remotely. For instructions on how to connect to the meeting remotely, please visit <https://portofpa.com/about-us/agenda-center/>

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

II. EARLY PUBLIC COMMENT SESSION (TOTAL SESSION UP TO 20 MINUTES)

III. APPROVAL OF AGENDA

IV. WORK SESSION

- A. WPPA Compass Award Presentation to Senator Chapman – **Time Specific 9:00 am**
- B. Interim Check-in with the 24th Legislative District Delegation
- C. August Financial Report
- D. 2026 Operating Budget Projection Highlights

V. APPROVAL OF CONSENT AGENDA

- A. Regular Commission Meeting Minutes – September 9, 2025
- B. Vouchers in the amount of \$514,459.28

VI. COMPLETION OF RECORDS

No items

VII. PLANNING AND CAPITAL PROJECTS

- A. Terminal 1 and Terminal 3 Repairs Project – Contract Acceptance
- B. 2025 Capital Projects Projected Year-End
- C. Draft 2026 Capital Budget
- D. Q3 Grant Update

VIII. LOG YARD

No items



IX. MARINE TRADES AND MARINE TERMINALS

No items

X. PROPERTY

No items

XI. MARINAS

No items

XII. AIRPORTS

No items

XIII. OTHER BUSINESS

No items

XIV. ITEMS NOT ON THE AGENDA

XV. COMMISSIONER REPORTS

XVI. PUBLIC COMMENT SESSION (TOTAL SESSION UP TO 20 MINUTES)

XVII. FUTURE AGENDA

XVIII. NEXT MEETINGS

- A. October 14, 2025 – Regular Commission Meeting
- B. October 27, 2025 – Special Joint Meeting BOCC
- C. October 28, 2025 – Regular Commission Meeting
- D. November 11, 2025 - Regular Commission Meeting
- E. November 12, 2025 – Special Commission Meeting
- F. November 18, 2025 – Special Commission Meeting



XIX. UPCOMING EVENTS

- A. September 25-26, 2025 – WPPA Environmental Seminar, Union, WA
- B. October 6-8, 2025 – AAPA, Quebec City, Canada
- C. November 18, 2025 – Marine Hwy 5 Roundtable, Tacoma, WA
- D. November 19-21, 2025 – WPPA Annual Meeting, Tacoma, WA
- E. November 20-22, 2025 – Pacific Marine Expo, Seattle, WA
- F. International Workboat Show – New Orleans, LA

XX. EXECUTIVE SESSION

The Board may recess into Executive Session for those purposes authorized under Chapter 42.30 RCW, The Open Public Meetings Act.

XXI. ADJOURN

RULES FOR ATTENDING COMMISSION MEETING

- Signs, placards, and noise making devices including musical instruments are prohibited.
- Disruptive behavior by audience members is inappropriate and may result in removal.
- Loud comments, clapping, and booing may be considered disruptive and result in removal at the discretion of the Chair.

RULES FOR SPEAKING AT A COMMISSION MEETING

- Members of the public wishing to address the Board on general items may do so during the designated times on the agenda or when recognized by the Chair.
- Time allotted to each speaker is determined by the Chair and, in general, is limited to 3 minutes.
- Total time planned for each public comment period is 20 minutes, subject to change by the Chair.
- All comments should be made from the speaker's rostrum, and any individual making comments shall first state their name and address for the official record.
- Speakers should not comment more than once per meeting unless their comments pertain to a new topic they have not previously spoken about.
- In the event of a contentious topic with multiple speakers, the Chair will attempt to provide equal time for both sides.

Port of Port Angeles
P&L Summary by Department
August 31, 2025

	Monthly						
	August Actual	August Budget	Actual vs Budget		August Re-Forecast	Actual vs Re-Forecast	
			Variance	Variance %		Variance	Variance %
OPERATING REVENUES							
11 MARINE TERMINAL	238,434	210,964	27,470	▲13.02%	196,257	42,177	▲21.49%
15 MARINE TRADES AREA	67,381	83,041	(15,660)	▼18.86%	60,070	7,311	▲12.17%
21 LOG YARD	98,733	103,038	(4,305)	▼4.18%	73,536	25,197	▲34.27%
31 FAIRCHILD INTL AIRPORT	40,372	40,157	215	▲0.54%	39,345	1,027	▲2.61%
32 SEKIU	1,388	1,457	(69)	▼4.75%	1,388	(0)	▼0.01%
33 AIRPORT RENTAL PROPERTIES	136,887	161,049	(24,163)	▼15.00%	138,428	(1,541)	▼1.11%
41 PORT ANGELES BOAT HAVEN	190,097	187,085	3,012	▲1.61%	184,575	5,522	▲2.99%
43 JOHN WAYNE MARINA	226,893	206,999	19,894	▲9.61%	194,571	32,322	▲16.61%
61 RENTAL PROPERTIES	19,255	18,707	548	▲2.93%	17,936	1,319	▲7.35%
TOTAL OPERATING REVENUES	1,019,440	1,012,497	6,943	▲0.69%	906,106	113,334	▲12.51%
OPERATING EXPENSES							
11 MARINE TERMINAL	116,650	114,550	2,100	▲1.83%	119,924	(3,274)	▼2.73%
15 MARINE TRADES AREA	26,044	30,306	(4,262)	▼14.06%	29,419	(3,375)	▼11.47%
21 LOG YARD	101,460	97,226	4,234	▲4.35%	110,881	(9,421)	▼8.50%
31 FAIRCHILD INTL AIRPORT	49,657	52,487	(2,830)	▼5.39%	55,870	(6,213)	▼11.12%
32 SEKIU	1,449	9,641	(8,192)	▼84.97%	4,288	(2,839)	▼66.20%
33 AIRPORT RENTAL PROPERTIES	32,389	51,709	(19,320)	▼37.36%	39,869	(7,480)	▼18.76%
41 PORT ANGELES BOAT HAVEN	65,734	66,407	(673)	▼1.01%	61,981	3,753	▲6.06%
43 JOHN WAYNE MARINA	120,031	103,299	16,732	▲16.20%	98,845	21,186	▲21.43%
61 RENTAL PROPERTIES	20,469	10,751	9,718	▲90.39%	7,627	12,842	▲168.38%
80 ADMINSTRATIVE	209,554	192,507	17,047	▲8.86%	205,703	3,851	▲1.87%
81 ECONOMIC DEVELOPMENT	30,261	42,398	(12,137)	▼28.63%	31,656	(1,395)	▼4.41%
82 IT	6,796	-	6,796	-	7,825	(1,029)	▼13.14%
91 MECH SHOP	10,765	12,579	(1,814)	▼14.42%	14,092	(3,327)	▼23.61%
92 FACILITIES MAINTENANCE	25,244	24,780	464	▲1.87%	37,644	(12,400)	▼32.94%
TOTAL DIRECT EXPENSES	816,504	808,639	7,865	▲0.97%	825,624	(9,120)	▼1.10%
ALLOCATED EXPENSES - ADMIN & MAINT	-	-	-	-	-	-	-
NET SURPLUS (DEFICIT) - Before Depr.	202,936	203,858	(922)	▼0.45%	80,482	122,454	▲152.15%
ALLOCATED DEPRECIATION	-	-	-	-	-	-	-
DEPRECIATION EXPENSE	273,952	306,279	(32,327)	▼10.55%	271,430	2,522	▲0.93%
NET SURPLUS (DEFICIT) - After Depr.	(71,016)	(102,421)	31,404	▼30.66%	(190,948)	119,932	▼62.81%
NON-OP (GENERAL)							
NON-OP REV (General)	84,954	110,800	(25,846)	▼23.33%	83,988	967	▲1.15%
NON-OP EXP (General)	17,223	2,066	15,157	▲733.66%	16,540	683	▲4.13%
NON-OP (General) SURPLUS (DEFICIT)	67,731	108,734	(41,003)	▼37.71%	67,448	283	▲0.42%
NON-OP (CAPITAL)							
NON-OP REV (Capital)	152,876	1,932,368	(1,779,492)	▼92.09%	150,899	1,977	▲1.31%
NON-OP EXP (Capital)	4,354	936	3,418	▲365.22%	4,355	(0)	▼0.00%
NON-OP (Capital) SURPLUS (DEFICIT)	148,521	1,931,432	(1,782,910)	▼92.31%	146,545	1,977	▲1.35%
NET NON-OP SURPLUS (DEFICIT)	216,253	2,040,166	(1,823,913)	▼89.40%	213,992	2,260	▲1.06%
TOTAL NET SURPLUS (DEFICIT)	145,236	1,937,745	(1,792,509)	▼92.50%	23,044	122,192	▲530.25%

Port of Port Angeles
P&L Summary by Department
August 31, 2025

Year to Date							
	YTD Actual	YTD Budget	Actual vs Budget		YTD Re-Forecast	Actual vs Re-Forecast	
			Variance	Variance %		Variance	Variance %
OPERATING REVENUES							
11 MARINE TERMINAL	1,554,044	1,836,522	(282,478)	▼15.38%	1,479,345	74,699	▲5.05%
15 MARINE TRADES AREA	518,694	589,115	(70,421)	▼11.95%	534,876	(16,183)	▼3.03%
21 LOG YARD	680,237	721,554	(41,317)	▼5.73%	576,225	104,012	▲18.05%
31 FAIRCHILD INTL AIRPORT	309,543	312,286	(2,743)	▼0.88%	305,911	3,632	▲1.19%
32 SEKIU	12,061	11,596	465	▲4.01%	12,104	(43)	▼0.36%
33 AIRPORT RENTAL PROPERTIES	1,137,833	1,288,392	(150,559)	▼11.69%	1,152,144	(14,310)	▼1.24%
41 PORT ANGELES BOAT HAVEN	1,403,722	1,400,069	3,653	▲0.26%	1,401,129	2,593	▲0.19%
43 JOHN WAYNE MARINA	1,438,042	1,445,734	(7,692)	▼0.53%	1,412,017	26,025	▲1.84%
61 RENTAL PROPERTIES	148,250	149,656	(1,406)	▼0.94%	147,763	487	▲0.33%
TOTAL OPERATING REVENUES	7,202,427	7,754,924	(552,497)	▼7.12%	7,021,514	180,912	▲2.58%
OPERATING EXPENSES							
11 MARINE TERMINAL	951,647	995,129	(43,482)	▼4.37%	946,202	5,446	▲0.58%
15 MARINE TRADES AREA	227,578	258,274	(30,696)	▼11.88%	229,441	(1,862)	▼0.81%
21 LOG YARD	883,421	811,327	72,094	▲8.89%	932,681	(49,260)	▼5.28%
31 FAIRCHILD INTL AIRPORT	433,202	357,923	75,279	▲21.03%	416,687	16,515	▲3.96%
32 SEKIU	16,878	23,383	(6,504)	▼27.82%	21,904	(5,025)	▼22.94%
33 AIRPORT RENTAL PROPERTIES	355,178	386,207	(31,029)	▼8.03%	372,898	(17,720)	▼4.75%
41 PORT ANGELES BOAT HAVEN	584,705	598,777	(14,072)	▼2.35%	581,221	3,484	▲0.60%
43 JOHN WAYNE MARINA	767,593	763,198	4,395	▲0.58%	748,151	19,442	▲2.60%
61 RENTAL PROPERTIES	103,637	88,748	14,889	▲16.78%	93,533	10,104	▲10.80%
80 ADMINSTRATIVE	1,749,675	1,581,482	168,193	▲10.64%	1,753,455	(3,780)	▼0.22%
81 ECONOMIC DEVELOPMENT	280,182	327,191	(47,008)	▼14.37%	295,821	(15,638)	▼5.29%
82 IT	43,168	-	43,168	-	27,255	15,914	▲58.39%
91 MECH SHOP	144,783	152,254	(7,471)	▼4.91%	150,070	(5,287)	▼3.52%
92 FACILITIES MAINTENANCE	247,606	237,956	9,650	▲4.06%	272,280	(24,674)	▼9.06%
TOTAL DIRECT EXPENSES	6,789,255	6,581,847	207,408	▲3.15%	6,841,598	(52,343)	▼0.77%
ALLOCATED EXPENSES - ADMIN & MAINT	-	-	-	-	-	-	-
NET SURPLUS (DEFICIT) - Before Depr.	413,172	1,173,077	(759,905)	▼64.78%	179,916	233,255	▲129.65%
ALLOCATED DEPRECIATION	-	-	-	-	-	-	-
DEPRECIATION EXPENSE	2,146,991	2,398,998	(252,008)	▼10.50%	2,140,950	6,041	▲0.28%
NET SURPLUS (DEFICIT) - After Depr.	(1,733,819)	(1,225,921)	(507,898)	▲41.43%	(1,961,034)	227,214	▼11.59%
NON-OP (GENERAL)							
NON-OP REV (General)	708,340	820,000	(111,660)	▼13.62%	652,402	55,939	▲8.57%
NON-OP EXP (General)	113,277	96,862	16,415	▲16.95%	101,748	11,530	▲11.33%
NON-OP (General) SURPLUS (DEFICIT)	595,063	723,138	(128,075)	▼17.71%	550,654	44,409	▲8.06%
NON-OP (CAPITAL)							
NON-OP REV (Capital)	4,315,980	7,388,958	(3,072,978)	▼41.59%	4,329,490	(13,510)	▼0.31%
NON-OP EXP (Capital)	30,245	7,488	22,757	▲303.91%	30,476	(231)	▼0.76%
NON-OP (Capital) SURPLUS (DEFICIT)	4,285,735	7,381,470	(3,095,735)	▼41.94%	4,299,014	(13,279)	▼0.31%
NET NON-OP SURPLUS (DEFICIT)	4,880,798	8,104,608	(3,223,810)	▼39.78%	4,849,668	31,130	▲0.64%
TOTAL NET SURPLUS (DEFICIT)	3,146,979	6,878,687	(3,731,708)	▼54.25%	2,888,634	258,344	▲8.94%

2026 BUDGET - ASSUMPTIONS All Departments

General

1. CPI: August 2025
 - Bremerton-Silverdale-Port Hadlock, WA-All Urban Consumer (CPI-U) was 2.8% with a 2.3% average over the first 6 months.
2. Inflation:
 - Operating: The general inflation outlook for 2026 is 2.8% in Seattle, per the Washington State Economic and Revenue Forecast Council in the quarterly June 2025 publication.
 - Capital: Rate of 3.16% from Washington State Office of Financial Management using Cost estimating form C-100.
3. The Commission will adopt one of these or another as the benchmark rate for annual rate increases.

Revenues – 2026 Budget

11- Marine Terminal revenues are projected to be significantly higher in 2026 with the potential of a MARAD RRF contract (factored in at 25%). Other potential revenue lines are being pursued but have not been factored in if probability of manifesting in 2026 is less than 50%. Budget is continuing the assumption of cut log exports via ship remaining at zero. Chip barge operations are on track to remain strong at 145,000 gmt with tanker/barge/ research dockage also increasing. Security revenues have shown a surplus due to an increase in vessel berth time overall.

15- Marine Trades Area is looking to maintain revenues in 2026 with a review of the rate sheets and some increases in covered storage, boatyard, and haul-out facility planned for the year. The haul-out pier and washdown pad rate sheets are under review for increases as well.

21- Log Yard revenues are predicted to be up in 2026. An increase in barging and can loading in 2026. Staging and equipment rental are projected to be down compared to past years due to a poor export market.

31- Fairchild International Airport hangar and structure lease fees are expected to see an approximate 3% rate increase. FIA enclosed hangars are at 100% full occupancy. This trend is likely to resume throughout 2026. Landing fees may see a slight decrease in revenue due to the loss of one air freight carrier. With the arrival of Citizen Air, FIA may experience an increase in jet traffic, thus increasing landing fee revenue and fuel surcharges.

32- Sekiu revenues will see a slight increase due to the rise in hangar rent. However, hangar space is not 100% occupied, and we will continue to market these spaces to increase revenue throughout the year.

33- Airport Rental Properties are expected to decrease due to expected vacancies in the early part of 2026.

41- Port Angeles Boat Haven marina moorage revenues at PABH will remain consistent as there will be a CPI increase for 2026. Continuing to fill more slips that had been occupied by delinquent vessels. We had many delinquents removed again in 2025, which have been processed through the <https://www.dnr.wa.gov/derelict-vessels> program, where we have been reimbursed. Boat House revenue to remain at current levels.

43- John Wayne Marina moorage revenues will remain consistent as there will be a CPI increase for 2026, with a waitlist that remains backlogged. Looking to increase fuel sales this coming year as we get through some issues we had with the new pump installation.

61- Rental Properties are expected to decrease due to the replacement of structure leases with reduced-rate land lease. The land lease reduced rate will increase to the market value in 2027.

Expenses – 2026 Budget

11- Marine Terminal expenses for 2026 across many categories are forecast at or below budget. Notable exceptions would be security personnel pay rate increases, and 3 additional FT security positions. Also, IT improvements and subscriptions to meet new USCG cyber requirements.

15- Marine Trades Area expenses will include a little extra time from FM to address some Electrical and lighting. Overall, we anticipate routine maintenance without any significant changes this coming year.

21- Log Yard expenses are predicted to be down due to staffing changes and changes in management practices with full-time employees.

31- Fairchild International Airport expenses are expected to be higher than 2025 expenses. The majority of this is due to higher non-maintenance charge-out & reimbursement and needed maintenance projects to be performed on airport facilities, hangars, and aprons throughout the year.

32- Sekiu Airport expenses are projected to be higher than the 2025 expenses. To prolong the life of the airport pavement and facilities, an increase in maintenance and materials is anticipated for upkeep projects to the runway, aprons, and hangars.

33- Airport Rental Property budgeted expenses are expected to increase due to rising costs and maintenance needed.

41- Port Angeles Boat Haven expenses are expected to increase in the marketing area. The regular maintenance routine for the docks and working gates, along with improvements, such as LED lighting upgrades will all be within the budgeted numbers.

43- John Wayne Marina expenses will be slightly elevated. There will be some extra maintenance required in the early part of the year for some landscaping and continued fence staining and repairs.

61- Rental Properties are expected to increase due to maintenance and non-maintenance charge-out costs. Additionally, miscellaneous fees will be included this coming year as well for unforeseen costs.

80- Administrative expenses will slightly increase due to CPI increases and projected increase in insurance costs.

81- Economic Development budgeted expenses are expected to increase due to community relations spending on new events such as the Marine Highway yearly event.

82- IT expenses will increase due to licensing, security upgrades, and new computer hardware.

91- Mechanical Maintenance (MM) expenses are projected to be about the same as 2025 with non-maintenance charge-out and reimbursement projected to double but supplies and outside services projected to be down.

92- Facilities Maintenance (FM) expenses are projected to be higher than 2025 due to wage increases and projects to be carried out within the department.

Port of Port Angeles
Summary by Department
2026 DRAFT Budget

	2022 ACTUAL	2023 ACTUAL	2024 ACTUAL	2025 PROJECTED	2026 BUDGET	2026 Budget Over/(Under) 2025 Proj
<u>OPERATING REVENUES</u>						
11 MARINE TERMINAL	2,989,919	2,846,433	2,634,703	2,248,689	3,131,090	882,401
15 MARINE TRADES AREA	778,212	821,015	772,418	828,576	841,000	12,424
21 LOG YARD	1,068,956	1,135,513	1,184,428	952,677	1,009,026	56,349
31 FAIRCHILD INTL AIRPORT	433,868	479,705	471,260	506,732	521,858	15,126
32 SEKIU	15,782	17,609	17,584	17,763	18,732	969
33 AIRPORT RENTAL PROPERTIES	1,397,664	1,606,642	1,643,242	1,681,870	1,636,614	(45,256)
41 PORT ANGELES BOAT HAVEN	1,747,878	1,899,803	2,005,237	2,042,190	2,099,280	57,090
43 JOHN WAYNE MARINA	1,827,097	1,958,326	2,083,868	2,053,968	2,130,085	76,117
61 RENTAL PROPERTIES	145,935	200,305	220,599	218,675	175,084	(43,591)
TOTAL OPERATING REVENUES	10,405,311	10,965,351	11,033,339	10,551,141	11,562,769	1,011,628
<u>OPERATING EXPENSES</u>						
11 MARINE TERMINAL	960,049	1,083,930	1,534,132	1,448,331	1,579,594	131,263
15 MARINE TRADES AREA	366,465	406,469	333,139	374,116	430,287	56,171
21 LOG YARD	1,100,266	1,285,171	1,321,518	1,339,103	1,228,421	(110,682)
31 FAIRCHILD INTL AIRPORT	615,965	513,566	628,723	634,821	668,189	33,368
32 SEKIU	39,306	27,222	36,879	28,658	35,453	6,795
33 AIRPORT RENTAL PROPERTIES	417,499	641,728	518,119	543,918	667,843	123,925
41 PORT ANGELES BOAT HAVEN	929,786	999,922	863,478	873,775	968,058	94,283
43 JOHN WAYNE MARINA	1,007,213	971,564	1,111,273	1,118,173	1,172,846	54,673
61 RENTAL PROPERTIES	110,585	134,084	161,781	136,631	140,890	4,259
80 ADMINSTRATIVE	1,104,591	1,373,609	2,349,244	2,034,383	2,375,719	341,336
81 ECONOMIC DEVELOPMENT	400,705	335,219	348,341	423,246	446,552	23,306
82 IT				81,597	119,300	37,703
91 MECH SHOP	164,703	173,928	169,695	233,110	220,724	(12,386)
92 FACILITIES MAINTENANCE	316,266	246,008	302,370	442,255	585,691	143,436
TOTAL DIRECT EXPENSES	7,533,398	8,192,421	9,678,692	9,712,117	10,639,567	927,450
ALLOCATED EXPENSES	-	(0)	(0)	-	-	-
NET SURPLUS (DEFICIT) - Before Depr.	2,871,913	2,772,930	1,354,647	839,024	923,202	84,178
ALLOCATED DEPRECIATION	-	0	0	-	-	-
DEPRECIATION	2,735,993	2,692,500	3,140,216	3,230,189	3,258,744	28,555
NET SURPLUS (DEFICIT) - After Depr.	135,920	80,430	(1,785,569)	(2,391,164)	(2,335,542)	55,622
<u>NON-OP (GENERAL)</u>						
NON-OP REV (General)	308,731	1,308,753	1,330,849	1,025,390	1,036,000	10,610
NON-OP EXP (General)	2,759,303	(529,498)	(2,275,334)	240,058	(71,339)	(311,397)
NON-OP (General) SURPLUS (DEFICIT)	(2,450,573)	1,838,251	3,606,184	785,332	1,107,339	322,007
<u>NON-OP (CAPITAL)</u>						
NON-OP REV (Capital)	2,583,163	8,822,521	7,671,334	12,573,937	30,516,037	17,942,100
NON-OP EXP (Capital)	55,329	45,228	35,776	47,418	(21,132)	(68,550)
NON-OP (Capital) SURPLUS (DEFICIT)	2,527,834	8,777,293	7,635,558	12,526,519	30,537,169	18,010,650
NET NON-OP SURPLUS (DEFICIT)	77,261	10,615,544	11,241,742	13,311,851	31,644,508	18,332,657
TOTAL NET SURPLUS (DEFICIT)	213,181	10,695,974	9,456,173	10,920,687	29,308,966	18,388,279



REGULAR COMMISSION MEETING
Tuesday, September 9, 2025, at 9:00 am
338 W. First St, Port Angeles, WA 98362
MINUTES

The Regular Commission Meeting will be available to the public in person and remotely. For instructions on how to connect to the meeting remotely, please visit <https://portofpa.com/about-us/agenda-center/>

Steve Burke, Commissioner
Colleen McAleer, Commissioner
Connie Beauvais, Commissioner
Paul Jarkiewicz, Executive Director
Carolyn Lake, Counsel **via Zoom*

Chris Hartman, Director of Engineering
Jennifer Baker, Director of Finance & Admin
Caleb McMahon, Director of Econ. Development
James Alton, Airport Manager
Jenna Riley, Clerk to the Board **via Zoom*

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE (0:00-0:43)

Comm. Burke called the meeting to order at 9:00 am.

II. EARLY PUBLIC COMMENT SESSION (TOTAL SESSION UP TO 20 MINUTES) (0:44-1:12)

None.

III. APPROVAL OF AGENDA (1:13-1:29)

- Motion to approve the agenda as presented: Comm. McAleer
- 2nd: Comm. Beauvais
- Vote: 3-0 (Unanimous)

IV. WORK SESSION (1:30-16:53)

A. Monthly Cash & Investment Report

- Presentation: Jennifer Baker
- Discussion
- No Action

B. 2025 Operating Projected Budget Assumptions

- Presentation: Jennifer Baker
- Discussion
- No Action

V. APPROVAL OF CONSENT AGENDA (16:54-22:56)

A. Regular Commission Meeting Minutes – September 9, 2025

B. Vouchers in the amount of \$718,249.62

- Discussion
- Motion to approve the consent agenda as presented: Comm. Beauvais
- 2nd: Comm. Burke
- Vote: 3-0 (Unanimous)

VI. COMPLETION OF RECORDS (22:57-31:28)

A. Monthly Delegation of Authority Report

- Presentation: Paul Jarkiewicz
- Discussion
- No Action

VII. PLANNING AND CAPITAL PROJECTS (31:29-48:30)

A. Review 2025 5-year and 20-year CIP Plan

- Presentation: Chris Hartman
- Discussion
- No Action



VIII. LOG YARD

No items

IX. MARINE TRADES AND MARINE TERMINALS (48:32-1:00:31)

- A. Harbor Site Update – West Port Angeles Harbor Group Cleanup (WPHG) Consent Decree Update
 - Presentation: Paul Jarkiewicz
 - Discussion
 - No Action
- B. Item for Consideration – Port Infrastructure Development Program (PIDP) Grant Application – Resolution 25-1329
 - Presentation: Chris Hartman
 - Discussion
 - Motion to introduce Resolution No. 25-1329 committing matching funds and authorizing the Executive Director to apply for a Federal Maritime Administration Grant for Terminal 3 Cargo Efficiency Upgrades: Comm. Beauvais
 - 2nd: Comm. McAleer
 - Vote: 3-0 (Unanimous)
 - Motion to waive second consideration: Comm. McAleer
 - 2nd: Comm. Beauvais
 - Vote: 3-0 (Unanimous)
 - Motion to adopt Resolution No. 25-1329 committing matching funds and authorizing the Executive Director to apply for a Federal Maritime Administration Grant for Terminal 3 Cargo Efficiency Upgrades: Comm. McAleer
 - 2nd: Comm. Beauvais
 - Vote: 3-0 (Unanimous)

X. PROPERTY (1:00:32-1:08:41)

- A. Item for Consideration – Proposed Lease – Olympic Hiking Company LLC
 - Presentation: Caleb McMahon
 - Discussion
 - Motion to authorize the Executive Director to sign a term lease with Olympic Hiking Company LLC, per the terms and conditions presented: Comm. McAleer
 - 2nd: Comm. Beauvais
 - Vote: 3-0 (Unanimous)

XI. MARINAS

No items

XII. AIRPORTS (1:08:42-1:18:49)

- A. Item for Consideration – FAA Airport Improvement Program (AIP) (046) Grant Agreement Offer for Taxiway A Reconstruction/Rehabilitation (Construction) – Resolution 25-1330
 - Presentation: James Alton
 - Discussion
 - Motion to introduce Resolution No. 25-1330 accepting the Airport Improvement Program (046) Grant funding from the Federal Aviation Administration for Taxiway Reconstruction / Rehabilitation (Construction): Comm. McAleer
 - 2nd: Comm. Beauvais
 - Vote: 3-0 (Unanimous)
 - Motion to waive second consideration: Comm. Beauvais
 - 2nd: Comm. McAleer
 - Vote: 3-0 (Unanimous)



- Motion to adopt Resolution No. 25-1330 accepting the Airport Improvement Program (046) Grant funding from the Federal Aviation Administration for Taxiway Reconstruction / Rehabilitation (Construction): Comm. Beauvais
- 2nd: Comm. McAleer
- Vote: 3-0 (Unanimous)

XIII. OTHER BUSINESS (1:18:50-1:22:29)

- A. TAC Letter regarding Recission of Roadless Rule
- Presentation: Paul Jarkiewicz
 - Discussion
 - Motion to sign the presented TAC letter regarding the rescission of the Roadless Rule: Comm. Beauvais
 - 2nd: Comm. McAleer
 - Vote: 3-0 (Unanimous)

XIV. ITEMS NOT ON THE AGENDA (1:22:30-1:24:47)

- A. Approval for travel for Comm. Burke to attend the NAFTAZ Conference in Kansas City, MO
- Presentation: Comm. Burke
 - Discussion
 - Motion to approve travel for Comm. Burke to attend the NAFTAZ Conference in Kansas City, MO: Comm. Beauvais
 - 2nd: Comm. McAleer
 - Vote: 2-0 (Passed; with Comm. Burke abstaining)

XV. COMMISSIONER REPORTS (1:24:48-1:30:11)

Comm. Beauvais shared that the Commissioner of Public Lands has lifted the pause on all but two sales from the \$7.9 million worth of paused sales by the Department of Natural Resources (DNR). The remaining paused sales are in the Elwa area and are to be further studied for conservation consideration.

XVI. PUBLIC COMMENT SESSION (TOTAL SESSION UP TO 20 MINUTES) (1:30:12-1:32:49)

Commissioner Colleen McAleer, Executive Director of the Clallam County Economic Development Council (EDC), of Sequim WA, spoke about contracting with a forest expert, Oscar Fierro.

XVII. FUTURE AGENDA

XVIII. NEXT MEETINGS (1:32:50-1:33:00)

- A. September 23, 2025 – Regular Commission Meeting
- B. October 14, 2025 – Regular Commission Meeting
- C. October 28, 2025 - Regular Commission Meeting
- D. November 11, 2025 - Regular Commission Meeting

XIX. UPCOMING EVENTS

- A. September 14-17, 2025 – NAFTAZ Conference, Kansas City, MO
- B. September 25-26, 2025 – WPPA Environmental Seminar, Union, WA
- C. October 6-8, 2025 – AAPA, Quebec City, Canada
- D. November 19-21, 2025 – WPPA Annual Meeting, Tacoma, WA
- E. November 20-22, 2025 – Pacific Marine Expo, Seattle, WA



Recessed Regular Meeting: 10:34 am

XX. EXECUTIVE SESSION

The Board may recess into Executive Session for those purposes authorized under Chapter 42.30 RCW, The Open Public Meetings Act.

- Comm. Burke recessed the meeting to convene an executive session with an anticipated length of 90 minutes. Following the executive session, the Commission may take action.
- Discussion:
Seven (7) items concerning legal or financial risk. Discussing such matters in executive session is appropriate pursuant to RCW 42.30.110(1)(i)
One (1) item concerning the performance of a public employee. Discussing such matters in executive session is appropriate pursuant to RCW 42.30.110(1)(g)
- Recess: 1 minute
- Start Time: 10:35 am
- Extended: 35 minutes
- End Time: 12:17 pm

Public Session of Commission Meeting Reconvened: 12:17 pm

Commissioner Burke noted that no action will be taken as a result of the executive session.

Regular Meeting Resumed: 12:17 pm

XXI. ADJOURN (1:35:38-1:35:49)

Comm. Burke adjourned the meeting at 12:17 pm.

PORT OF PORT ANGELES
BOARD OF COMMISSIONERS

Steven Burke, President

Connie Beauvais, Secretary

**PORT OF PORT ANGELES
GENERAL FUND – LETTER OF TRANSMITTAL
VOUCHER APPROVAL**

We, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due, and unpaid obligation against the Port of Port Angeles, and that we are authorized to authenticate and certify to said claim.

This process is in compliance with the applicable RCWs and the State Auditor's Budget Accounting and Reporting System (BARS) requirements. Further, the Port maintains effective internal controls to ensure that all disbursements are valid obligations authorized in accordance with the Delegation of Authority Policy.

SUMMARY TRANSMITTAL September 4, 2025 – September 17, 2025

CERTIFICATION

Accounts Payable

	Begin	End		
For General Expenses and Construction	Check #	Check #		
Accts Payable Checks (computer)	419705	419746	\$	89,323.48
Voided/Zero Payable			\$	-
Accts Payable ACH	005773	005898	\$	127,344.39
VOIDED/ZERO PAYABLE ACH				
Wire Transfer - Expenses			\$	54,058.17
Wire Transfer - Excise Tax				
Wire Transfer - Leasehold Tax				
Total General Expenses and Construction			\$	270,726.04

Payroll

Employee Payroll Checks PPD (Direct Deposit)	005773	005774	\$	3,977.50
Voided Payroll Check	005849, 005864, 005877		\$	-
Employee Payroll Checks PPD (Direct Deposit)	005822	005885	\$	159,792.27
Wire Transfer - (Payroll Taxes, Retirement, Deferred Comp, L&I, PFML)			\$	79,963.47
Total Payroll			\$	243,733.24
Total General Exp & Payroll			\$	514,459.28

I, the Port Auditor or Deputy Auditor, do hereby clarify that the claims listed above are true and valid obligations and that appropriate and effective internal controls are in place to ensure that the outstanding obligations have been processed in accordance with the Port of Port Angeles procurement/payment policies and delegation of authority.

Auditor / Deputy Auditor

Commissioner, Connie Beauvais

Commissioner, Steven D. Burke

Commissioner, Colleen McAleer

* Detail is available upon request to Jennifer Baker, Director of Finance & Administration: jenniferb@portofpa.com

ITEM FOR CONSIDERATION FOR THE BOARD OF PORT COMMISSIONERS

September 23, 2025

**SUBJECT: TERMINAL 1 AND TERMINAL 3 REPAIRS PROJECT –
 LEGACY CONTRACTING, INC. CONTRACT ACCEPTANCE**

Presented by: Chris Hartman, Director of Engineering

RCW & POLICY REQUIREMENTS

According to the Port's Purchasing Procedure, Public Works projects with a value exceeding \$350,000 will be presented to the commission for final acceptance. The Municipal Research and Service Center provides similar guidance that "larger" projects should be accepted by the council/commission, where "smaller" projects could be delegated to a department head.

BACKGROUND:

The Terminal 1 and Terminal 3 Repairs Project was awarded to Legacy Contracting, Inc. (Legacy) by the Commission on July 8, 2024, for a total amount of \$2,889,015.79. The contract included structural repairs to Terminal 1 and Terminal 3, including the replacement of plumb, post, and fender piles, timber cross-bracing, and damaged sections of bull rail.

There were a total of three additional work orders that were entirely covered by the project's 5% contingency budget (\$126,328.91). Additional work was tracked via the project's force account provision to ensure material costs and labor hours were accurately accounted for. These additional work orders addressed repairs to new damage that occurred during the November 2024 bomb cyclone storm. These costs are expected to be eligible for an insurance claim.

The total final contract amount is \$2,849,242.02, including Washington State Sales Tax. The Port will release the 5% retainage after final acceptance of the project, provided that releases are received from the Washington State Department of Labor and Industries and Enterprise Services.

ANALYSIS:

Legacy received the Notice to Proceed (NTP) for the project on October 14, 2024, and mobilized to the site in November 2024. The work was initially anticipated to be complete by the end of January 2025, but there were numerous project delays. These delays were caused by the need to analyze where Legacy could safely use its cranes on Terminal 1, given the dock's existing load limitations, as well as long lead times for procuring steel piling.

The Contractor experienced further delays in procuring materials for the additional work order, which authorized repairs to the barge dolphin that was damaged in the November 2024 storm. Legacy was also challenged by staffing issues throughout the project, causing work items to take longer than anticipated to complete.

Due to these issues, Legacy could not finish the in-water work within the authorized in-water work window ending on February 15, 2025. The U.S. Army Corps of Engineers granted the Port an extension until February 25, 2025, which allowed Legacy to finish the remainder of the in-water work.

The Port granted substantial completion on July 10, 2025, following the final site inspection. 'Final Completion' will be the date the Commission accepts the contract as complete.

ENVIRONMENTAL IMPACT:

All environmental impacts associated with this project were mitigated during construction. Mitigation activities include the removal of existing creosote-treated timber piles. All activities were permitted within the Port's Port Angeles Harbor Maintenance Permit through the U.S. Army Corps of Engineers.

FISCAL IMPACT:

Below is a breakdown of the project cost:

Original Base Bid =	\$2,889,015.79
Work Completed =	\$2,849,242.02
Under Budget = \$	39,773.77

Despite numerous project delays and challenges, the project came in approximately \$40,000 under budget. This is due to leftover funds in the contingency budget.

RECOMMENDED ACTION:

Staff recommends the Commission accept the project as complete with Legacy Contracting, Inc. in the Final Amount of Two Million Eight Hundred Eighty-Nine Thousand Fifteen Dollars and Seventy-Nine Cents (\$2,889,015.79), including Washington State Sales Tax and 5% retainage.

The Commission's acceptance of the project as complete will start a 45-day waiting period before the Port can release Legacy's 5% retainage (\$130,819.19), along with their performance and payment bonds.

**INFORMATIONAL REPORT
TO THE
BOARD OF PORT COMMISSIONERS**

September 23, 2025

Subject: 2025 CAPITAL PROJECTS – PROJECTED YEAR-END SPENDING

Presented by: Chris Hartman, Director of Engineering

BACKGROUND:

The Port's 2025 Budget was adopted by the Commission on November 19, 2024, within Resolution 24-1309. The budget included \$3.65 million in spending from the Port's Capital Fund and \$8.76 million in state and federal grant funds for a total Capital Projects Budget of \$12.41 million. The following report, graphs, and spreadsheet will review the projected capital expenditures through the end of 2025 and compare them to the budget.

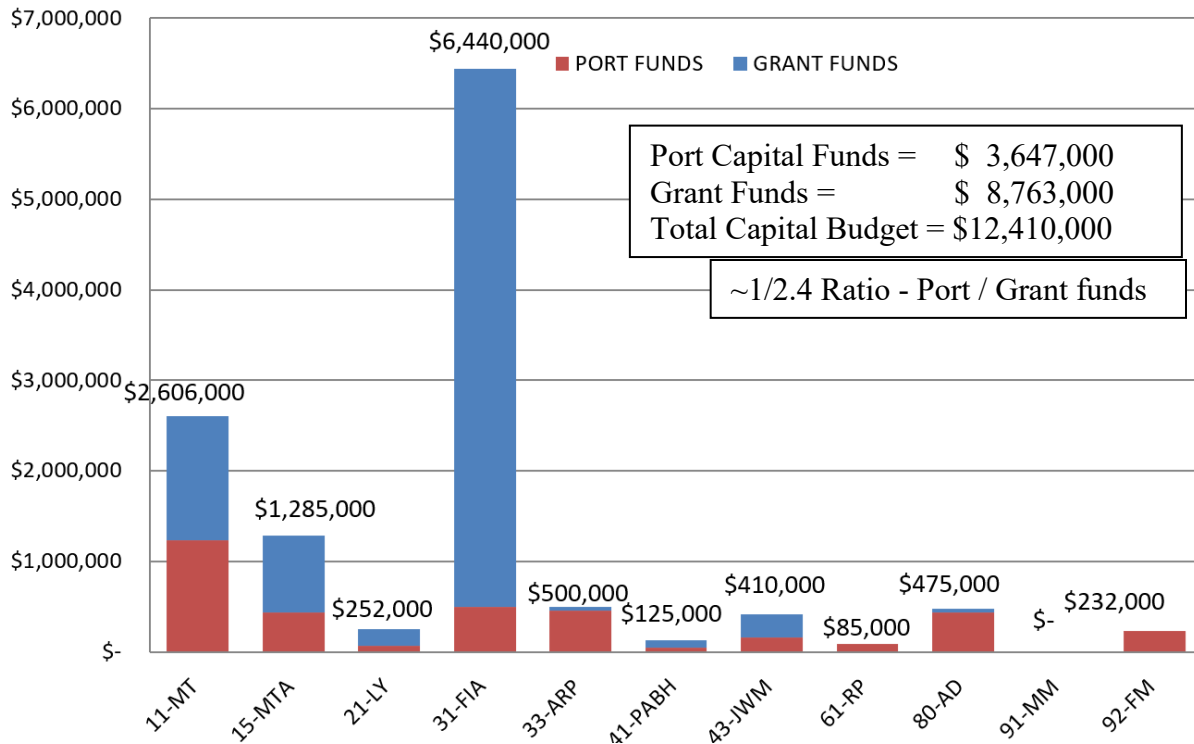
ANALYSIS:

The projected total capital spending through the end of 2025 is estimated to be \$6.06 million with \$2.39 million in grant reimbursement, resulting in a net expenditure of \$3.67 million of Port funds (See attached spreadsheet for a breakdown of each project).

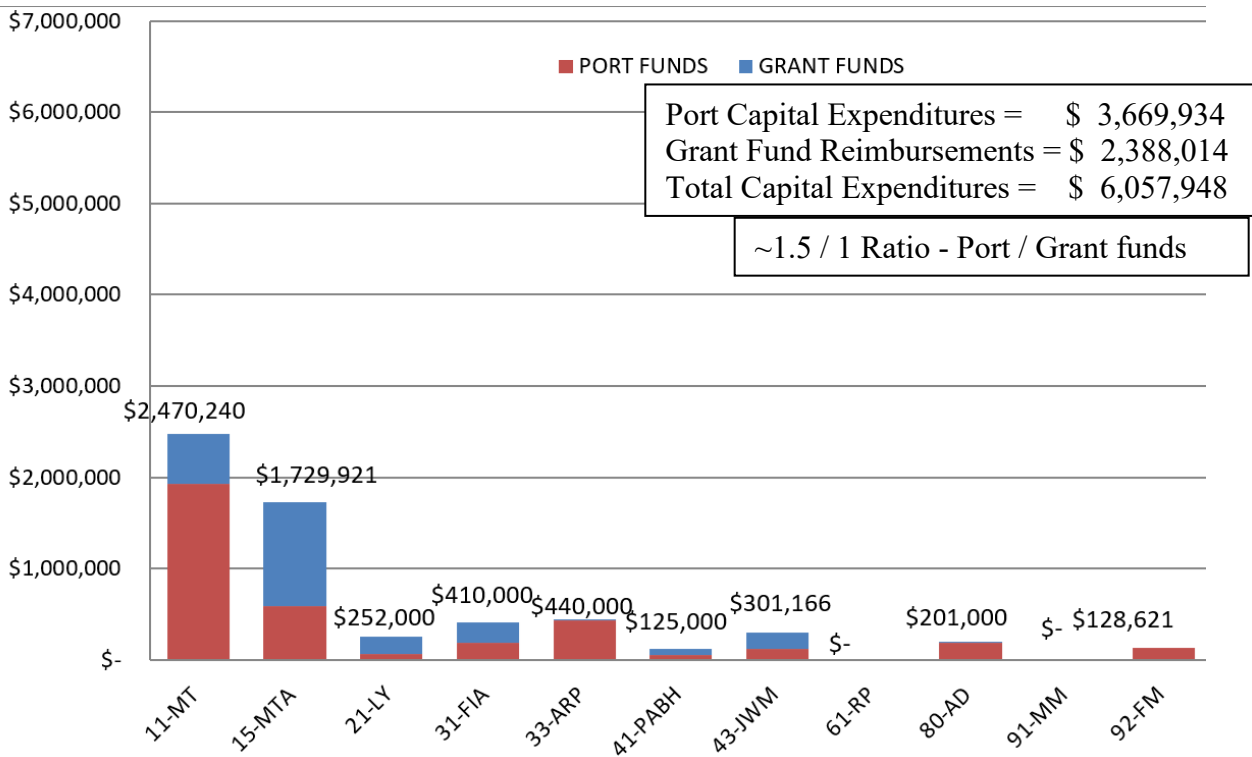
ATTACHMENTS:

- 2025 Capital Budget & Projected Year-End Bar Graphs
- 2025 Capital Project Table

2025 CAPITAL BUDGET



2025 CAPITAL PROJECTED YEAR-END



2025 CAPITAL PROJECT TABLE –Projected Year End compared to Budget

#	DEPTS	PROJECT DESCRIPTION	BUDGET		PROJECTED		DIFFERENCE	
			PORT BUDGET	GRANT BUDGET	PORT PROJECTED	GRANT PROJECTED	PORT PROJECTED vs. BUDGET	GRANT PROJECTED vs. BUDGET
1.01	21-LY	IHTF Site Improvements (G) (P)	\$ 63,000	\$ 189,000	\$ 63,000	\$ 189,000	\$ -	\$ -
2.01	15-MTA	MTC Site Development (G)	\$ 425,000	\$ 810,000	\$ 583,073	\$ 1,131,848	\$ 158,073	\$ 321,848
2.02	11-MT	T1 - T3 Repairs	\$ 1,000,000	\$ -	\$ 1,683,600		\$ 683,600	
2.03	11-MT	Surveillance System Upgrade (G) (SP)	\$ 27,000	\$ 79,000	\$ 10,160	\$ 30,480	\$ (16,840)	\$ (48,520)
2.04	31-FIA	Taxiway 'A' Rehab (G)	\$ 270,000	\$ 5,130,000	\$ 5,000	\$ 30,000	\$ (265,000)	\$ (5,100,000)
2.05	31-FIA	Taxiway Sealing (G) (P)	\$ 5,000	\$ 95,000	\$ -	\$ -	\$ (5,000)	\$ (95,000)
2.06	11-MT	Spud Barge (G)	\$ -	\$ 1,250,000	\$ -	\$ -	\$ -	\$ (1,250,000)
2.07	80-AD	Capital Budget Contingency	\$ 362,000		\$ 112,000	\$ -	\$ (250,000)	\$ -
3.01	33-ARP	1050 Bldg. Roof Overlay	\$ 450,000	\$ -	\$ 400,000	\$ -	\$ (50,000)	\$ -
3.02	43-JWM	Boat Launch Float Replacement (G)	\$ 85,000	\$ 255,000	\$ 68,700	\$ 185,126	\$ (16,300)	\$ (69,874)
3.03	80-AD	I.T. Disaster Recovery	\$ 18,000	\$ -	\$ 15,000		\$ (3,000)	
3.04	41-PABH	W. PABH Master Plan (G*) (P)	\$ 50,000	\$ 75,000	\$ 50,000	\$ 75,000	\$ -	\$ -
4.01	31-FIA	Hangar Site Prep (SP)	\$ 140,000	\$ -	\$ 120,000		\$ (20,000)	
4.02	31-FIA	Hangar Bldg. Design (G)	\$ 80,000	\$ 720,000	\$ 22,000	\$ 198,000	\$ (58,000)	\$ (522,000)
4.03	11-MT	Programmatic Corp. Maint. Permit (P)	\$ 100,000	\$ -	\$ 100,000		\$ -	
4.04	11-MT	MT Planning & Grant Dev. (P)	\$ 100,000	\$ -	\$ 100,000	\$ 200,000	\$ -	\$ 200,000
4.05	11-MT	EV Charging Station (G) (SP)	\$ 10,000	\$ 40,000	\$ 17,910	\$ 12,090	\$ 7,910	\$ (27,910)
4.06	80-AD	EV Charging Station (G) (SP)	\$ 10,000	\$ 40,000	\$ 12,910	\$ 12,090	\$ 2,910	\$ (27,910)
4.07	33-ARP	EV Charging Station (G) (SP)	\$ 10,000	\$ 40,000	\$ 27,910	\$ 12,090	\$ 17,910	\$ (27,910)
4.08	15-MTA	EV Charging Station (G) (SP)	\$ 10,000	\$ 40,000	\$ 2,910	\$ 12,090	\$ (7,090)	\$ (27,910)
4.09	61-RP	2207 W. Edgewood Improvements (SP)	\$ 85,000	\$ -	\$ -	\$ -	\$ (85,000)	
4.10	92-FM	Excavator Purchase	\$ 120,000	\$ -	\$ 73,181	\$ -	\$ (46,819)	
4.11	43-JWM	Fuel Turbine & Spill Bucket	\$ 55,000	\$ -	\$ 47,340	\$ -	\$ (7,660)	
4.12	43-JWM	Beach Access Improvements (P)	\$ 15,000	\$ -	\$ -	\$ -	\$ (15,000)	
4.03	92-FM	Telehandler Forklift Purchase	\$ 75,000	\$ -	\$ 51,455	\$ -	\$ (23,545)	
4.14	92-FM	Staff Vehicle Purchase	\$ 37,000	\$ -	\$ 3,985	\$ -	\$ (33,015)	
4.15	80-AD	Staff Vehicle Purchase	\$ 45,000	\$ -	\$ 49,000	\$ -	\$ 4,000	
			*CONTINGENCY / UNBUDGETED PROJECTS					
	11-MT	T1 Shorepower Upgrades (G)			\$ 5,000	\$ 95,000	\$ 5,000	\$ 95,000
	11-MT	Reach Stacker (G)			\$ 10,800	\$ 205,200	\$ 10,800	\$ 205,200
	31-FIA	Utility extensions across FIA			\$ 20,000		\$ 20,000	
	31-FIA	EOC Planning			\$ 15,000		\$ 15,000	
		TOTALS =	\$ 3,647,000	\$ 8,763,000	\$ 3,669,934	\$ 2,388,014	\$ 22,934	\$ (6,374,986)
		PORT + GRANT =	\$12,410,000		\$6,057,948		\$ (6,352,052)	
G	Project awarded grant funding		P Planning		SP Self Perform projects w/ Port Labor			

DRAFT CAPITAL BUDGET

(as presented during the 9/23/2025 Commission Meeting)

The 2026 Capital Budget includes a 1-year Capital Projects Budget, a 5-year Capital Improvement Plan, and a 20-year Capital Improvement Plan. The Capital Projects Budget is funded by a combination of grants, property tax surplus, operating surplus, and reserves. The surplus from property taxes is net of general tax levies in excess of debt service expenditures. Surplus from Port operations results from the cumulative excess of revenues over expenses. The operating surplus that is transferred from the General Fund to the Capital Improvement Fund is the amount that exceeds the target fund balance for the General Fund. Periodically, the Port will also issue debt to fund projects. Below is a breakdown of the sources of funding for this year's capital budget.

Property Tax Levy	\$ 1,811,502
Debt Service	\$ (458,671)
Misc. & Non-Op	\$ 1,075,703 (interest earning less environmental cleanup)
Net Operating Surplus	\$ 696,882
Capital Expenditures	\$(38,764,641)
Grant Reimbursement	\$ 28,042,141
Reduction to Cash Reserves	\$ _____

A. CAPITAL PROJECTS BUDGET

The total project cost must exceed \$10,000 and the asset must have a minimum useful life of five (5) years to be included in the Capital Budget. If it is a maintenance project, then the life of the asset must be extended by at least five (5) years.

The capital projects are included in the budget based on a descending list of priorities. The four main priority categories for projects are:

1. Regulatory Required Projects: These projects are required by a regulatory agency. The Port must complete these projects to remain in compliance with established regulations.
2. Committed Projects: These projects are considered "committed" because of one or more of the following reasons:
 - a. Port agreed to complete the project within a lease or other agreement.
 - b. Port has accepted grant funding and committed the matching funds.
 - c. Contingency budget to accommodate unbudgeted projects is programmed as 10% of the Port's annual depreciation amount.
3. Critical Maintenance Projects: In order to prevent further damage to a Port asset, these projects are included in the Capital Budget. Delaying these projects will result in more costly repairs.

4. Strategic Investment Projects: Following regulatory, committed, and critical maintenance are the Strategic Investment projects. These projects will be prioritized based on a combination of the following factors: 1) Job Creation and Retention, 2) Return on Investment, 3) Environmental Benefit, and 4) Preventive Maintenance. Preventive maintenance projects are maintenance projects that won't result in further damage to the asset if they are deferred until next year.

B. 5-YEAR CAPITAL IMPROVEMENT PLAN

The 5 Year Capital Improvement Plan (CIP) is a planning tool that identifies Capital Projects through the year 2030. The 5-year CIP aims to maintain a minimum cash reserve balance of \$10 million.

Projects shown in future years do not commit the Port for funding. Each project will go through a more stringent prioritization analysis prior to being accepted in the current year Capital Budget.

C. 20-YEAR CAPITAL IMPROVEMENT PLAN

This list represents major capital investments that the Port is likely to make within the next 6 to 20 years (2031-2046). These projects are primarily infrastructure replacement projects, and new development projects that represent high-priority strategic investments. This plan is intended to be used to help balance current capital investments and debt with the understanding of future investment needs. Project estimates in future years are escalated using an annual average inflation rate of 3.16% in accordance with the Washington State Department of Financial Management Cost Estimating Form C-100.

D. GRANTS

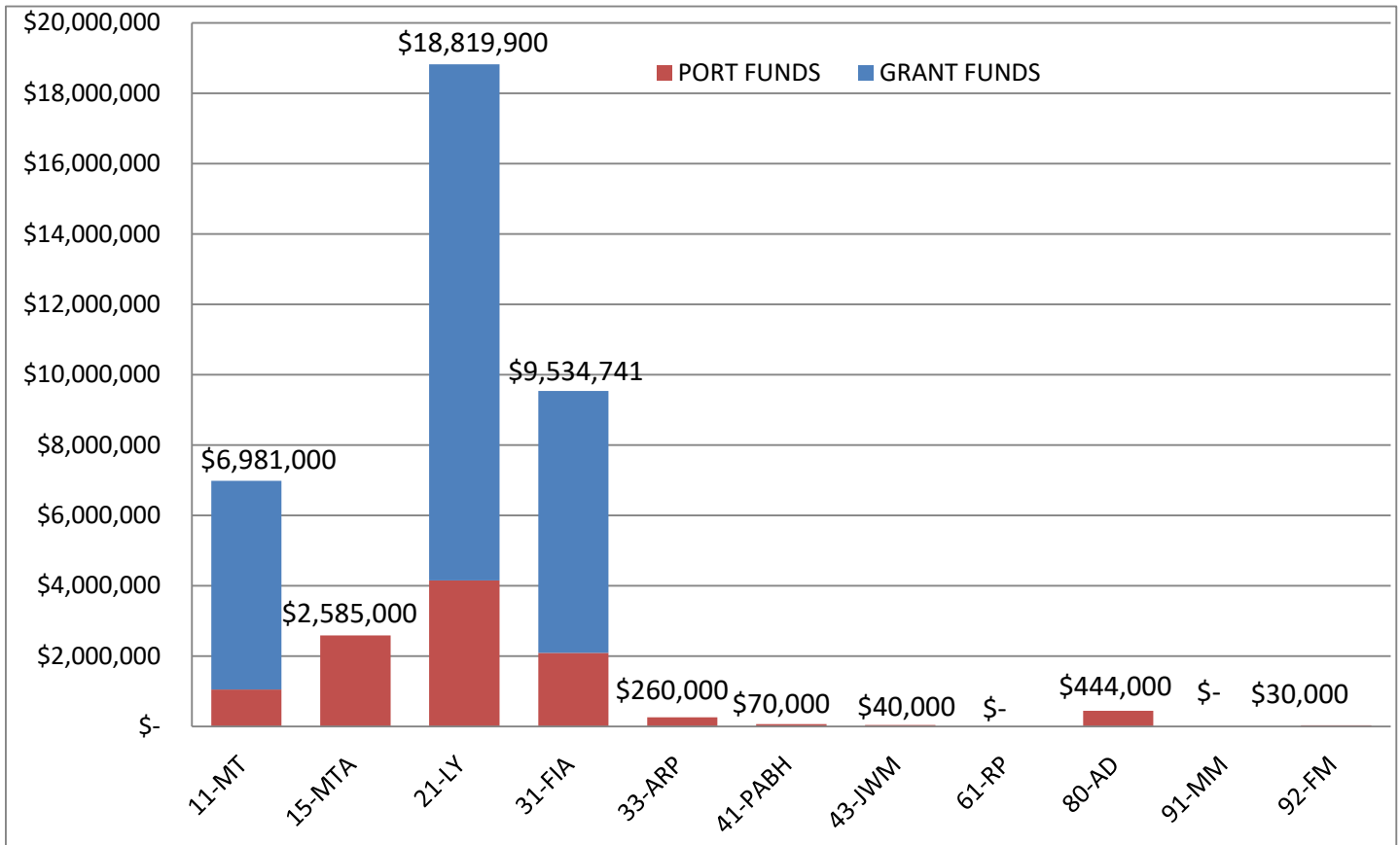
The Port has been successful in securing state and federal grants to help offset a portion of the project costs. The Port has been awarded nine (9) separate grants and should receive determinations for three (3) more by the end of 2026. Each grant carries its own unique conditions and matching fund requirements. Grants that have been awarded to the Port are detailed in the following table.

FEDERAL & STATE GRANTS AWARDED TO THE PORT OF PORT ANGELES

Grant Agency	Program	Project	Grant Funds	Match Funds
U.S. Environmental Protection Agency	Clean Ports Program	Shore Power Service Upgrades & Zero Emission Equipment	\$9,457,350 - EPA \$525,408-WSDOT	\$525,408
Washington State Department of Transportation	Port Electrification	Shore Power Service Upgrades & Zero Emission Equipment	\$525,408	
Federal Aviation Administration	Bipartisan Infrastructure Law	Hangar Development	\$1,200,000	\$1,800,000
Federal Aviation Administration	Airport Improvement Program	Taxiway 'A' Rehabilitation	\$6,079,748	\$160,000
Washington State Department of Transportation	Aviation	Taxiway 'A' Rehabilitation	\$160,000	
U.S. Dept of Transportation – Maritime Admin.	FY2022 Port Infrastructure Development Program	Intermodal Handling & Transfer Facility Site Improvements	\$8,608,000	\$1,297,000
Washington State Dept. of Ecology	Capital Budget Proviso	Intermodal Handling & Transfer Facility Site Improvements	\$855,000	\$0
* Washington State Dept. of Ecology	Stormwater Facility Assistance Program	Intermodal Handling & Transfer Facility Site Improvements	\$1,207,000	\$213,000
U.S. Dept of Transportation – Maritime Admin.	FY2024 Port Infrastructure Development Program	Cargo Handling Equipment	\$9,000,000	\$2,250,000
U.S. Dept. of Commerce – Economic Development Admin.	Recompete	Three (3) barges for Marine Transportation	\$2,000,000 – 2026 \$2,000,000 – 2027 \$2,000,000 – 2028	\$0 – 2026 \$0 – 2027 \$0 – 2028
* U.S. Dept. of Homeland Security	Port Security Grant Program	Security Operations Center TWIC Readers Safety Vessel	\$230,000 \$ 23,500 \$ 84,000	\$80,000 \$ 8,000 \$25,000
* U.S. Dept of Transportation – Maritime Admin.	FY2024 Port Infrastructure Development Program	Terminal 3 Cargo Efficiency Upgrades	\$11,249,995	\$2,990,505

* = The Port has submitted grant applications, but a funding determination has not been made by the grant agency at the time the budget was adopted.

2026 CAPITAL EXPENDITURES BY DEPARTMENT



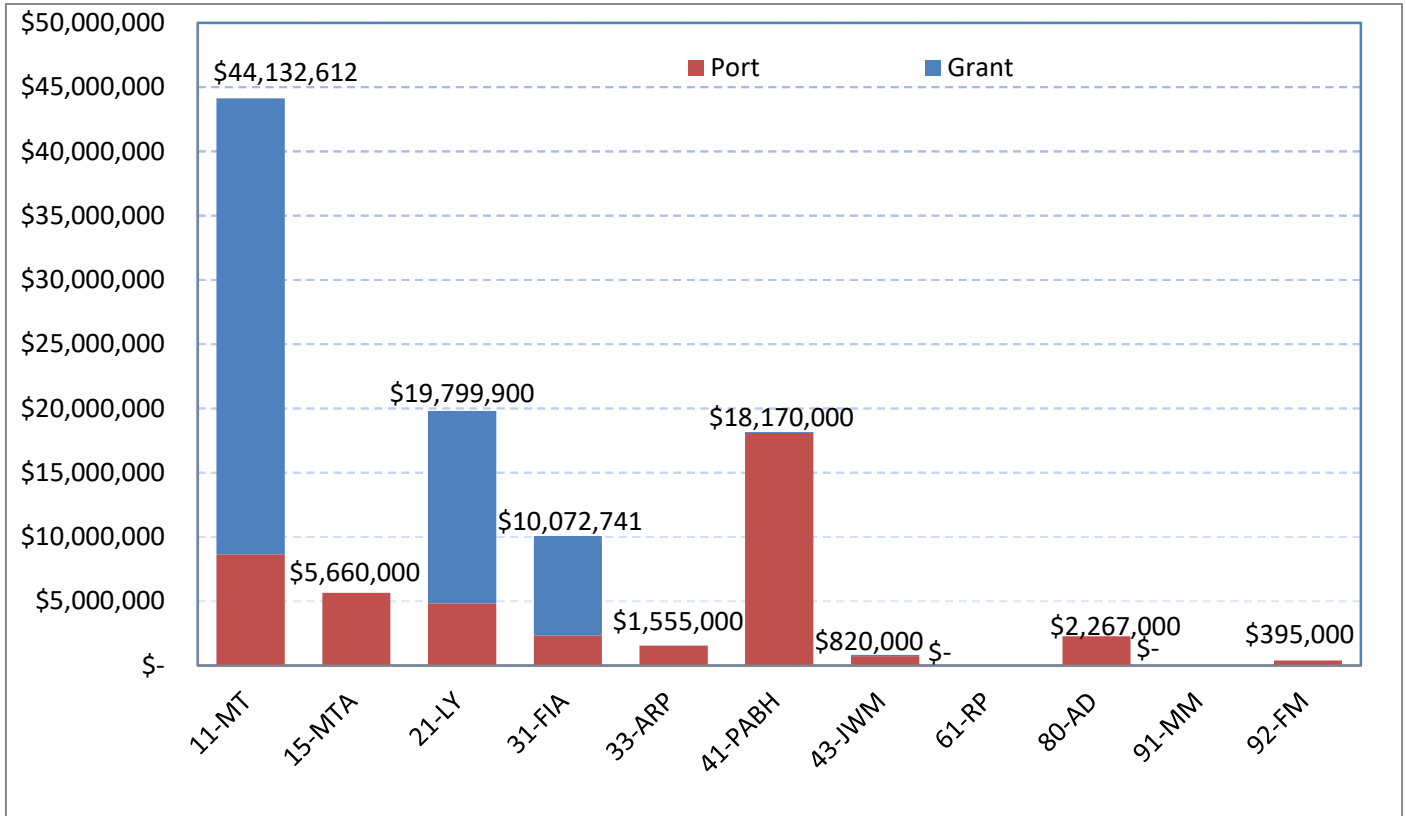
Dept.	2025 Port Projected	2025 Grant Projected	2025 Total Projected	2026 Port Budget	2026 Grant Budget	2026 Total Budget
11-MT	\$ 1,927,470	\$ 542,770	\$ 2,470,240	\$ 1,048,500	\$ 5,932,500	\$ 6,981,000
15-MTA	\$ 585,983	\$ 1,143,938	\$ 1,729,921	\$ 2,585,000	\$ -	\$ 2,585,000
21-LY	\$ 63,000	\$ 189,000	\$ 252,000	\$ 4,150,000	\$ 14,669,900	\$ 18,819,900
31-FIA	\$ 182,000	\$ 228,000	\$ 410,000	\$ 2,095,000	\$ 7,439,741	\$ 9,534,741
33-ARP	\$ 427,910	\$ 12,090	\$ 440,000	\$ 260,000	\$ -	\$ 260,000
41-PABH	\$ 50,000	\$ 75,000	\$ 125,000	\$ 70,000	\$ -	\$ 70,000
43-JWM	\$ 116,040	\$ 185,126	\$ 301,166	\$ 40,000	\$ -	\$ 40,000
61-RP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
80-AD	\$ 188,910	\$ 12,090	\$ 201,000	\$ 444,000	\$ -	\$ 444,000
91-MM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
92-FM	\$ 128,621	\$ -	\$ 128,621	\$ 30,000	\$ -	\$ 30,000
Total	\$ 3,669,934	\$ 2,388,014	\$ 6,057,948	\$ 10,722,500	\$ 28,042,141	\$ 38,764,641

2026 CAPITAL PROJECTS

#	Dept.	Project Description	Port Funds	Grant Funds	Total
1.01	21-LY	IHTF & Cofferdam Impts (G)	\$ 3,150,000	\$10,669,900	\$ 13,819,900
2.01	31-FIA	Taxiway "A" Rehab. (G)	\$ 250,000	\$6,239,741	\$ 6,489,741
2.02	11-MT	T1 Shore Power Upgrades (G) (P)	\$ 10,500	\$95,000	\$ 105,500
2.03	31-FIA	FIA Hangar Building (G)	\$ 1,800,000	\$1,200,000	\$ 3,000,000
2.04	11-MT	Barge Purchase (G)	\$ -	\$2,000,000	\$ 2,000,000
2.05	11-MT	Security Operations Center (G*)	\$ 80,000	\$230,000	\$ 310,000
2.06	21-LY	Log Stacker x 2 (G)	\$ 1,000,000	\$4,000,000	\$ 5,000,000
2.07	11-MT	Conveyor Equipment (G)	\$ 500,000	\$3,500,000	\$ 4,000,000
2.08	11-MT	Mobile TWIC Readers (G*)	\$ 8,000	\$23,500	\$ 31,500
2.09	11-MT	Safety Vessel (G*)	\$ 25,000	\$84,000	\$ 109,000
2.10	80-AD	Capital Budget Contingency	\$ 362,000		\$ 362,000
3.01	11-MT	T1 Fire Sprinkler Zone 2 Replace	\$ 170,000		\$ 170,000
3.02	31-FIA	Terminal Fire Alarm System	\$ 25,000		\$ 25,000
3.03	11-MT	T1 Warehouse Repairs	\$ 150,000		\$ 150,000
3.04	33-ARP	MTIB Roof Coating	\$ 200,000		\$ 200,000
4.01	15-MTA	Marine Trades Building - 5,000 s.f.	\$ 1,500,000		\$ 1,500,000
4.02	15-MTA	B.Y. Building Siding Repairs (SP)	\$ 55,000		\$ 55,000
4.03	92-FM	Crack Seal Equipment	\$ 30,000		\$ 30,000
4.04	15-MTA	B.Y. Wash Pad Replace (SP)	\$ 30,000		\$ 30,000
4.05	15-MTA	MTC Site Development	\$ 1,000,000		\$ 1,000,000
4.06	11-MT	Boom Lift	\$ 55,000		\$ 55,000
4.07	43-JWM	Hendrickson Room Renovation (SP)	\$ 40,000		\$ 40,000
4.08	80-AD	Security & Access Control	\$ 62,000		\$ 62,000
4.09	11-MT	Security Patrol Vehicle	\$ 50,000		\$ 50,000
4.10	41-PABH	Center Parking Improvements (SP)	\$ 70,000		\$ 70,000
4.11	33-ARP	18th St. Fence Extension (SP)	\$ 60,000		\$ 60,000
4.12	31-FIA	Conduit for fiber (SP)	\$ 20,000		\$ 20,000
4.13	80-AD	Admin Restroom Remodel (SP)	\$ 20,000		\$ 20,000
TOTALS =			\$10,722,500	\$28,042,141	\$38,764,641

#:	Priority Ranking. The first number is the project category (see description on Page V-1) and the second number is its priority number within that category.
G:	Grant funds have been awarded.
G*:	Grant funds have not yet been awarded.
P:	Planning work such as engineering, design, permitting, bid document preparation, ect...
IHTF:	Intermodal Handling and Transfer Facility.
SP:	Self Perform. These projects will be completed with Port labor.

2026 - 2030 CAPITAL IMPROVEMENT PLAN BY DEPARTMENT



Dept.	Port	Grant	Total
11-MT	\$ 8,643,581	\$ 35,489,031	\$ 44,132,612
15-MTA	\$ 5,660,000	\$ -	\$ 5,660,000
21-LY	\$ 4,830,000	\$ 14,969,900	\$ 19,799,900
31-FIA	\$ 2,322,000	\$ 7,750,741	\$ 10,072,741
33-ARP	\$ 1,555,000	\$ -	\$ 1,555,000
41-PABH	\$ 18,095,000	\$ 75,000	\$ 18,170,000
43-JWM	\$ 740,000	\$ 80,000	\$ 820,000
61-RP	\$ -	\$ -	\$ -
80-AD	\$ 2,267,000	\$ -	\$ 2,267,000
91-MM	\$ -	\$ -	\$ -
92-FM	\$ 395,000	\$ -	\$ 395,000
TOTAL =	\$ 44,507,581	\$ 58,364,672	\$ 102,872,253

2026 - 2030 CAPITAL IMPROVEMENT PLAN

Dept.	Project Description	2026	2027	2028	2029	2030
11-MT	T1 Shorepower Improvement (G)	\$ 10,500	\$ 260,000			
11-MT	Reach Stacker Cargo Equip (G)		\$ 116,379			
11-MT	10-Ton Electric Forklift (G)		\$ 19,271			
11-MT	5-Ton Electric Forklift (G)		\$ 4,431			
11-MT	Cable Management Equip (G)		\$ 25,000			
11-MT	Conveyor Equipment (G)	\$ 500,000				
11-MT	Material Handlers x 2 (G)		\$ 850,000			
11-MT	Barges (G)					
11-MT	Boom Lift	\$ 55,000				
11-MT	Security Patrol Vehicle	\$ 50,000				
11-MT	Security Operations Center (G)	\$ 80,000				
11-MT	Safety Vessel (G)	\$ 25,000				
11-MT	Mobile TWIC Readers (G)	\$ 8,000				
11-MT	T1 Asphalt Patching			\$ 150,000		
11-MT	Access Control Upgrades (G)			\$ 25,000		
11-MT	T1 Warehouse Repairs	\$ 150,000				
11-MT	T1 Zone 2 Fire Sprinkler Replace	\$ 170,000				
11-MT	T1 Zone 3 Fire Sprinkler Replace		\$ 160,000			
11-MT	T1 Zone 4 Fire Sprinkler Replace			\$ 165,000		
11-MT	T1 Zone 5 Fire Sprinkler Replace				\$ 170,000	
11-MT	Tumwater Bank Stabilization (G)			\$ 37,500		\$ 362,500
11-MT	Terminal 3 Expansion (G)		\$ 750,000	\$ 2,500,000	\$ 2,000,000	
15-MTA	Industrial Prop. Acquisition		\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
15-MTA	MTC Site Development	\$ 1,000,000				
15-MTA	70 MT Travelift Repairs		\$ 50,000			
15-MTA	75 MT Travelift Purchase					\$ 1,500,000
15-MTA	5,000 S.F. Building	\$ 1,500,000				
15-MTA	B.Y. Wash Pad Replace	\$ 30,000				
15-MTA	B.Y. Building Roof Replace			\$ 225,000		
15-MTA	B.Y. Building Siding Repairs	\$ 55,000				
15-MTA	S.W. Conveyance Impts.		\$ 300,000			
21-LY	IHTF & Cofferdam Impts (G)	\$ 3,150,000				
21-LY	Sweeper Truck (G)				\$ 100,000	
21-LY	Log Stacker x 2 (G)	\$ 1,000,000				
21-LY	Boom Boat Repairs			\$ 30,000		
21-LY	Hydraulic Loader Replace					\$ 550,000
31-FIA	Terminal Fire Alarm System	\$ 25,000				
31-FIA	Asphalt Surface Repairs				\$ 100,000	
31-FIA	Transient Area Asphalt Repair		\$ 500,000			
31-FIA	Conduit for fiber	\$ 20,000				
31-FIA	FIA Ductless HP		\$ 10,000			

G: Grant Funding

2026 - 2030 CAPITAL IMPROVEMENT PLAN

Dept.	Project Description	2026	2027	2028	2029	2030
31-FIA	FIA Hangar Building (G)	\$ 1,400,000				
31-FIA	Taxiway "A" Rehab. (G)	\$ 250,000				
31-FIA	26 Obst. Removal (G)				\$ 17,000	
33-ARP	18th St. Fence Extension	\$ 60,000				
33-ARP	MTIB Roof Coating	\$ 200,000				
33-ARP	1020 Bldg. Roof Coating		\$ 300,000			
33-ARP	1030 Bldg. Roof Coating			\$ 315,000		
33-ARP	1040 Bldg. Roof Coating				\$ 330,000	
33-ARP	1010 Bldg. Roof Coating					\$ 350,000
41-PABH	Boat Launch Restroom (G)			\$ 25,000		
41-PABH	Center Parking Improvements	\$ 70,000				
41-PABH	RV Campground		\$ 200,000			
41-PABH	W. PABH Design (P)		\$ 250,000	\$ 150,000	\$ 400,000	
41-PABH	W. PABH Float & Breakwater Replace				\$ 8,000,000	\$ 9,000,000
43-JWM	Fiber to Gates		\$ 20,000			
43-JWM	Parking lot Rehabilitation					\$ 600,000
43-JWM	Beach Access Improvement		\$ 80,000			
43-JWM	Hendrickson Room Renovation	\$ 40,000				
61-RP	313 W 1st St. Parking Impts					
80-AD	Capital Budget Contingency	\$ 362,000	\$ 372,000	\$ 382,000	\$ 392,000	\$ 402,000
80-AD	Admin Restroom Remodel	\$ 20,000				
80-AD	Security & Access Control	\$ 62,000				
80-AD	Admin Bldg Façade Impts		\$ 275,000			
92-FM	Front End Loader			\$ 150,000		
92-FM	Dump Truck Replacement				\$ 75,000	
92-FM	Seal Coat Equipment		\$ 40,000			
92-FM	Crack Seal Equipment	\$ 30,000				
92-FM	Bulldozer			\$ 100,000		
Total not including grant funds		\$ 10,322,500	\$ 4,832,081	\$ 4,504,500	\$ 11,834,000	\$ 13,014,500
Grant Funds		\$ 28,042,141	\$ 13,511,531	\$ 8,662,500	\$ 5,611,000	\$ 2,537,500
TOTAL (including grant funds)		\$ 38,364,641	\$ 18,343,612	\$ 13,167,000	\$ 17,445,000	\$ 15,552,000
PORT ESTIMATED						
CASH RESERVE BALANCE						

\$ 44,507,581

5 YEAR TOTAL =
(including grant funds) \$ 102,872,253

2026 - 2030 CAPITAL IMPROVEMENT PLAN

Dept.	Project Description	2026	2027	2028	2029	2030
-------	---------------------	------	------	------	------	------

Cleanup Expenditures for Active Cleanup Sites 2026 - 2030

90-NO	KPLY Monitoring (Total)	\$ 81,000	\$ 65,000	\$ 70,000	\$ 70,000	\$ 70,000
	KPLY Monitoring (Port)	\$ -	\$ -	\$ -	\$ -	\$ -
90-NO	MTA (Total)	\$ 171,000	\$ 2,000,000	\$ 115,000	\$ 115,000	\$ 115,000
	MTA (Port)	\$ -	\$ -	\$ -	\$ -	\$ -
90-NO	Fmr Shell Oil Bulk Plant - 220 Tumwater Truck Rt (Total)	\$ 2,800,000	\$ 200,000	\$ 70,000	\$ -	\$ -
	Fmr Shell Oil Bulk Plant - 220 Tumwater Truck Rt (Port)	\$ 15,000	\$ -	\$ -	\$ -	\$ -
90-NO	Fmr Pettit Oil - 220 Tumwater Truck Rt (Total)	\$ 1,300,000	\$ 70,000	\$ 70,000	\$ -	\$ -
	Fmr Pettit Oil - 220 Tumwater Truck Rt (Port)	\$ 15,000	\$ -	\$ -	\$ -	\$ -
90-NO	T5, T6, T7 Upland (Total)	\$ 335,000	\$ 500,000	\$ 1,500,000	\$ 3,500,000	\$ 500,000
	T5, T6, T7 Upland (Port)	\$ -	\$ -	\$ -	\$ -	\$ -
90-NO	Harbor (Total)	\$ 2,375,000	\$ 2,450,000	\$ 1,300,000	\$ 10,000,000	\$ 20,000,000
	Harbor (Port)	\$ -	\$ -	\$ -	\$ -	\$ -

5 Year Total = \$ 49,842,000

**** 5 Year Port Total = \$ 30,000**

** Estimated Port funds after reimbursements received from other Potential Liable Parties and Insurance Carriers.

2031 - 2046 CAPITAL IMPROVEMENT PLAN

DEPT.	Project Description	2025 \$	Project Year	Project Year \$	Purpose
21-LY	Equip. Replace 1	\$ 1,700,000	2030	\$ 1,986,120	Maint/New
33-ARP	Site Preparation for Building	\$ 1,850,000	2030	\$ 2,161,366	Jobs / ROI
33-ARP	Industrial Bldg. (25,000 s.f.)	\$ 9,100,000	2031	\$ 10,967,544	Jobs / ROI
91-MM	Mech. Shop Maint. / Impts	\$ 135,000	2031	\$ 162,705	Maint.
15-MTA	Marine Dr. Intersection	\$ 1,600,000	2032	\$ 1,989,296	Maint.
15-MTA	MTC Industrial Building	\$ 20,000,000	2032	\$ 24,866,195	Jobs / ROI
15-MTA	MTC Boat Lift Pier	\$ 8,525,000	2032	\$ 10,599,215	Jobs
21-LY	Equip. Replace 2	\$ 550,000	2032	\$ 683,820	Maint.
92-FM	Equip. / Vehicle Replace 2	\$ 135,000	2033	\$ 173,151	Maint.
43-JWM	Admin. Building Maint.	\$ 375,000	2033	\$ 480,974	Maint.
11-MT	Terminal 1 /3 Repairs	\$ 5,500,000	2034	\$ 7,277,206	Maint.
43-JWM	Float / Pile Replacement	\$ 17,050,000	2035	\$ 23,272,215	Maint/New
43-JWM	Connect to Sequim Sewer	\$ 910,000	2036	\$ 1,281,345	Maint/New
11-MT	Terminal 4 Rehabilitation	\$ 1,200,000	2037	\$ 1,743,080	Maint
15-MTA	MTC Industrial Building	\$ 20,000,000	2038	\$ 29,969,350	Jobs / ROI
43-JWM	Electrical & Lighting Replace	\$ 1,500,000	2040	\$ 2,392,000	Maint.
43-JWM	Shoreline & Breakwater	\$ 1,350,000	2041	\$ 2,220,829	Maint.
21-LY	General Equip. Replace 3	\$ 1,600,000	2042	\$ 2,715,268	Maint.
92-FM	Equip. / Vehicle Replace 3	\$ 250,000	2043	\$ 437,667	Maint.
41-PABH	E. PABH Jetty Stabilization	\$ 2,600,000	2045	\$ 4,843,954	Maint.
31-FIA	New Terminal Building	\$ 3,250,000	2046	\$ 6,246,279	Jobs / ROI
TOTAL =		\$ 99,180,000		\$ 136,469,581	

ROI = Return on Investment
Annual Inflation Rate = 3.16%

An aerial night photograph of a marina. Numerous boats are docked at wooden piers that are illuminated with warm yellow lights. The water is dark, and the surrounding landscape is silhouetted against a deep blue twilight sky. A semi-transparent teal rectangle is overlaid in the center of the image, containing white text.

Q3 2025: Quarterly Grant Update

September 23, 2025

Grant Funds at a Glance

Federal Funds Awarded	\$47,554,806
State Funds Awarded	\$1,061,401
County Funds Awarded	\$1,756,833
Port Match Committed	\$7,933,704
Total	\$58,306,744 (13.6% Port)

This does not include grants that have been submitted and are still under consideration:

- 2025 PIDP: Terminal 3 Cargo Efficiency Upgrades
- 2025 PSGP: Security Center, Safety Vessel, Mobile TWIC Readers
- ECY – Water Quality: IHTF Stormwater Treatment System

Active (Obligated) Federal Funds

Grant	Project	Total
EDA: Disaster Fund (2020)	Marine Trades Center development <ul style="list-style-type: none">• Electrical infrastructure is finishing this month.	\$7,282,736 federal \$1,994,879 Port
EDA: Recompete (2024)	North Olympic Peninsula Barging Network <ul style="list-style-type: none">• RFQ for inland barge was due last week.	\$6,000,000 federal \$0 Port
EPA: Clean Ports Program (2024)	Shore power upgrades <ul style="list-style-type: none">• Shore power design is underway. Cargo handling equipment	\$9,457,361 federal \$525,408 Port

Active (Obligated) Federal Funds - Continued

Grant	Project	Total
MARAD: Port Infrastructure Development Program (2024)	Operational Capacity Expansion <ul style="list-style-type: none">2 new Tier 4 logstackers<ul style="list-style-type: none">3 quotes have been received.2 hybrid material handlersConveyor system	\$9,000,000 federal \$2,250,000 Port
EDA: Public Works & Economic Adjustment Assistance (2025) <i>Note: Clallam EDC is the prime recipient</i>	T1/T3 Environmental Narrative and Preliminary Engineering Report <ul style="list-style-type: none">30% designs, environmental report, and JARPA permit application finished in early September.	\$1,360,000 federal to EDC \$150,000 Port

Active (Obligated) Federal Funds - Continued

Grant	Project	Total
MARAD: Port Infrastructure Development Program (2022) Executed on 7/1/25!	Intermodal Handling and Transfer Facility Upgrades <ul style="list-style-type: none">Cofferdam Dock rehabilitationUpland grading and paving	\$8,608,000 federal \$2,152,000 Port
FAA: Airport Improvement Program (2026) #45	Hangar Development (Phase 2 - Design)	\$276,961 federal \$25,673 Port

Awarded, Non-Obligated Federal Funds

Grant	Project	Total	Status
FAA: Airport Improvement Program (2025) #46	Taxiway 'A' Rehab <ul style="list-style-type: none">Cofferdam Dock rehabilitationUpland grading and paving	\$6,079,748 federal \$227,577.34 Port	Agreement received last week.
FY2026 Appropriation	Tse-whit-zen Protection Area <ul style="list-style-type: none">Remove industrial infrastructureInstall fence and signage	\$850,000 federal \$0 non-federal	The project is moving forward with \$850,000 in the House Appropriations Committee, but final funding availability will be determined by the passage of the federal FY2026 budget.

Active (Obligated) State Funds

Grant	Project	Total
Ecology: Water Quality (2022)	Intermodal Handling & Transfer Facility stormwater design	\$189,000 state \$63,000 Port
WSDOT: Port Electrification Grant Program (2024)	Match for EPA Clean Ports Program	\$525,408 state \$525,408 Port
WA Commerce: EV Charging Program (2024) <i>*Project Close-Out Phase</i>	Installation of 7 Level 2 EV chargers around the Port	\$112,000 state \$37,335 Port
Community Economic Revitalization Board (2024)	West Boat Haven Marina Master Plan	\$75,000 state \$50,000 Port
WSDOT Airport Aid (2025)	Taxiway 'A' Rehabilitation – match for FAA funds	\$159,993.00 state

Recently Closed Grants

Grant	Project	Total
RCO: Boating Facilities Program (2023)	Launch float replacements at John Wayne Marina	\$257,250 state \$85,750 Port
DHS/FEMA: Port Security Grant Program (2022)	Surveillance Camera and Lighting Upgrades <ul style="list-style-type: none">• Marine Terminals (T1/T3)• Boat Haven, John Wayne Marina	\$110,634.75 federal \$36,878 non-federal *The project came in under budget. We did not pursue the lighting upgrades portion of the project based on the existing lighting system's lifespan.

Grants Under Review (Federal and State)

Grant	Project	Total
MARAD: Port Infrastructure Development Program (2025)	Terminal 3 Upgrades <ul style="list-style-type: none">Remove timber dock, trestle from T3 and reconstruct a rectangular expansion with concrete/steelRemove the Chevron trestle	\$11,250,000 federal \$3,000,000 Port
DHS/FEMA: Port Security Grant Program (2025)	Security Operations Command Center Safety Vessel Mobile TWIC readers	\$318,105 federal \$106,035 Port
WA Ecology: Water Quality (2025)	Intermodal Handling and Transfer Facility Stormwater <ul style="list-style-type: none">Construction of an aboveground biofiltration system and aboveground conveyance	\$1,207,000 state \$213,000 Port

Targeted Grants (Federal and State)

Grant	Project	Total	Due
EDA: Disaster Funding 2025 Supplemental	Marine Trades Center Building <i>Possible joint application with Port of Port Townsend and Makah Tribe.</i>	Budget not yet set	March 2026

Grants Not Awarded (Federal and State)

Grant	Project	Total
DOT: BUILD (2025)	SR-117, Marine Drive, and T3 Planning <ul style="list-style-type: none">• Co-applied with City of Port Angeles• Designs/studies for traffic improvements and T3 rehabilitation	\$14,275,000 federal \$225,000 Port

Questions?



Future Agenda Items –Commission Meeting

9/23/2025

October 14, 2025 (Regular Commission Meeting)

- Monthly Delegation of Authority Report
- Monthly Cash and Investment Report
- Capital Project Prioritization
- Introduce 2026 Operating Budget
- W. PABH Marina Master Plan Presentation by PND/BST/MAKERS (virtual)

October 27, 2025 (Special Joint Meeting – BOCC)

October 28, 2025 (Regular Commission Meeting)

- September Financial Report
- 3rd Quarter Operations Report
- Draft Final Capital Budget
- Presentation of Preliminary 2023 Operating Budget & Tax Levy

November 11, 2025 (Regular Commission Meeting)

- Monthly Delegation of Authority Report
- Monthly Cash and Investment Report
- Harbor Site Update

November 12, 2025 (Special Commission Meeting)

- Open Public Hearing on 2026 Budget

November 18, 2025 (Special Commission Meeting)

- Close Public Hearing on 2026 Budget
- Adopt 2026 Budget & Tax Levy

November 25, 2025 (Regular Commission Meeting)

- October Financial Report

Upcoming Events

September 25-26, 2025 – WPPA Environmental Seminar, Alderbrook Lodge, Union

October 6-8, 2025 – AAPA, Quebec City, Canada

November 18, 2025 – Marine Hwy 5 Roundtable, Tacoma, WA

November 19-21 – WPPA Annual Meeting, Tacoma, WA

November 20-22 – Pacific Marine Expo, Seattle, WA

December 15-17 – International Workboat Show, New Orleans, LA

Future

- Boatyard and Marina Rules & Regulations
- Port Emergency Response Plans and Activities
- Employee Handbook Update and Resolutions