



REGULAR COMMISSION MEETING
Tuesday, October 28, 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. September Financial Report.....1-2
 - B. Present Preliminary 2026 Budget & Tax Levy.....3-35
- V. APPROVAL OF CONSENT AGENDA**
 - A. Regular Commission Meeting Minutes – October 14, 2025.....36-39
 - B. Vouchers in the amount of \$626,405.02.....40
- VI. COMPLETION OF RECORDS**
 - A. 3rd Quarter Operations Report.....41-56
- VII. PLANNING AND CAPITAL PROJECTS**

No Items
- VIII. LOG YARD**

No Items
- IX. MARINE TRADES AND MARINE TERMINALS**
 - A. Item for Consideration – Multi-User Marine Trades Building – Governor’s Capital Budget Request.....57-63
- X. PROPERTY**

No Items
- XI. MARINAS**

No Items



XII. AIRPORTS

No Items

XIII. OTHER BUSINESS

A. Item for Consideration – County Hazard Mitigation Plan, Resolution 25-1331.....64-68

XIV. ITEMS NOT ON THE AGENDA

XV. COMMISSIONER REPORTS

A. NAFTZ Conference Brief

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

XVII. FUTURE AGENDA.....69

XVIII. NEXT MEETINGS

- A. November 11, 2025 - Regular Commission Meeting – **CANCELLED**
- B. November 12, 2025 – Special Commission Meeting
- C. November 17, 2025 – Special Commission Meeting
- D. November 25, 2025 – Regular Commission Meeting – **CANCELLED**
- E. December 9, 2025 - Regular Commission Meeting
- F. December 23, 2025 - Regular Commission Meeting – **CANCELLED**
- G. January 13, 2026 - Regular Commission Meeting

XIX. UPCOMING EVENTS

- A. November 18, 2025 – Marine Hwy 5 Roundtable, Tacoma, WA
- B. November 19-21, 2025 – WPPA Annual Meeting, Tacoma, WA
- C. November 20-22, 2025 – Pacific Marine Expo, Seattle, WA
- D. December 3-5, 2025 – 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
September 30, 2025

	Monthly						
	September	September	Actual vs Budget		September	Actual vs RF	
	Actual	Budget	Variance	Variance %	RF	Variance	Variance %
OPERATING REVENUES							
11 MARINE TERMINAL	214,408	323,824	(109,416)	▼33.79%	190,040	24,368	▲12.82%
15 MARINE TRADES AREA	121,721	77,011	44,710	▲58.06%	123,796	(2,075)	▼1.68%
21 LOG YARD	92,274	86,788	5,486	▲6.32%	108,700	(16,426)	▼15.11%
31 FAIRCHILD INTL AIRPORT	48,011	39,486	8,525	▲21.59%	38,235	9,776	▲25.57%
32 SEKIU	1,388	1,467	(79)	▼5.40%	1,398	(10)	▼0.73%
33 AIRPORT RENTAL PROPERTIES	138,507	161,049	(22,542)	▼14.00%	138,428	80	▲0.06%
41 PORT ANGELES BOAT HAVEN	183,280	184,821	(1,541)	▼0.83%	182,711	569	▲0.31%
43 JOHN WAYNE MARINA	177,920	174,678	3,242	▲1.86%	163,497	14,423	▲8.82%
61 RENTAL PROPERTIES	19,567	18,707	860	▲4.60%	17,936	1,631	▲9.10%
TOTAL OPERATING REVENUES	997,075	1,067,831	(70,756)	▼6.63%	964,741	32,335	▲3.35%
OPERATING EXPENSES							
11 MARINE TERMINAL	135,352	126,232	9,120	▲7.22%	119,674	15,678	▲13.10%
15 MARINE TRADES AREA	25,863	32,520	(6,658)	▼20.47%	31,634	(5,771)	▼18.24%
21 LOG YARD	118,948	90,911	28,037	▲30.84%	108,223	10,725	▲9.91%
31 FAIRCHILD INTL AIRPORT	57,747	50,825	6,922	▲13.62%	58,286	(539)	▼0.92%
32 SEKIU	3,300	1,782	1,518	▲85.21%	2,328	972	▲41.74%
33 AIRPORT RENTAL PROPERTIES	32,952	48,102	(15,150)	▼31.50%	39,685	(6,733)	▼16.97%
41 PORT ANGELES BOAT HAVEN	62,005	70,287	(8,282)	▼11.78%	65,861	(3,856)	▼5.85%
43 JOHN WAYNE MARINA	98,804	95,125	3,679	▲3.87%	91,527	7,277	▲7.95%
61 RENTAL PROPERTIES	30,829	9,688	21,141	▲218.22%	6,696	24,133	▲360.41%
80 ADMINISTRATIVE	229,743	193,129	36,614	▲18.96%	200,775	28,968	▲14.43%
81 ECONOMIC DEVELOPMENT	37,804	36,733	1,071	▲2.92%	42,324	(4,520)	▼10.68%
82 IT	12,932	-	12,932	-	9,450	3,482	▲36.85%
91 MECH SHOP	17,258	14,219	3,039	▲21.37%	23,483	(6,225)	▼26.51%
92 FACILITIES MAINTENANCE	22,812	35,646	(12,834)	▼36.00%	45,325	(22,513)	▼49.67%
TOTAL DIRECT EXPENSES	886,348	805,199	81,150	▲10.08%	845,271	41,077	▲4.86%
ALLOCATED EXPENSES - ADMIN & MAINT	-	-	-	-	-	-	-
NET SURPLUS (DEFICIT) - Before Depreciation	110,727	262,632	(151,905)	▼57.84%	119,470	(8,743)	▼7.32%
ALLOCATED DEPRECIATION	-	-	-	-	-	-	-
DEPRECIATION EXPENSE	278,634	306,279	(27,645)	▼9.03%	271,430	7,204	▲2.65%
NET SURPLUS (DEFICIT) - After Depreciation	(167,907)	(43,646)	(124,261)	▲284.70%	(151,960)	(15,947)	▲10.49%
NON-OP (GENERAL)							
NON-OP REV (General)	85,298	108,300	(23,002)	▼21.24%	81,517	3,782	▲4.64%
NON-OP EXP (General)	16,806	6,233	10,573	▲169.63%	10,040	6,766	▲67.39%
NON-OP (General) SURPLUS (DEFICIT)	68,492	102,067	(33,575)	▼32.89%	71,477	(2,984)	▼4.18%
NON-OP (CAPITAL)							
NON-OP REV (Capital)	203,400	2,624,792	(2,421,392)	▼92.25%	203,399	1	▲0.00%
NON-OP EXP (Capital)	4,354	936	3,418	▲365.22%	4,355	(0)	▼0.00%
NON-OP (Capital) SURPLUS (DEFICIT)	199,045	2,623,856	(2,424,810)	▼92.41%	199,045	1	▲0.00%
NET NON-OP SURPLUS (DEFICIT)	267,538	2,725,923	(2,458,385)	▼90.19%	270,521	(2,984)	▼1.10%
TOTAL NET SURPLUS (DEFICIT)	99,631	2,682,276	(2,582,646)	▼96.29%	118,561	(18,930)	▼15.97%

Port of Port Angeles
P&L Summary by Department
September 30, 2025

	Year to Date							
	YTD	YTD	Actual vs Budget		YTD	Actual vs RF		
	Actual	Budget	Variance	Variance %	RF	Variance	Variance %	
OPERATING REVENUES								
11 MARINE TERMINAL	1,768,452	2,160,346	(391,894)	▼ 18.14%	1,669,385	99,067	▲ 5.93%	
15 MARINE TRADES AREA	640,414	666,126	(25,712)	▼ 3.86%	658,672	(18,258)	▼ 2.77%	
21 LOG YARD	772,550	808,342	(35,792)	▼ 4.43%	684,925	87,625	▲ 12.79%	
31 FAIRCHILD INTL AIRPORT	359,419	351,772	7,647	▲ 2.17%	344,146	15,273	▲ 4.44%	
32 SEKIU	13,449	13,063	386	▲ 2.95%	13,502	(54)	▼ 0.40%	
33 AIRPORT RENTAL PROPERTIES	1,277,722	1,449,441	(171,719)	▼ 11.85%	1,290,571	(12,849)	▼ 1.00%	
41 PORT ANGELES BOAT HAVEN	1,587,056	1,584,890	2,166	▲ 0.14%	1,583,840	3,216	▲ 0.20%	
43 JOHN WAYNE MARINA	1,616,211	1,620,412	(4,201)	▼ 0.26%	1,575,514	40,698	▲ 2.58%	
61 RENTAL PROPERTIES	168,045	168,363	(318)	▼ 0.19%	165,699	2,346	▲ 1.42%	
TOTAL OPERATING REVENUES	8,203,318	8,822,755	(619,437)	▼ 7.02%	7,986,255	217,063	▲ 2.72%	
OPERATING EXPENSES								
11 MARINE TERMINAL	1,095,321	1,121,361	(26,041)	▼ 2.32%	1,065,876	29,445	▲ 2.76%	
15 MARINE TRADES AREA	258,335	290,794	(32,459)	▼ 11.16%	261,075	(2,740)	▼ 1.05%	
21 LOG YARD	1,008,287	902,238	106,049	▲ 11.75%	1,036,998	(28,712)	▼ 2.77%	
31 FAIRCHILD INTL AIRPORT	492,346	408,748	83,598	▲ 20.45%	474,973	17,372	▲ 3.66%	
32 SEKIU	20,423	25,164	(4,742)	▼ 18.84%	24,232	(3,809)	▼ 15.72%	
33 AIRPORT RENTAL PROPERTIES	386,721	434,308	(47,587)	▼ 10.96%	412,583	(25,862)	▼ 6.27%	
41 PORT ANGELES BOAT HAVEN	651,761	669,064	(17,303)	▼ 2.59%	647,082	4,679	▲ 0.72%	
43 JOHN WAYNE MARINA	865,778	858,322	7,456	▲ 0.87%	839,678	26,100	▲ 3.11%	
61 RENTAL PROPERTIES	135,360	98,436	36,924	▲ 37.51%	100,229	35,131	▲ 35.05%	
80 ADMINISTRATIVE	1,971,336	1,774,611	196,726	▲ 11.09%	1,954,230	17,106	▲ 0.88%	
81 ECONOMIC DEVELOPMENT	318,523	363,924	(45,401)	▼ 12.48%	338,145	(19,621)	▼ 5.80%	
82 IT	56,101	-	56,101	-	36,705	19,396	▲ 52.84%	
91 MECH SHOP	163,134	166,473	(3,339)	▼ 2.01%	173,553	(10,419)	▼ 6.00%	
92 FACILITIES MAINTENANCE	264,776	273,603	(8,826)	▼ 3.23%	316,612	(51,836)	▼ 16.37%	
TOTAL DIRECT EXPENSES	7,688,201	7,387,046	301,155	▲ 4.08%	7,681,970	6,231	▲ 0.08%	
ALLOCATED EXPENSES - ADMIN & MAINT	-	-	-	-	-	-	-	-
NET SURPLUS (DEFICIT) - Before Depreciation	515,117	1,435,709	(920,592)	▼ 64.12%	304,285	210,832	▲ 69.29%	
ALLOCATED DEPRECIATION	-	-	-	-	-	-	-	-
DEPRECIATION EXPENSE	2,425,781	2,705,277	(279,496)	▼ 10.33%	2,412,380	13,401	▲ 0.56%	
NET SURPLUS (DEFICIT) - After Depreciation	(1,910,664)	(1,269,568)	(641,096)	▲ 50.50%	(2,108,095)	197,431	▼ 9.37%	
NON-OP (GENERAL)								
NON-OP REV (General)	793,638	928,300	(134,662)	▼ 14.51%	733,918	59,720	▲ 8.14%	
NON-OP EXP (General)	144,100	103,095	41,005	▲ 39.77%	111,788	32,313	▲ 28.91%	
NON-OP (General) SURPLUS (DEFICIT)	649,538	825,205	(175,667)	▼ 21.29%	622,131	27,408	▲ 4.41%	
NON-OP (CAPITAL)								
NON-OP REV (Capital)	4,509,403	10,013,750	(5,504,346)	▼ 54.97%	4,532,889	(23,486)	▼ 0.52%	
NON-OP EXP (Capital)	34,599	8,424	26,175	▲ 310.72%	34,831	(231)	▼ 0.66%	
NON-OP (Capital) SURPLUS (DEFICIT)	4,474,804	10,005,326	(5,530,522)	▼ 55.28%	4,498,058	(23,255)	▼ 0.52%	
NET NON-OP SURPLUS (DEFICIT)	5,124,342	10,830,531	(5,706,188)	▼ 52.69%	5,120,189	4,153	▲ 0.08%	
TOTAL NET SURPLUS (DEFICIT)	3,213,678	9,560,963	(6,347,284)	▼ 66.39%	3,012,094	201,584	▲ 6.69%	



2026 BUDGET
Preliminary as of 10/28/25



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COMMISSIONER COLLEEN M. MCALEER (District 1)

Commissioner McAleer represents District 1 (east) and has served as a Port Commissioner since January 2014.

In Colleen's full-time capacity, she serves as the Executive Director of the Clallam County Economic Development Council. Prior to her current position, her full-time role was serving as the President of the Washington Business Alliance, a statewide business organization focused on advocating for more effective government using a business lens.

Prior to her position at the Business Alliance, Colleen served on the Port of Port Angeles staff where she served initially as the Port's Director of Business Development. During this time, she became deeply familiar with the operations of the Port and the business opportunities that exist for Clallam County. With state and community partners, Colleen spearheaded what became the Composites Recycling Technology Center.

Colleen and her family arrived in Sequim in 2002. For nine years she was a successful small business owner, offering business and commercial real estate brokerage services in Clallam County.

Community and State involvement: Colleen has served on multiple boards including Peninsula College Foundation and the Sequim Design Review Board, Washington State's US Global Leadership Coalition and the Seattle Sports Commission.

Education & Military Service: After graduating from Florida Institute of Technology on a full scholarship, Colleen served as a US Army Aviator and a Military Intelligence Officer for ten years. She flew both helicopters and fixed wing aircraft while stationed in Europe, Asia and North America. Colleen is a decorated combat veteran. She deployed to the Middle-East as a platoon leader during Desert Storm.

Colleen and her husband, David Gilles, live in Sequim and are very proud of their four adult sons.



COMMISSIONER STEVEN D. BURKE (District 2)

Commissioner Burke represents District 2 (central) and has served as a Port Commissioner since March 2016. Commissioner Steve Burke is currently the Executive Director of the Shore Metro Park District. As an Executive Director of a junior taxing district, Steve has experience in the public sector and has received several awards for establishing new financial management practices as well as receiving several Distinguished Budget Awards. Steve has also been a private business owner and has extensive knowledge in both marketing and manufacturing new product lines.

Commissioner Burke has also served in the public sector by being elected in 2014 to serve on the Clallam County Charter Commission for a one-year term in 2015. Steve is currently serving on the Port Angeles Regional Chamber of Commerce Board of Directors. He has also served as a Board member of the Clallam Economic Development Council.

Commissioner Burke grew up in San Diego and moved to Port Angeles to raise his family in 2001. He raises Galloway cattle. He attended the University of Northern Colorado and graduated with a BA in Political Science and Public Administration.



COMMISSIONER CONNIE L. BEAUVAIS (District 3)

Commissioner Beauvais represents District 3 (west) and has served as a Port Commissioner since January 2016. Connie is currently the manager and state-certified operator at the Crescent Water Association, where she oversees the business and operations of the water system. She has extensive professional experience in both the public and private sectors, having owned and operated three successful businesses and worked for four private businesses, three school districts, a university and the federal government.

Connie's community responsibilities have included eight years as a Clallam County Planning Commissioner and serving on the Clallam County Charter Review Commission, the Crescent Community Advisory Council, and the Government Affairs Committee of the Port Angeles Business Association.

She has also served on the Clallam Economic Development Council as an Agriculture Representative and on the Crescent Water Association Board of Trustees.

Originally from California, Connie spent 12 years on the Aleutian Island of Adak, Alaska, and now lives in Joyce.

EXECUTIVE DIRECTOR, PAUL JARKIEWICZ



Paul Jarkiewicz was appointed Executive Director of the Port of Port Angeles in July 2023, following his service as Interim Executive Director and as Director of Operations. With a career rooted in maritime and port operations, Paul is widely recognized as a positive influencer and strategic leader.

He brings a wealth of expertise in personal development, industry processes, and operational strategy to the Port, helping guide its mission to connect people, resources, and industry in support of economic prosperity and living-wage jobs.

Paul holds a Master of Business Administration (MBA) in Shipping and Logistics from Middlesex University in London, England. He has earned multiple executive certifications from Harvard Business School in Boston, Massachusetts. Earlier in his career, he sailed as a Master Mariner, gaining global experience that informs his leadership today.

Originally from Maine, Paul spent many years living abroad before settling in Port Angeles, which he now proudly calls home. He is actively involved in community service and enjoys all that life on the Olympic Peninsula has to offer.

BOARD OF PORT COMMISSIONERS

STEVEN D. BURKE, PRESIDENT

Term Expires 2025

COLLEEN M. MCALEER, VICE PRESIDENT

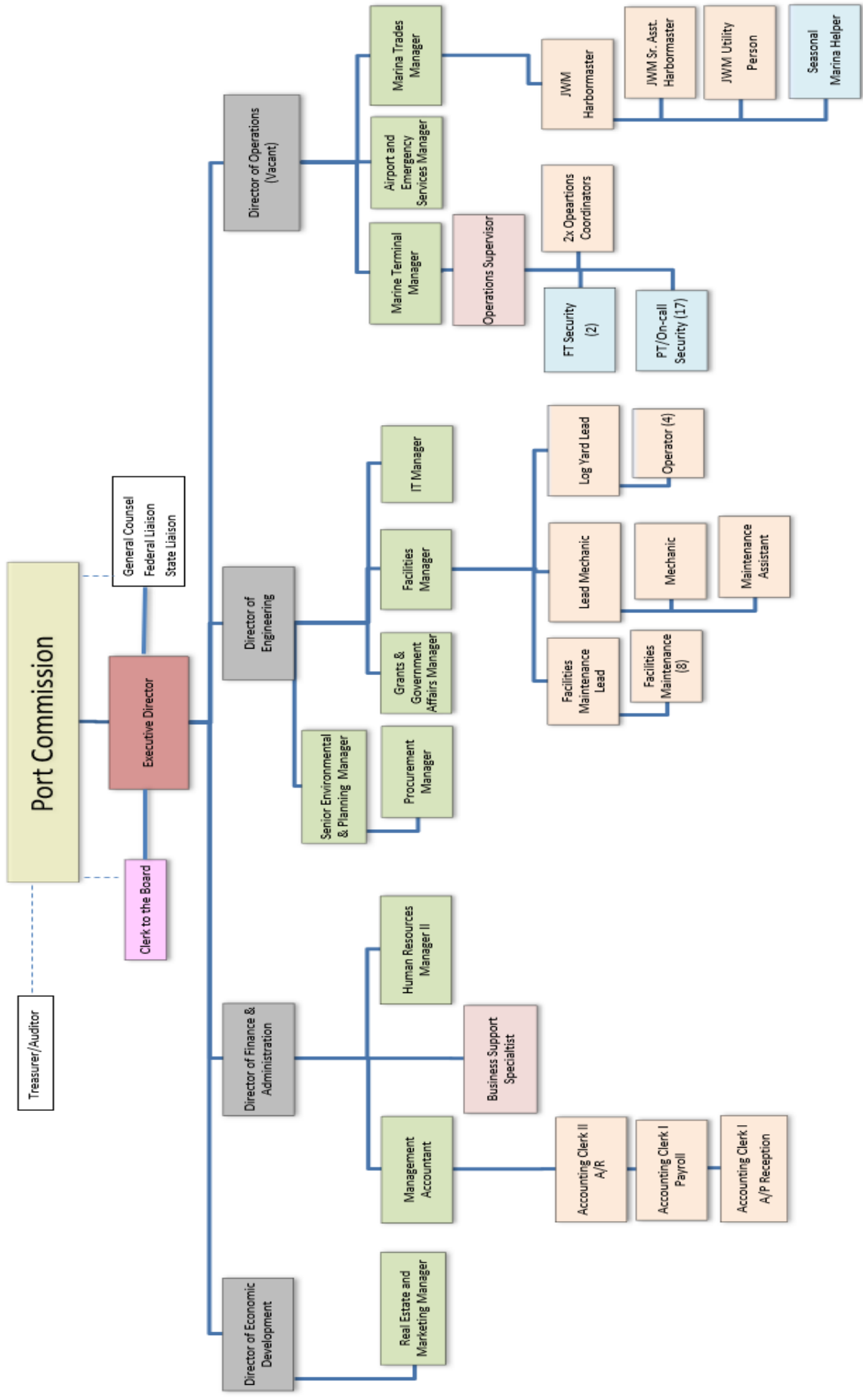
Term Expires 2025

CONNIE L. BEAUVAIS, PRESIDENT

Term Expires 2027

PORT MANAGEMENT TEAM

Executive DirectorPAUL JARKIEWICZ
Director of Finance & Administration.....JENNIFER BAKER
Director of Engineering.....CHRIS R. HARTMAN
Director of Economic DevelopmentCALEB MCMAHON
Director of OperationsVACANT
Airport & Emergency Services Manager..... JAMES ALTON
Senior Environmental & Planning Manager..... JESSE W. WAKNITZ
Facilities Manager.....WILSON EASTON
Grants and Government Affairs Manager KATHARINE FRAZIER
Human Resource Manager II.....SHANEE WIMBERLY
IT Manager.....STEVEN ROSE
Marine Terminal Manager.....SCOTT HOUGH
Marine Trades Manager.....MARTY MARCHANT
Management Accountant..... SARAH KUH
Procurement Manager/Clerk to the Board..... JENNA RILEY
Real Estate & Marketing Manager..... CHERIE GOTTSCHALK



PORT OPERATING AREAS



PORT OPERATING AREAS PORT ANGELES WATERFRONT

- 11-MARINE TERMINAL
- 15-MARINE TRADES AREA
- 21-LOG YARD
- 41-PORT ANGELES BOATHAVEN
- 61-RENTAL PROPERTY
- 80-ADMIN
- 91-MECH SHOP
- 92-FACILITY MAINTENANCE

DATE:
9/24/2024

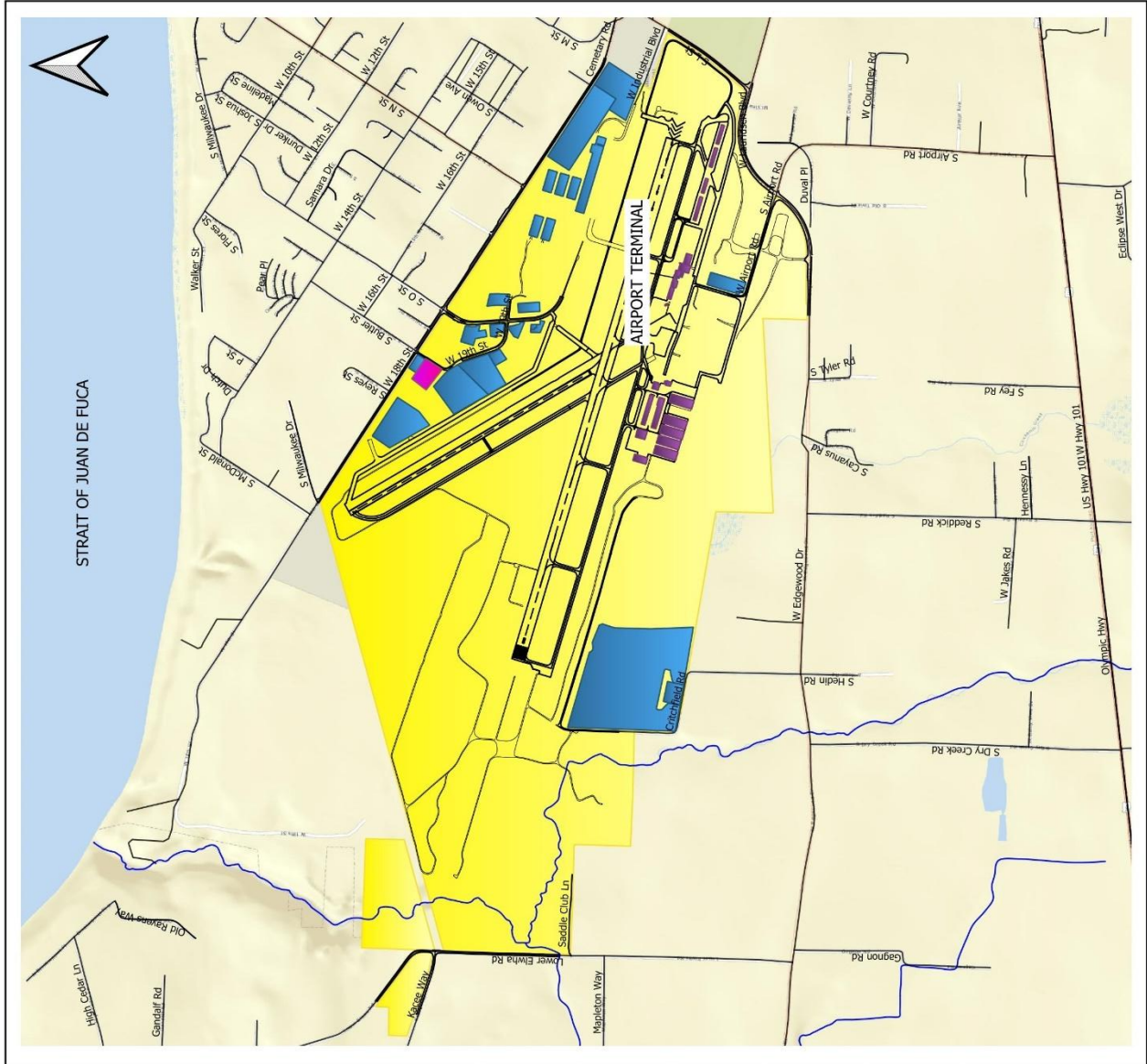
SCALE
1" = 1400'

OPERATION AREA
PORT ANGELES WATERFRONT

SHEET:
1 OF 4



PORT OPERATING AREAS – continued



PORT OPERATING AREAS
WILLIAM R. FAIRCHILD
INTL AIRPORT (CLM)

- 31-AIRPORT (CLM)
- 31-RENTAL-AERONAUTICAL
- 33-RENTAL-NON-AERONAUTICAL
- 92-FACILITY MAINTENANCE

DATE:
9/24/2024

SCALE
1" = 1600'

OPERATION AREA
WILLIAM R FAIRCHILD INTL AIRPORT (CLM)

SHEET
2 OF 4



PORT OPERATING AREAS – continued



PORT OPERATING AREAS

JOHN WAYNE MARINA (JWM)

43-JOHN WAYNE MARINA

DATE:
9/24/2024

SCALE
1" = 500'

OPERATION AREA
JOHN WAYNE MARINA (JWM)

SHEET
3 OF 4



PORT OPERATING AREAS – continued



PORT OPERATING AREAS

SEKIU AIRPORT (11S)

 32-SEKIU AIRPORT

DATE:
9/24/2024

SCALE
1" = 900'

OPERATION AREA
SEKIU AIRPORT (11S)

SHEET
4 OF 4



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 the probability of manifesting in 2026 is less than 50%. The budget assumes that the cut in log exports via ship will remain at zero. Chip barge operations are on track to stay strong at 145,000 gmt with tanker/barge/ research dockage also increasing.

15- Marine Trades Area is aiming to maintain revenues in 2026 by reviewing the rate sheets and planning some increases in covered storage, boatyard, and haul-out facility rates for the year. The haul-out pier and washdown pad rate sheets are also under review for increases.

21 – Log Yard revenues are predicted to be up from 2025 due to an increase in logs from Alta, PA Hardwoods, and Paper Excellence pulp. Staging, land services, and water services are all projected to be up from 2025. Rate increases across all operations will drive increased revenue. Revenue from pass-through and equipment rental is projected to decline from past years due to a weak 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, which is expected to boost 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. Boat house revenue is projected to stay 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. We are looking to increase fuel sales this coming year as we resolve some issues with the new pump installation.

61- Rental Properties are expected to decrease due to the replacement of structure leases with reduced-rate land leases. 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 expected to decrease due to staff changes and adjustments in management practices, including distributing log yard employee labor across other Port facilities as deemed appropriate. Cost of goods sold is expected to be lower than in 2025 due to banding sales/purchases dropping off at the end of the first quarter. Maintenance charge out and reimbursement is projected to stay the same.

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 for 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. We are also looking at some IT expenses related to security updates.

43- John Wayne Marina expenses will be slightly elevated. There will be some extra maintenance required in the early part of the year, including 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 expenses.

80- Administrative expenses will increase due to CPI increases and a projected rise 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- Information Technology (IT) expenses are expected to increase due to licensing, security upgrades, and the purchase of new computer hardware.

91. Mechanical Maintenance (MM) expenses are projected to remain about the same as in 2025, with non-maintenance charge-out and reimbursement projected to double, while supplies and outside services are expected to decrease.

92- Facilities Maintenance (FM) expenses are projected to be higher than in 2025 due to wage increases and projects to be carried out within the department, which will increase maintenance charge-out and reimbursement.

Port of Port Angeles
Summary by Department
2026 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	2,290,866	3,131,090	840,224
15 MARINE TRADES AREA	778,212	821,015	772,418	835,887	859,232	23,345
21 LOG YARD	1,068,956	1,135,513	1,184,428	977,865	1,009,026	31,161
31 FAIRCHILD INTL AIRPORT	433,868	479,705	471,260	509,624	521,858	12,234
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	1,681,710	1,636,614	(45,096)
41 PORT ANGELES BOAT HAVEN	1,747,878	1,899,803	2,005,237	2,047,766	2,141,657	93,891
43 JOHN WAYNE MARINA	1,827,097	1,958,326	2,083,868	2,086,541	2,185,290	98,749
61 RENTAL PROPERTIES	145,935	200,305	220,599	220,222	175,084	(45,138)
TOTAL OPERATING REVENUES	10,405,311	10,965,351	11,033,339	10,668,243	11,678,583	1,010,339
<u>OPERATING EXPENSES</u>						
11 MARINE TERMINAL	960,049	1,083,930	1,534,132	1,445,438	1,579,594	134,156
15 MARINE TRADES AREA	366,465	406,469	333,139	368,890	430,287	61,397
21 LOG YARD	1,100,266	1,285,171	1,321,518	1,337,585	1,228,421	(109,164)
31 FAIRCHILD INTL AIRPORT	615,965	513,566	628,723	628,896	668,189	39,293
32 SEKIU	39,306	27,222	36,879	25,820	35,453	9,633
33 AIRPORT RENTAL PROPERTIES	417,499	641,728	518,119	535,540	667,843	132,303
41 PORT ANGELES BOAT HAVEN	929,786	999,922	863,478	872,876	968,058	95,182
43 JOHN WAYNE MARINA	1,007,213	971,564	1,111,273	1,140,429	1,172,846	32,417
61 RENTAL PROPERTIES	110,585	134,084	161,781	149,493	140,890	(8,603)
80 ADMINISTRATIVE	1,104,591	1,373,609	2,349,244	2,041,456	2,375,719	334,263
81 ECONOMIC DEVELOPMENT	400,705	335,219	348,341	421,851	446,552	24,701
82 IT				80,568	119,300	38,732
91 MECH SHOP	164,703	173,928	169,695	230,876	220,724	(10,152)
92 FACILITIES MAINTENANCE	316,266	246,008	302,370	428,684	585,691	157,007
TOTAL DIRECT EXPENSES	7,533,398	8,192,421	9,678,692	9,708,403	10,639,567	931,164
ALLOCATED EXPENSES	-	(0)	(0)	0	-	(0)
NET SURPLUS (DEFICIT) - Before Depreciation	2,871,913	2,772,930	1,354,647	959,841	1,039,016	79,175
ALLOCATED DEPRECIATION DEPRECIATION	-	0	0	(0)	(0)	-
	2,735,993	2,692,500	3,140,216	3,232,711	4,495,039	1,262,329
NET SURPLUS (DEFICIT) - After Depreciation	135,920	80,430	(1,785,569)	(2,272,870)	(3,456,024)	(1,183,154)
<u>NON-OP (GENERAL)</u>						
NON-OP REV (General)	308,731	1,308,753	1,330,849	1,026,357	1,006,000	(20,357)
NON-OP EXP (General)	2,759,303	(529,498)	(2,275,334)	255,191	71,339	(183,852)
NON-OP (General) SURPLUS (DEFICIT)	(2,450,573)	1,838,251	3,606,184	771,165	934,661	163,496
<u>NON-OP (CAPITAL)</u>						
NON-OP REV (Capital)	2,583,163	8,822,521	7,671,334	12,565,938	29,271,037	16,705,100
NON-OP EXP (Capital)	55,329	45,228	35,776	47,418	46,645	(773)
NON-OP (Capital) SURPLUS (DEFICIT)	2,527,834	8,777,293	7,635,558	12,518,520	29,224,392	16,705,873
NET NON-OP SURPLUS (DEFICIT)	77,261	10,615,544	11,241,742	13,289,685	30,159,053	16,869,368
TOTAL NET SURPLUS (DEFICIT)	213,181	10,695,974	9,456,173	11,016,815	26,703,030	15,686,215

Port of Port Angeles

Cash Flow Summary 2026 Budget

<u>BEGINNING CASH BALANCE</u>	21,611,269
<u>OPERATING REVENUES</u>	
11 MARINE TERMINAL	3,131,090
15 MARINE TRADES AREA	859,232
21 LOG YARD	1,009,026
31 FAIRCHILD INTL AIRPORT	521,858
32 SEKIU	18,732
33 AIRPORT RENTAL PROPERTIES	1,636,614
41 PORT ANGELES BOAT HAVEN	2,141,657
43 JOHN WAYNE MARINA	2,185,290
61 RENTAL PROPERTIES	175,084
TOTAL OPERATING REVENUES	11,678,583
<u>NON-OPERATING REVENUE</u>	
PROPERTY TAX RECEIPTS	1,828,896
OTHER TAX RECEIPTS	132,000
INTEREST EARNINGS	864,000
GRANTS - CAPITAL	27,442,141
GRANTS - OPERATING	
MISCELLANEOUS	10,000
GAIN (LOSS) & SPECIAL ITEMS	
TOTAL NON-OPERATING REVENUES	30,277,037
TOTAL REVENUES	41,955,620
<u>OPERATING EXPENSES</u>	
11 MARINE TERMINAL	1,579,594
15 MARINE TRADES AREA	430,287
21 LOG YARD	1,228,421
31 FAIRCHILD INTL AIRPORT	668,189
32 SEKIU	35,453
33 AIRPORT RENTAL PROPERTIES	667,843
41 PORT ANGELES BOAT HAVEN	968,058
43 JOHN WAYNE MARINA	1,172,846
61 RENTAL PROPERTIES	140,890
80 ADMINISTRATIVE	2,375,719
81 ECONOMIC DEVELOPMENT	446,552
82 IT	119,300
91 MECH SHOP	220,724
92 FACILITIES MAINTENANCE	585,691
TOTAL OPERATING EXPENSES	10,639,567
<u>NON-OPERATING EXPENSES</u>	
DEBT SERVICE (PRINCIPAL & INTEREST)	176,180
CAPITAL PROJECTS	36,142,141
ENVIRONMENTAL	55,739
MISCELLANEOUS	15,600
BOND COSTS & INTEREST EXPENSE	46,645
TOTAL NON-OPERATING EXPENSES	36,436,305
TOTAL EXPENSES	47,075,872
<u>ENDING CASH BALANCE</u>	<u>16,491,017</u>
CHANGE IN CASH POSITION	(5,120,252)

CAPITAL BUDGET

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 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 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	\$ 1,883,631
Debt Service	\$ (176,180)
Misc. & Non-Op	\$ 808,261 (interest earning less environmental cleanup)
Net Operating Surplus	\$ 1,039,016
Capital Expenditures	\$(36,142,141)
<u>Grant Reimbursement</u>	<u>\$ 27,442,141</u>
Impact to Cash Reserves	\$ (5,145,272)

A. CAPITAL PROJECTS BUDGET

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

Capital projects are included in the budget according to 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 by resolution.
 - c. Contingency budget to accommodate unbudgeted projects is programmed as 10% of the Port's annual depreciation amount.
3. **Critical Maintenance Projects**: These projects are included in the capital budget to prevent further damage to a Port asset. Delaying these projects will result in more costly repairs.
4. **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 those that, if deferred until next year, will not result in further damage to the assets.

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 Port has established a target cash reserve balance of \$10 million. The current list of projects is expected to reduce the cash reserve balance below the target by the end of 2028 and become negative by the end of 2030, with no other revenue (Op and Non-Op) inflows. The Port will need to identify other sources of funding, which could include debt and/or grants, to complete this list of projects. Projects shown in future years do not commit the Port for funding. Each project will undergo a prioritization and a return on investment (ROI) analysis before being accepted into the current year's Capital Budget.

C. 20-YEAR CAPITAL IMPROVEMENT PLAN

This list represents significant capital investments that the Port is likely to make within the next six (6) to twenty (20) years (2031-2046). These projects are primarily infrastructure replacement projects and new development projects that represent high-priority strategic investments. This plan is designed to help balance current capital investments and debt with an understanding of future investment needs. Project estimates 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

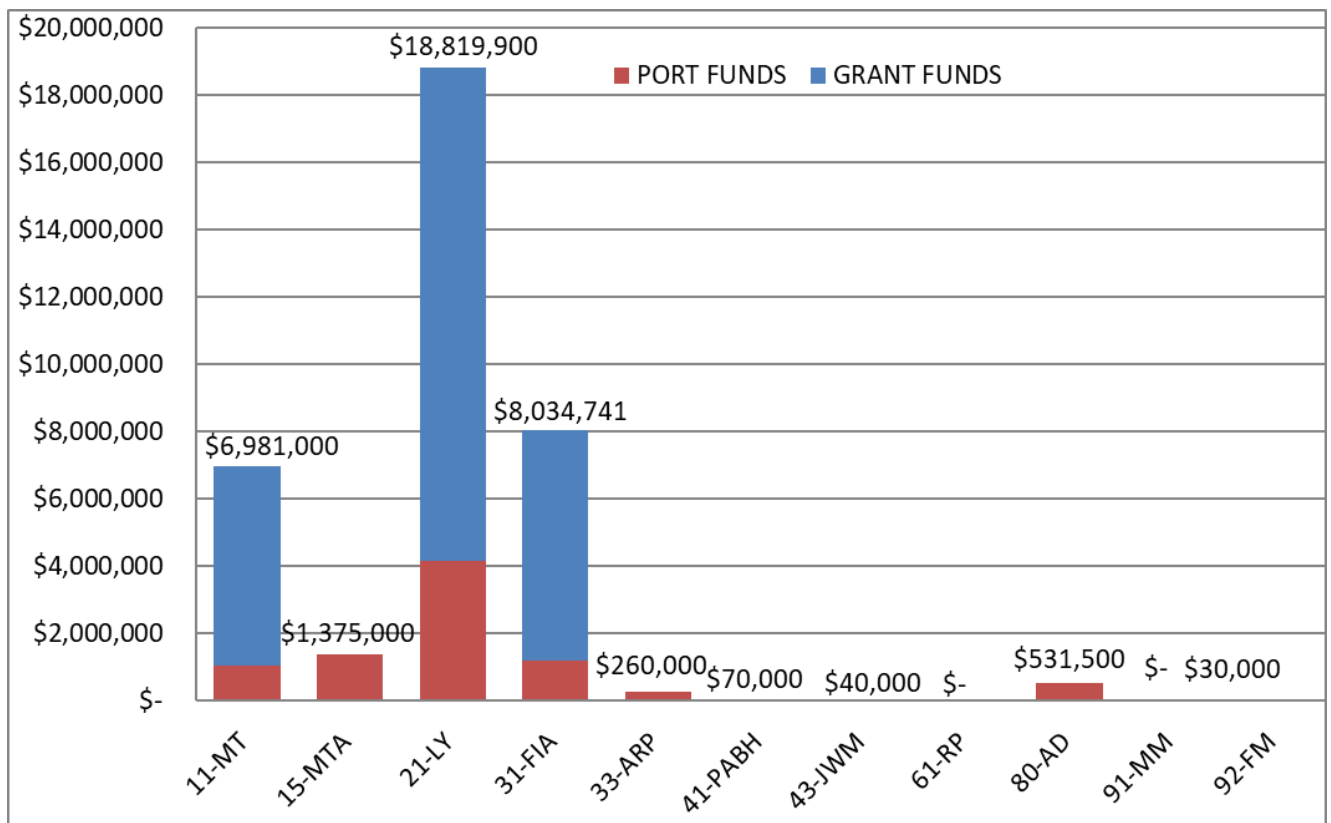
The Port has been awarded ten (10) separate state and federal grants and should likely receive determinations on two (2) more grants by the end of the first quarter of 2026. Each grant carries its own unique conditions and matching funds requirements. See the table below for details regarding the awarded and pending grants.

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	\$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	
* Washington State Dept. of Ecology	Stormwater Facility Assistance Program	Intermodal Handling & Transfer Facility Stormwater Treatment	\$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	\$6,000,000	
U.S. Dept. of Homeland Security	Port Security Grant Program	Security Operations Center	\$230,000	\$80,000
		TWIC Readers	\$ 23,500	\$ 8,000
		Safety Vessel	\$ 84,000	\$25,000
* U.S. Dept of Transportation – Maritime Admin.	FY2025 Port Infrastructure Development Program	Terminal 3 Cargo Efficiency Upgrades	\$11,249,995	\$2,990,505

Total = \$54,680,001 \$9,348,913

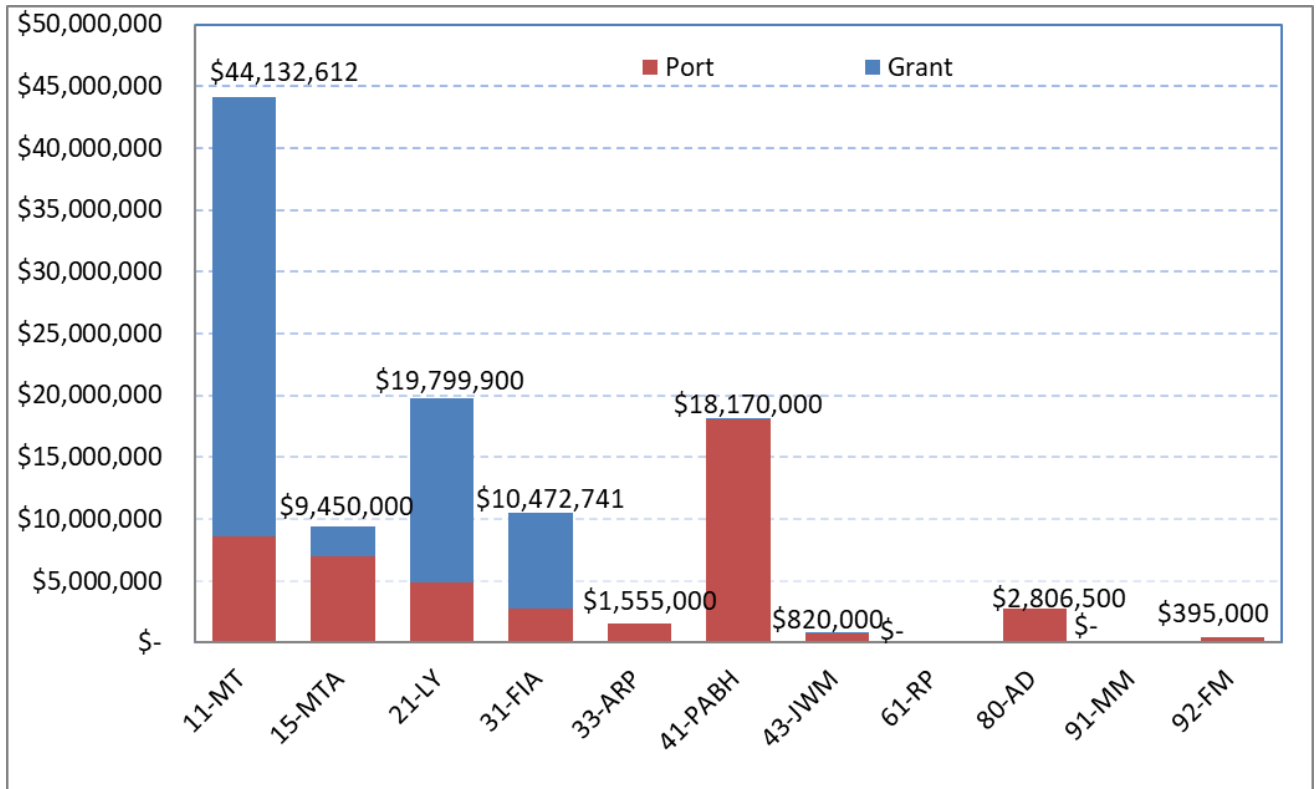
* = The Port has submitted a grant application, but the grant agency has not made a funding determination at the time the budget was adopted.



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	\$ 1,375,000	\$ -	\$ 1,375,000
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	\$ 1,195,000	\$ 6,839,741	\$ 8,034,741
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	\$ 531,500	\$ -	\$ 531,500
91-MM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
92-FM	\$ 128,621	\$ -	\$ 128,621	\$ 30,000	\$ -	\$ 30,000
Total	\$ 3,669,934	\$ 2,388,014	\$ 6,057,948	\$ 8,700,000	\$27,442,141	\$ 36,142,141

#	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)	\$ 900,000	\$600,000	\$ 1,500,000
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	\$ 449,500		\$ 449,500
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 Multi-User Bldg. (P)	\$ 290,000		\$ 290,000
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 =			\$8,700,000	\$27,442,141	\$36,142,141

#:	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, including engineering, design, permitting, and bid document preparation, etc.
IHTF:	Intermodal Handling and Transfer Facility.
SP:	Self-Perform. These projects will be completed with Port labor.



Dept.	Port	Grant	Total
11-MT	\$ 8,643,581	\$ 35,489,031	\$ 44,132,612
15-MTA	\$ 6,950,000	\$ 2,500,000	\$ 9,450,000
21-LY	\$ 4,830,000	\$ 14,969,900	\$ 19,799,900
31-FIA	\$ 2,722,000	\$ 7,750,741	\$ 10,472,741
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	\$ 2,806,500	\$ -	\$ 2,806,500
91-MM	\$ -	\$ -	\$ -
92-FM	\$ 395,000	\$ -	\$ 395,000
TOTAL =	\$ 46,737,081	\$ 60,864,672	\$ 107,601,753

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	Multi-User Bldg. (G)	\$ 290,000	\$ 2,500,000			
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			

2026 – 2030 CAPITAL IMPROVEMENT PLAN

31-FIA	FIA Hangar Building (G)	\$ 900,000	\$ 900,000			
31-FIA	Taxiway "A" Rehab. (G)	\$ 250,000				
31-FIA	Runway 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				
80-AD	Capital Budget Contingency	\$ 449,500	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
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	\$ 8,700,000	\$ 8,360,081	\$ 4,622,500	\$ 11,942,000	\$ 13,112,500
	Grant Funds	\$ 27,442,141	\$ 16,611,531	\$ 8,662,500	\$ 5,611,000	\$ 2,537,500
	TOTAL (including grant funds)	\$ 36,142,141	\$ 24,971,612	\$ 13,285,000	\$ 17,553,000	\$ 15,650,000
	PORT ESTIMATED CASH RESERVE BALANCE	\$ 16,015,723	\$ 11,179,918	\$ 9,885,625	\$ 1,237,156	\$ (8,919,064)
						\$ 46,737,081
					5 YEAR TOTAL = (including grant funds)	\$ 107,601,753

2026 – 2030 CAPITAL IMPROVEMENT PLAN

	Site	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	

PROPERTY TAX LEVY

YOUR TAX LEVY AT WORK

The Port of Port Angeles uses your property tax dollars for public community investments, not for day-to-day Port operations. Public investments support jobs, trade, commerce, and recreation in our community. Property tax dollars are used for:

- debt service used to fund infrastructure investments
- direct funding of capital improvements
- environmental restoration of legacy sites
- property acquisition
- economic development initiatives

For 2026, there will be a 1.0% increase to the Port tax levy as directed by the Commission. The dollar increase in the Port’s tax revenue (reflected below) is a result of the elected tax levy and the values of new construction properties, as reported by the Clallam County Assessor. The estimated 2026 Port tax levy rate is \$ 0.1069 per \$1,000.

TAX LEVY IMPACT ON HOMEOWNER

(for example purposes only, does not include all calculation factors)

A residential property owner with a median home value of \$415,000 is currently paying approximately \$45.20 per year in Port taxes, based on a rate of \$0.10892 per \$1,000. Port taxes as a percent of total property taxes vary per taxing district. *Note: estimated numbers only.*

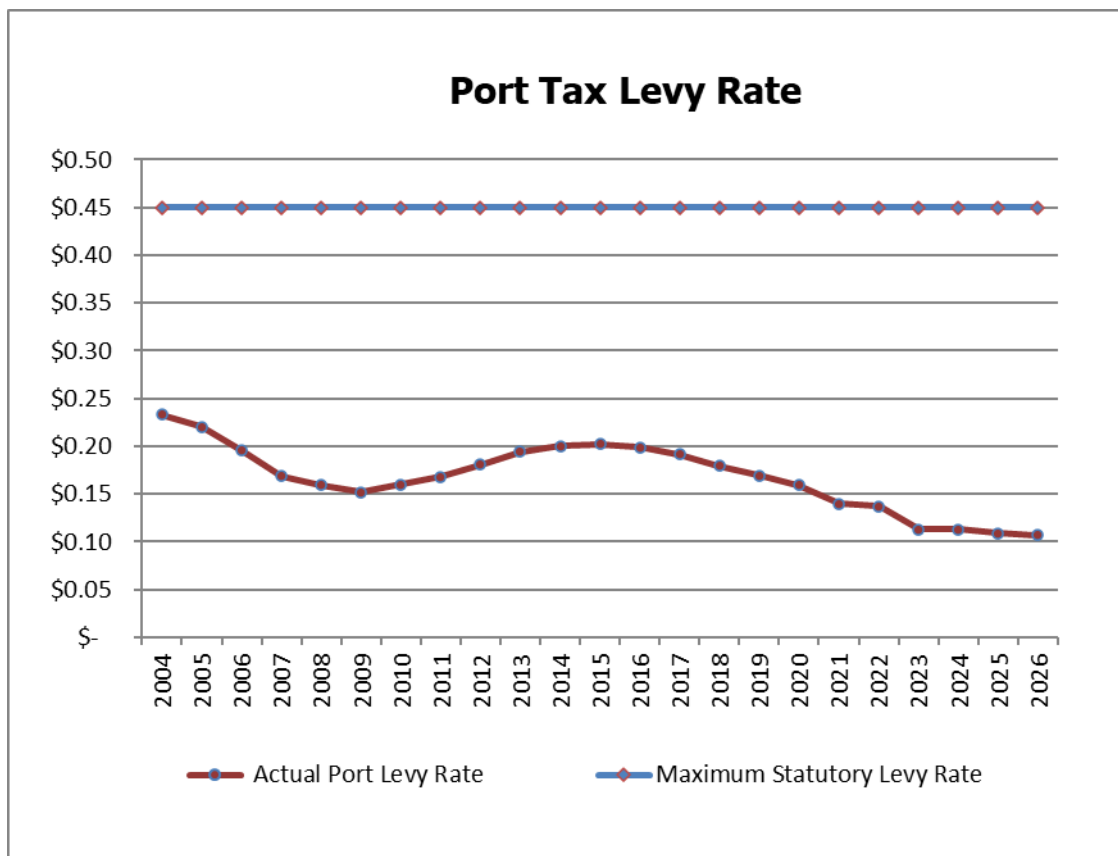
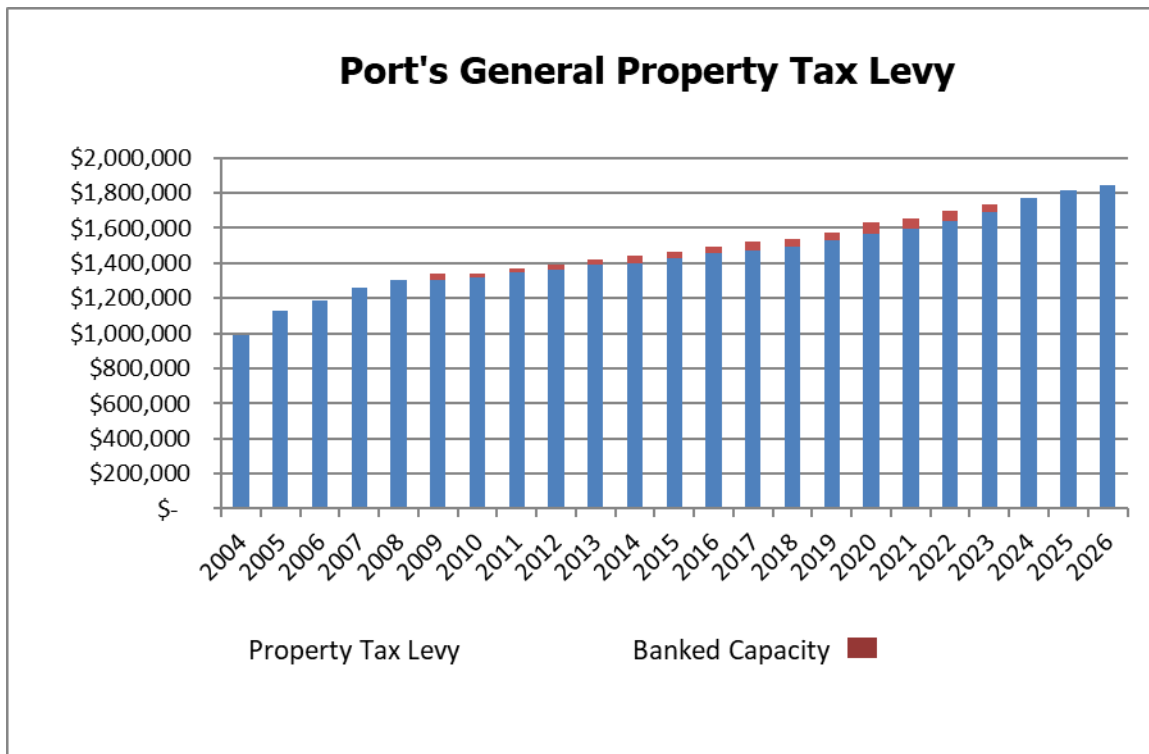
Year	City of Port Angeles Median Home Value	Total Annual Tax Bill	Port Share of Tax	Port %	Port Levy Rate
2025	\$ 415,000	\$ 3,693.50	\$ 45.20	1.22%	\$ 0.10892
2026	\$ 415,000	TBD	\$ 44.35	1.20%	\$ 0.10687
2025	Total Property Tax	\$ 1,810,790			
2026	1% increase	\$ 18,108			
2026	Banked Capacity	\$ -			
2026	New Construction	\$ 14,734			
2026	Refunds	\$ 40,000			
2026	State Adjustments	\$ -			
2026	Total Property Tax	\$ 1,883,631			
2026	Net Increase	\$ 72,842			

TAX LEVY USES

Debt Service Payments (principal & interest)	\$ 176,180	9%
Capital Improvement Fund - Construction	\$ 1,707,451	91%
Total Port Property Tax Levy	\$ 1,883,631	100%

History of Property Tax Increases & Banked Tax Balances

If the district levies less than it could have (not levying the maximum 1% increase), the difference is considered “banked.” The **Port’s banked capacity, as of 2026, will be \$0** after utilizing amounts banked in prior years.



ASSESSED VALUATION & PROPERTY TAX LEVY

The prior year's assessed valuation is used for the current year's tax levy.

Clallam County Prior Year Assessed Valuation		Port of Port Angeles General Tax Levy		Levy Rate
2005	\$ 6,053,545,616	2006	\$ 1,184,195	0.19562
2006	\$ 7,477,997,284	2007	\$ 1,258,397	0.16828
2007	\$ 8,196,577,906	2008	\$ 1,304,813	0.15919
2008	\$ 8,587,834,547	2009	\$ 1,305,694	0.15204
2009	\$ 8,243,327,771	2010	\$ 1,318,250	0.159917235
2010	\$ 8,031,011,937	2011	\$ 1,347,598	0.167799335
2011	\$ 7,524,783,407	2012	\$ 1,359,948	0.180729167
2012	\$ 7,173,041,376	2013	\$ 1,391,568	0.193999656
2013	\$ 7,002,941,388	2014	\$ 1,400,756	0.200023942
2014	\$ 7,054,903,078	2015	\$ 1,427,094	0.202283927
2015	\$ 7,318,181,962	2016	\$ 1,453,778	0.1986528659
2016	\$ 7,697,314,552	2017	\$ 1,470,970	0.1911016732
2017	\$ 8,321,650,465	2018	\$ 1,490,112	0.1790644748
2018	\$ 9,041,260,634	2019	\$ 1,530,215	0.1692480011
2019	\$ 9,863,835,562	2020	\$ 1,569,883	0.1591600000
2020	\$11,471,631,886	2021	\$ 1,599,023	0.1393893401
2021	\$12,906,254,568	2022	\$ 1,638,718	0.1269708343
2022	\$14,967,504,004	2023	\$ 1,688,363	0.11280
2023	\$16,054,804,180	2024	\$ 1,771,313	0.1105115197
2024	\$16,625,611,367	2025	\$ 1,810,790	0.10892
2025	\$17,251,794,175	2026	\$ 1,883,631	0.10687

The levy rate fluctuates with changes in assessed valuations.

Tax Levy Sources

The County Treasurer acts as an agent to collect property taxes levied in the County for all taxing authorities. Taxes are levied annually on January 1 on the property value listed as of the prior year. The county Assessor establishes the assessed values at 100% of fair market value. A revaluation of all property is required every six years.

The Port is permitted by law to levy up to 45 cents per \$1,000 of the assessed valuation for general port purposes. The levy may exceed the 45-cent limit to provide for General Obligation (G.O.) bond debt service. The rate may be reduced for either of the following reasons:

- Passage of Initiative 747 in November 2001 limits the growth to 1% per year, plus adjustments for new construction.
- If the assessed valuation increases due to revaluation, the levy rate will be decreased, and vice versa.

Over the period 2005 to 2026, the Port general levy rate has ranged from 10-20¢ per \$1,000. The Property Tax Levy Rate graph shows the maximum levy permitted by law compared to the actual general levy of the Port from 2005 to 2026, estimated.

Each year, by law, the Port is allowed to increase its tax levy by a maximum of 1% plus any remaining banked capacity without voter pre-approval. The option of a 1% increase is affected by the Implicit Price Deflator (IPD). An IPD of less than 1% limits the maximum tax increase to the IPD percentage. In this situation, the Port Commission can only elect an increase above the IPD (up to 1%) by passing a resolution finding the substantial need for the maximum 1% increase. For 2026, the IPD is greater than 1%. The Port Property Tax Levy will be increased by 1%.

Special Tax Levies

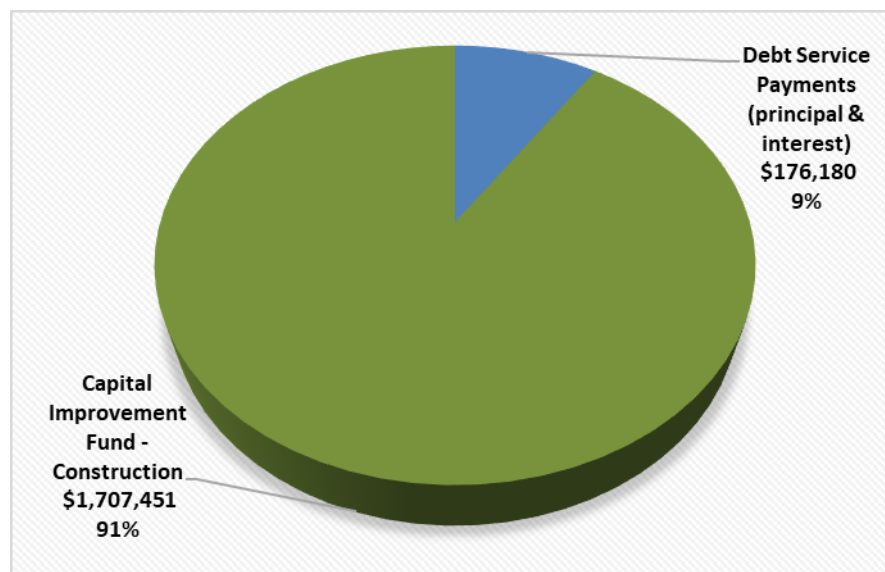
Special levies approved by the voters are not subject to the above limitations. The Port can levy property taxes for dredging, canal construction, leveling or filling upon approval of the majority of voters within the Port District, not to exceed \$0.45 per \$1,000 of assessed value of taxable property within the Port District. The Port District has never levied this tax.

Industrial Development District (IDD) Tax Levies

Port districts may annually levy for Industrial Development District (IDD) purposes when they have adopted a comprehensive scheme of harbor improvements and industrial development. For IDD purposes, levies are treated as though they are separate regular property tax levies made by or for a separate taxing district. The Port may impose up to three periods of multiyear IDD levies. The multiyear levy periods do not have to be continuous, but they may not overlap. Except as otherwise provided, a multiyear levy period may not exceed twenty years from the date the first levy is made in the period. No levy in any period may exceed forty-five cents per thousand dollars of the assessed value of the Port district. The Port has only utilized one of the three available multiyear IDD levy periods, which occurred from 1986-1992. The Port does not intend to employ this type of levy at this time.

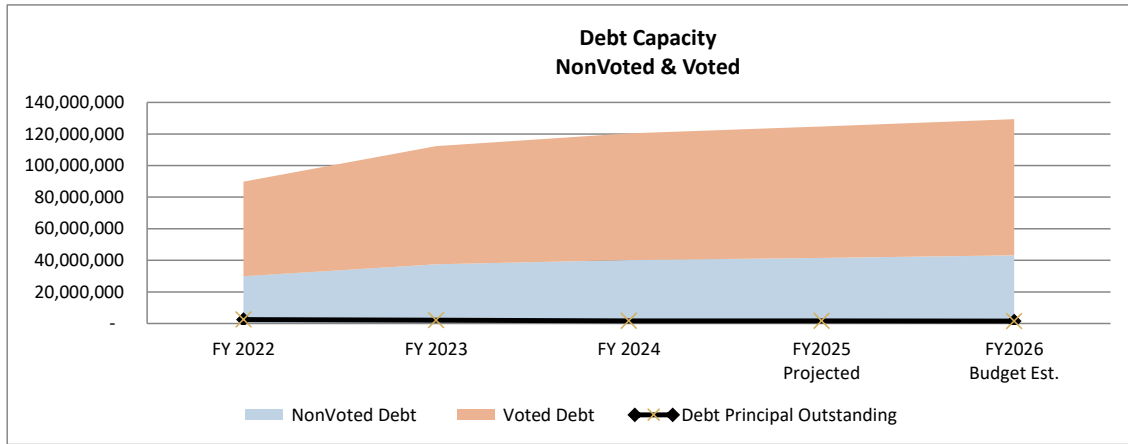
Tax Levy Uses

The general tax levy will be used for debt service on general obligation bonds and low-interest loans, which relates to prior years' capital construction for capital projects, the capital improvement fund, and the community partner program. By law, the property tax levy could also be used for Port operating expenditures. However, the Port Commission has limited the use of tax levy revenues to capital projects and non-operating uses, such as legacy environmental projects.



DEBT SERVICE AND BOND FUNDS

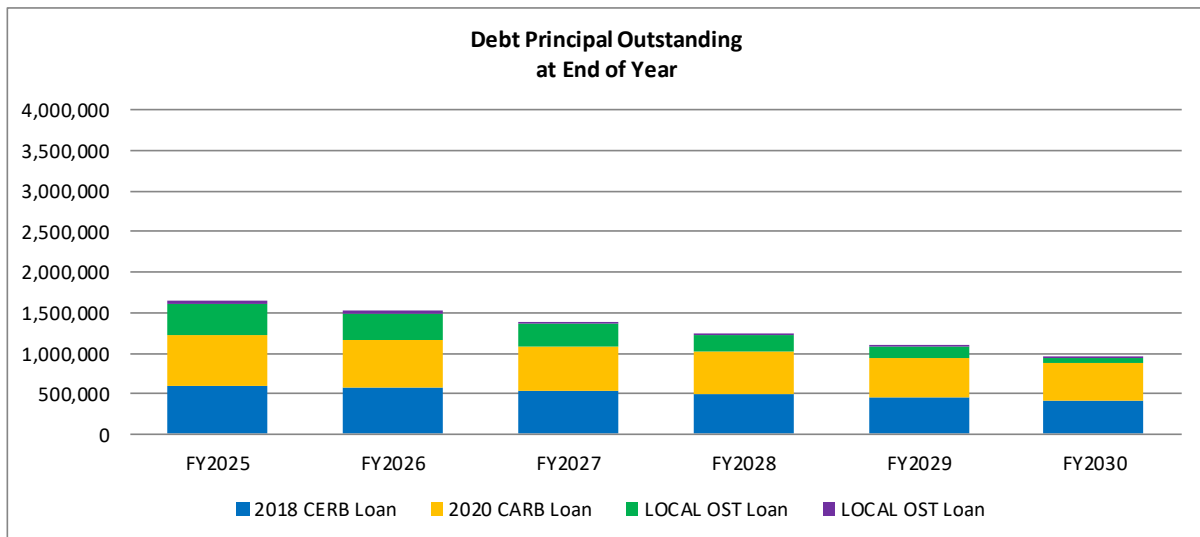
Debt Capacity



	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY2025 Projected</u>	<u>FY2026 Budget Est.</u>
Prior Year Assessed Value (AV)	\$ 11,968,220,628	\$ 14,975,332,854	\$ 16,054,804,180	16,625,611,367	17,251,794,715
Debt Capacity					
NonVoted Debt	29,920,552	37,438,332	40,137,010	41,564,028	43,129,487
Voted Debt	59,841,103	74,876,664	80,274,021	83,128,057	86,258,974
Total Debt Capacity	89,761,655	112,314,996	120,411,031	124,692,085	129,388,460
<i>Statutory Debt Limit: NonVoted debt cannot exceed .25% of AV; combined Non-Voted & Voted debt cannot exceed .75% of AV</i>					
Debt Principal Outstanding	2,475,612	2,068,686	1,652,716	1,658,816	1,528,580
NonVoted Debt Availability	27,444,939	35,369,646	38,484,295	39,905,212	41,600,907
Debt as of % of AV	0.02%	0.01%	0.01%	0.01%	0.01%
Property Taxes	1,640,301	1,688,363	1,774,241	1,810,790	188,631
Debt Payments (Prin + Int)	458,934	459,484	459,396	531,562	176,180
Small Communities Program	70,000	25,000	25,000	25,000	25,000
Property Taxes Available	1,111,367	1,203,879	1,289,845	1,254,228	(12,549)

Property Taxes Available for New Debt		\$ (12,549)
Potential New Debt	# Yrs	Potential New Debt
<i>based on "A" Rated Municipal Bond Interest Rates</i>	10	\$ (100,000)
	20	\$ (160,000)
	30	\$ (190,000)

Long-Term Debt



Debt Outstanding (at end of year)

		<u>FY2025</u>	<u>FY2026</u>	<u>FY2027</u>	<u>FY2028</u>	<u>FY2029</u>	<u>FY2030</u>
<u>Bond/Loan Name</u>	<u>Project Name</u>						
2018 CERB Loan	MTA Washdown Facility	605,359	570,354	534,649	498,230	461,082	423,191
2020 CARB Loan	FIA Utility Extension	622,773	589,357	555,273	520,508	485,047	448,877
LOCAL OST Loan	Log Loader	381,035	325,197	266,495	204,783	139,906	71,702
LOCAL OST Loan	Lightning	49,648	43,672	37,251	30,510	23,431	15,998
Total Principal Outstanding		1,658,816	1,528,580	1,393,668	1,254,030	1,109,465	959,768
Decrease/(Increase) in Principal		(6,100)	130,236	134,912	139,638	144,564	149,697

<u>Bond/Loan Name</u>	<u>Project Name</u>	<u>Maturity</u>
2018 CERB Loan	MTA Washdown Facility	Jan 31, 2040
2020 CARB Loan	FIA Utility Extension	Jan 1, 2041
LOCAL OST Loan	Log Loader	Dec 1, 2031
LOCAL OST Loan	Lightning	Jun 1, 2026

Long-Term Debt Service Schedule

DEBT PRINCIPAL PAYMENTS		Fiscal Years (FY)									
		2025 thru 2041									
<u>Bond/Loan Name</u>	<u>Project Name</u>	<u>FY2025</u>	<u>FY2026</u>	<u>FY2027</u>	<u>FY2028</u>	<u>FY2029</u>	<u>FY2030</u>	<u>FY2031 +</u>	Remaining	<u>Principal</u>	<u>Maturity</u>
2015 Ref LTGO	Refunded 2006 PABH	357,505	-	-	-	-	-	-	-	357,505	Dec 1, 2025
2018 CERB Loan	MTA Washdown Facility	34,319	35,005	35,705	36,419	37,148	37,891	423,191		639,678	Jan 31, 2040
2020 CARB Loan	FIA Utility Extension	32,760	33,416	34,084	34,765	35,461	36,170	448,706		655,362	Jan 1, 2041
LOCAL OST Loan	Log Loader	53,115	55,838	58,702	61,712	64,877	68,204	71,702		434,150	Dec 1, 2031
LOCAL OST Loan	Lightning	-	5,977	6,420	6,742	7,079	7,433	15,998		49,648	Jun 1, 2026
TOTAL	Debt Principal Outstanding	477,698	130,236	134,912	139,638	144,564	149,697	959,597		2,136,343	
DEBT INTEREST PAYMENTS		Fiscal Years (FY)									
		2025 thru 2041									
<u>Bond/Loan Name</u>	<u>Project Name</u>	<u>FY2025</u>	<u>FY2026</u>	<u>FY2027</u>	<u>FY2028</u>	<u>FY2029</u>	<u>FY2030</u>	<u>FY2031 +</u>	Remaining	<u>Interest</u>	<u>Coupon Rate</u>
2015 Ref LTGO	Refunded 2006 PABH	8,187	-	-	-	-	-	-	-	8,187	2.29%
2018 CERB Loan	MTA Washdown Facility	12,794	12,107	11,407	10,693	9,965	9,222	47,933		114,120	2.00%
2020 CARB Loan	FIA Utility Extension	13,107	12,452	11,784	11,102	10,407	9,698	55,598		124,148	2.00%
LOCAL OST Loan	Log Loader	18,391	19,052	16,260	13,325	10,239	6,995	3,585		87,847	2.96%
LOCAL OST Loan	Lightning	1,386	2,333	2,023	1,694	1,349	986	810		10,580	3.21%
TOTAL	Interest	53,865	45,944	41,474	36,814	31,959	26,901	107,926		344,882	
¹ Interest only until 2029; Federal subsidy reduces interest ² Interest only until 2017 * Interest rate is net of Federal subsidy (7.5% stated rate with 45% subsidy = 4.125% effective rate). Interest payment is amount before subsifiscal Years (FY)											
DEBT SERVICE PAYMENTS (PRIN + INT)		Fiscal Years (FY)									
		2025 thru 2041									
<u>Bond/Loan Name</u>	<u>Project Name</u>	<u>FY2025</u>	<u>FY2026</u>	<u>FY2027</u>	<u>FY2028</u>	<u>FY2029</u>	<u>FY2030</u>	<u>FY2031 +</u>	Remaining	<u>Payments</u>	
2015 Ref LTGO	Refunded 2006 PABH	365,691	-	-	-	-	-	-	-	365,691	
2018 CERB Loan	MTA Washdown Facility	47,112	47,112	47,112	47,112	47,112	47,112	471,124		753,798	
2020 CARB Loan	FIA Utility Extension	45,867	45,868	45,868	45,867	45,868	45,868	504,304		779,510	
LOCAL OST Loan	Log Loader	71,506	74,890	74,962	75,037	75,116	75,199	75,287		521,997	
LOCAL OST Loan	Lightning	1,386	8,310	8,444	8,436	8,427	8,418	16,808		60,228	
TOTAL	Debt Payments (Prin + Int)	531,562	176,180	176,386	176,452	176,524	176,598	1,067,523		2,481,225	

**COMMUNITY SUPPORT
2026 Budget**

RECIPIENT	2026 CONTRIBUTION	REMARKS	In Kind	Cash
Clallam County EDC	\$ 50,000	Cash: Operating Costs		\$ 50,000
Center for Inclusive Entrepreneurship	\$ 5,976	In-Kind: Office Space & Utilities Annual Rent	\$ 5,976	
Olympic R-C Modelers	\$ 5,046	In Kind: Lower than market rent \$.10/SF vs .0139/SF	\$ 5,046	
First Step Family Support Center	\$ 405	Community Service Support: \$.02/SF and waiving CPI	\$ 405	
WA Small Business Development Co.	\$ 4,665	In-Kind: Office Space Rent	\$ 4,665	
Port Angeles Yacht Club	\$ 4,619	50% Ground Lease rate (written directly in lease) 50% moorage on a 30' slip	\$ 2,895 \$ 1,724	
Sequim Bay Yacht Club	\$ 19,109	Waived fees for the Hendricks Room (NTE 9/year) 50% rate for club space and storage area(s) 50% rate for mooring float including waiving of two moorages	\$ 4,725 \$ 7,830 \$ 6,553	
DART (Callam Co Emergency)	\$ 16,440	In-Kind: Office Space & Utilities Annual Rent	\$ 16,440	
CRTC	\$ 12,000	Waived Equipment Rental	\$ 12,000	
Peninsula Trails Coalition	\$ 3,000	200 SF Land + Conex Box Use at FIA Parking	\$ 3,000	
Peninsula Rifle & Pistol Club	\$ 12,216	17,860 SF Land	\$ 12,216	
Sea Scout - Marvin Shields	\$ 6,594	Waived moorage on a single 50' slip	\$ 6,594	
Jamestown Klallam Tribe	\$ 4,331	Waived: 30' slip for patrol activities ('83 Agreement)	\$ 4,331	
Olympic Logging Show	\$ 2,000	Sponsorship		\$ 2,000
Olympic Logging Conference	\$ 1,800	Sponsorship		\$ 1,800
	\$ 2,000	Community Event Fund		\$ 2,000
	\$ 10,000	Miscellaneous Fee/Waivers/Sponsorships	\$ 5,000	\$ 5,000
Community Partner Program	\$ 25,000	Grant winners will be chosen and notified on an on going basis		\$ 25,000
TOTAL:	\$ 185,200		\$ 99,400	\$ 85,800

List of Abbreviations

A&G	Administration & General Management	NWF FEMA	National Wildlife Federation - Federal Emergency Management Agency
ADMIN	Administration	OBS	Obstruction
AIP	Airport Improvement Program	OPVB	Olympic Peninsula Visitor Bureau
AIP	Airport Industrial Park	PABH	Port Angeles Boat Haven
ACC	Advanced Composite Center	PABY	Port Angeles Boat Yard
ACTI	Angeles Composite Technology, Inc.	PERS	Public Employee Retirement System
ALP	Airport Layout Plan	PFC	Passenger Facility Charges
ARP	Airport Rental Properties	PFD	Port Filled Dump
AV	Audio / Visual	PTO	Paid Time Off
BD	Business (Economic) Development	PUD	Public Utility District
BL	Boat Launch	RP	Rental Property
BY	Boat Yard	SEK	Sekiu Airport
CMC	Composite Manufacturing Campus	SP	Strategic Plan
COGS	Cost of Goods Sold	T1	Terminal #1 Main Terminal
CPI	Consumer Price Index	T2	Terminal #2 Black Ball Ferry
CRTC	Composite Recycling Technology Center	T3	Terminal #3 Concrete Cargo Pier
CSO	Combined Sewer Overflow	T4	Terminal #4 Timber Dock Oak Street
DOT	Department of Transportation	T5	Terminal #5 Old M&R Pier
DNR	Department of Natural Resources	T6	Terminal #6 Barge Berth Pier
EA	Environmental Assessment	T7	Terminal #7 Nippon/Daishowa Pier
EDC	Economic Development Council	TBD	To Be Determined
EOY	End of Year		
FBO	Fixed Based Operator		
FIA	Fairchild International Airport		
FM	Facilities Maintenance		
GASB	Government Accounting Standards Board		
HVAC	Heating Ventilation Air Conditioning		
JWM	John Wayne Marina		
KPly	Site of PenPly location		
LOB	Line of Business		
LY	Log Yard		
MBF	Thousand Board Feet		
MM	Mechanical Maintenance		
MMBF	Million Board Feet		
MT	Marine Terminal		
MTA	Marine Trades Area		
MTIB	Multi-Tenant Industrial Building		
MTIP	Marine Trades Industrial Park		
NONOP	Non-Operations (Department)		



REGULAR COMMISSION MEETING
Tuesday, October 14, 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
Chris Hartman, Director of Engineering
Jennifer Baker, Director of Finance & Admin
Caleb McMahon, Director of Econ. Dev

James Alton, Airport Manager
Jesse Waknitz, Sr., Environmental Manager
Jenna Riley, Clerk to the Board
Brian Porter, PND Engineers
Brian Porter, PND Engineers *via Zoom
Beth Batchelder, MAKERS *via Zoom
Brian Winningham, BST Associates *via Zoom
Paul Sorensen, BST Associates *via Zoom

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE (0:00-0:35)

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

II. EARLY PUBLIC COMMENT SESSION (TOTAL SESSION UP TO 20 MINUTES) (0:36-05:52)

Lisa Cornelson of Port Angeles, WA, spoke about shipwrights and how the Port can support them in the future, both for new and existing structures.

James Taylor of Port Angeles, WA, spoke on the effort the Port continues to put forth.

III. APPROVAL OF AGENDA (05:53-06:40)

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

IV. WORK SESSION (1:31:41-1:49:32)

A. Monthly Cash & Investment Report

- Presentation: Jennifer Baker
- Discussion
- No Action

B. Finalize 2026 Operating Assumptions and Introduce 2026 Operating Budget

- Presentation: Jennifer Baker
- Discussion
- No Action

V. APPROVAL OF CONSENT AGENDA (1:49:33-1:53:34)

A. Regular Commission Meeting Minutes – September 23, 2025

B. Vouchers in the amount of \$1,053,660.27

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

VI. COMPLETION OF RECORDS (1:53:35-1:55:49)

A. Monthly Delegation of Authority Report

- Presentation: Paul Jarkiewicz
- Discussion
- No Action

VII. PLANNING AND CAPITAL PROJECTS (1:55:50-2:09:19)

- A. 2026 Capital Project Prioritization Review & Discussion
- Presentation: Chris Hartman
 - Discussion
 - No Action

VIII. LOG YARD

No items

IX. MARINE TRADES AND MARINE TERMINALS (2:09:20-2:21:59)

- A. Item for Consideration – Port Angeles Harbor – Tetra Tech Agreement
- Presentation: Jesse Waknitz
 - Discussion
 - Motion to authorize the Executive Director to execute Task Order #1 under the Professional Services Agreement with Tetra Tech, Inc., in the amount of \$489,757, for preparation of the Remedial Design Work Plan for the Western Port Angeles Harbor Sediment Cleanup, and to make minor amendments to the work order as may be needed, as presented: Comm. McAleer
 - 2nd: Comm. Beauvais
 - Vote: 3-0 (Unanimous)
- B. Item for Consideration – Port Angeles Harbor – Floyd | Snider Agreement
- Presentation: Jesse Waknitz
 - Discussion
 - Motion to authorize the Executive Director to execute a Professional Services Agreement with Floyd | Snider in the amount of \$204,445 for strategic and technical support to the Port during the Western Port Angeles Harbor Remedial Design phase, contingent upon acknowledgment by the Port's insurance carriers that the agreement is necessary to assist in defending the Port against all costs arising out of the subject environmental liabilities at the site, as presented: Comm. McAleer
 - 2nd: Comm. Beauvais
 - Vote: 3-0 (Unanimous)

X. PROPERTY (2:21:60-2:29:16)

- A. Item for Consideration – CRTC 2220 Lease Additional Space
- Presentation: Caleb McMahon
 - Discussion
 - Motion to approve the Temporary Access License and Term Lease as presented: Comm. Beauvais
 - 2nd: Comm. McAleer
 - Vote: 3-0 (Unanimous)

XI. MARINAS (06:41-1:31:40)

- A. West PA Boat Haven Master Plan Update – Virtual Presentation by PND Engineers, BST Associates, and MAKERS
- Presentation: Jenna Riley, PND Engineers, BST Associates, MAKERS
 - Discussion
 - No Action

XII. AIRPORTS (2:29-17-2:37:44)

- A. Item for Consideration – Taxiway Reconstruction/Rehabilitation Bid Award
- Presentation: James Alton
 - Discussion
 - Motion to authorize the Executive Director to execute a public works contract with Seton Construction, Inc. for the William R. Fairchild International Airport – Taxiway



Reconstruction/Rehabilitation project for a total amount of Five Million Forty-Four Thousand One Hundred Ninety-Two Dollars and No Cents (\$5,044,192.00) plus applicable Washington State Sales Tax, and to make minor modifications as may be necessary, as presented: Comm. Beauvais

- 2nd: Comm. McAleer
- Vote: 3-0 (Unanimous)

XIII. OTHER BUSINESS (2:37:45-3:18:16)

- A. Item for Consideration – Re compete Memorandum of Understanding
- Presentation: Caleb McMahon
 - Discussion
 - No Action – Comm. Burke and Comm. Beauvais requested the Executive Director clarify the Port’s roles and responsibilities in an amendment to the MOU. Pending changes, the updated MOU will be presented at a later date to the Commissioners. Comm. McAleer will abstain from voting on this MOU.
- B. Item for Consideration – Interlocal Agreement between Port of Port Angeles and Port of Friday Harbor for Professional Grant Writing & Technical Services
- Presentation: Jenna Riley
 - Discussion
 - Motion to authorize the Executive Director to execute the Interlocal Agreement for professional grant writing and technical services with the Port of Friday Harbor, as provided by Katharine Frazier, and to make any necessary minor amendments to the agreement, as presented: Comm. McAleer
 - 2nd: Comm. Beauvais
 - Vote: 3-0 (Unanimous)

XIV. ITEMS NOT ON THE AGENDA (3:18:17-3:18:29)

None

XV. COMMISSIONER REPORTS (3:18:30-3:18:58)

- A. NAFTAZ Conference Brief – Comm. Burke announced this would be postponed until next meeting.

XVI. PUBLIC COMMENT SESSION (TOTAL SESSION UP TO 20 MINUTES) (3:18:59-3:19:09)

None

XVII. FUTURE AGENDA (3:19:10-3:22:40)

XVIII. NEXT MEETINGS

- A. October 27, 2025 – Special Joint Meeting BOCC
- B. October 28, 2025 - Regular Commission Meeting
- C. November 11, 2025 - Regular Commission Meeting – **CANCELLED**
- D. November 12, 2025 – Special Commission Meeting
- E. November 18, 2025 – Special Commission Meeting
- F. November 25, 2025 – Regular Commission Meeting – **CANCELLED**
- G. December 9, 2025 - Regular Commission Meeting
- H. December 23, 2025 - Regular Commission Meeting – **CANCELLED**



XIX. UPCOMING EVENTS

- A. November 18, 2025 – Marine Hwy 5 Roundtable, Tacoma, WA
- B. November 19-21, 2025 – WPPA Annual Meeting, Tacoma, WA
- C. November 20-22, 2025 – Pacific Marine Expo, Seattle, WA
- D. December 3-5 – International Workboat Show, New Orleans, LA

XX. EXECUTIVE SESSION (3:22:41-3:24:46)

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 60 minutes. Following the executive session, the Commission may take action.
- Discussion:
 - 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)
 - Two (2) items concerning legal or financial risk. Discussing such matters in executive session is appropriate pursuant to RCW 42.30.110(1)(i)
- Recessed Regular Meeting at 12:23 pm for 2 minutes
- Start Time: 12:25 pm
- Extended: 70 minutes
- End Time: 2:34 pm

Public Session of Commission Meeting Reconvened: 2:34 pm

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

Regular Meeting Resumed: 2:34 pm

XXI. ADJOURN (3:24:47-3:24:53)

Comm. Burke adjourned the meeting at 2:34 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 October 8, 2025 – October 22, 2025

	<u>CERTIFICATION</u>		
Accts Payable Checks (computer)	419810	419857	\$ 168,629.05
Voided/Zero Payable	419830	419830	\$ (4,533.33)
Accts Payable ACH	006083	006125	\$ 289,230.36
VOIDED/ZERO PAYABLE ACH			
Wire Transfer - Expenses			\$ 15.00
Wire Transfer - Excise Tax			
Wire Transfer - Leasehold Tax			
Total General Expenses and Construction			\$ 453,341.08
Payroll			
Employee Payroll Checks PPD (Direct Deposit)	006019	006082	\$ 117,375.72
Voided Payroll Check	006046, 006061, 006074		\$ -
Employee Payroll Checks PPD (Direct Deposit)			\$ -
Wire Transfer - (Payroll Taxes, Retirement, Deferred Comp, L&I, PFML)			\$ 55,688.22
Total Payroll			\$ 173,063.94
Total General Exp & Payroll			\$ 626,405.02

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

REPORT TO THE BOARD OF PORT COMMISSIONERS
3rd QUARTER 2025

QUARTERLY OPERATIONS REPORT

REPORT	NO ACTION	ATTACHED
Rental Property Occupancy		X
Travel Approved Within WA, OR, ID, and BC, Canada		X
Marina and Boat Yard Operations		X
Port Angeles Boat Haven Occupancy		X
John Wayne Marina Occupancy		X
Marine Terminal Operations		X
Marine Terminal Utilization		X
Log Yard Operations		X
Log Yard Loads		X

Port Property Inventory / Status - Third Quarter 2025		SF	Properties Rented	Properties Rent Ready	Not Rent Ready	Rented Acres
Property	Location					
Port Operations Facilities						
Port Administration Building	338 W. First Street	11,608				
Facilities Maintenance Annex	112 S. Valley Street	9,375				
Facilities Maintenance	2604 W 18th Street (small red bldg)	420				
Facilities Maintenance NEW in 2025	2604 W. 19th ST B (Pole Building)	2,880				
Log Scale Building	1500 Blk Marine Drive	2,600				
Operations for Terminals and Security	Marine Terminal, 202 N. Cedar St., Suite 6 upstairs	1,322				
Mechanic Shop	1301 Marine Drive	20,900	500			
John Wayne Marina, Harbormaster Office	2577 W. Sequim Bay Road	3,001	200			
FIA Airport Manager's Office	Fairchild International Airport	900				
FIA Airport Terminal Space - Conference Room	Fairchild International Airport	672				
Garage	Critchfield Rd @ Saddle Club	780				
	TOTAL PORT OPS BUILDINGS SF	54,458				
Port Rental Properties						
For Rent						
Airport Coffee Shop	1402 William R Fairchild Airport Rd	840		840		0.00
CRTC Bldg front offices	2220 W 18th Street - CRTC Building Offices	2,318		2,318		0.05
1010 Building	2140 W 18th Street (15,000 office, 10,000 warehouse)	25,000	6,835	10,000	8,165	0.16
1010 Phase II Transition (access to OH doors unrented)	2140 W 18th Street (16,600 warehouse)	16,600	12,690			0.29
1050 Building	2140 W 18th Street (40,000 SF)	40,000	32,250		7,750	0.74
1050 Building Paint Booths	2140 W 18th Street Paintbooths	2,924			2,924	
1050 Phase I Addition	2140 W 18th Street (2 tenants in this Phase)	8,400	3,926	2,000	2,474	0.09
MTIB Suites A, B	2007 S O Street - Offices and Warehouse	10,000		10,000		0.75
Marine Terminal Office	202 N. Cedar Street, Suite 4	270			270	
430 Marine Drive	Green garage and fenced paved lot. New asset 11/2023	1,150		1,150		
720 Marine Drive	Office/gravel parking	1,300			1,300	
	AVAILABLE PROPERTIES TOTAL SF	108,802	55,701	26,308	22,883	1.28
Rented Properties		North Airport Industrial Park (NAIP)				
2 Grade, LLC	Land E of 2417 W 19th					0.55
2 Grade	2032 S. O Street (garage)		3,000			0.07
Natural Systems Design	2032 S. O Street (Office and fenced land)		861			0.11
ACTI 10.20	2138 W 18th St		25,000			0.57
ACTI 10.30	2138 W 18th St		25,000			0.57
ACTI 10.40	2138 W 18th St		25,000			0.57
ACTI 2230	2230 W 18th St		25,000			0.57

Port Property Inventory / Status - Third Quarter 2025		SF	Properties Rented	Properties Rent Ready	Not Rent Ready	Rented Acres
Property	Location					
Rented Properties		North Airport Industrial Park (NAIP)				
Arrow Marine Services, Inc.	2140 W 18th Street - storage within 1050 Building		6,250			0.14
Armstrong Consolidated, LLC	2007 S. O Street, Suites C,D,E		16,800			1.60
Barhop Brewing LLC	2506 W. 19th Street		2,952			0.07
City Parks & Recreation	2602 W 18th St; Buildings 6,407 SF; Land 167,871 SF		6,407			3.85
Clallam County Youth Services	1912 West 18th Street (T.I.)		0			3.84
CRTC	2220 W 18th Street - Main Bldg and Lab Space		21,374			0.49
CRTC	2140 W 18th Street (1050)		26,000			0.00
First Step Family Support Center	2140 W 18th Street (1050)		1,125			0.03
Port Angeles Hardwood, LLC	2140 W 18th Street (1010)		23,625			0.54
Insitu Ecosystems LLC	2140 W 18th Street (Phase 1 Addition)		2,801			0.06
FKC Co., Ltd	2708 W 18th St (T.I.)		0			4.94
Knight Fire Protection	2509 W 19th St Land (T.I.)		0			0.51
Lifeflight Network LLC	2530 W 19th Street- Office		2,500			0.06
Lifeflight Network LLC	2530 W 19th Street- Land		0			0.44
Murrey's Disposal Inc.	2548 19th Street (land and bldg)	115,671	19,800			0.45
Peninsula Rifle & Pistol Club	2600 W 18th St (T.I.)		0			0.41
Public Utility District #1	1936 W 18th Street (T.I.)		0			6.89
GSA - USDHS	1908 South O Street		6,028			0.14
Renaissance Property Holdings LLC	900 Block Marine Drive <i>(Due Diligence Only)</i>		0			2.26
Waterfront Rental Properties						
A.M. Holdings, Inc. (Platypus) Area C	102 N. Cedar (Area C Bldg and Land)		900			0.31
A.M. Holdings, Inc. (Platypus) Area A & B	102 N. Cedar (T.I.) Area A&B Land		0			3.95
A.M. Holdings, Inc. (Platypus)	Terminal 1 dock		11,000			0.25
Accurate Angle Crane	Boat Yard Dry Storage		0			0.01
Arrow Marine	914 Marine Drive		3200			0.07
Arrow Marine	916 Marine Drive		5000			0.11
Arrow Marine	435 Marine Drive		6,549			0.15
30 Gold LLC (Coffee Shop)	436 Marine Drive (Land only)		0			0.19
Project Macoma LLC	1301 Marine (portion of Mech Shop)		500			0.00
Project Macoma LLC	Terminal 7 Berthage and Log Yard		23,722			0.07
MRSC (outside storage)	220 Tumwater Truck Rte - Parking Lot	21,080	0			0.48
ConocoPhillips (outside storage)	220 Tumwater Truck Rte - Parking Lot	2,000	0			0.05
Fenced (outside storage) available	220 Tumwater Truck Rte - Parking Lot	10,500	0			0.00
Black Ball Transport, Inc.	101 East Railroad Ave - Terminal 2		0			3.85
Bluewater Boatworks, LLC	830 W Boat Haven Drive		1,500			0.03
Rayonier TRS Forest Operations, LLC	202 N Cedar, Suite 3 Office		380			0.01

Port Property Inventory / Status - Third Quarter 2025		SF	Properties Rented	Properties Rent Ready	Not Rent Ready	Rented Acres
Property	Location					
Waterfront Rental Properties						
Biobased Trading LLC	202 N Cedar Suite 1 (office)		399			0.01
Biobased Trading LLC	Terminal 1 conveyor storage		2400			0.06
Global Diving & Salvage, Inc.	202 N Cedar, Suite 2 and 300 SF Warehouse		635			0.01
High Tide Seafoods/Oly Pen Seafood	3rd Ave Lot Storage		0			0.07
High Tide Seafoods/Oly Pen Seafood	820 Marine Drive		6,000			0.14
Motive Power Marine, LLC	731 Marine Drive		10,000			0.23
MSRC - Storage on T1	On T1 Dock - Storage		0			0.03
MSRC - Parking on T1	On T1 Dock - Parking		0			0.04
MSRC - Parking near T3	Parking near T3		0			0.02
National Response Corporation	Terminal 7 Berthage	248 LF	248			0.01
John Eric Bert	812 Boat Haven Drive		945			0.02
Andy Choi	801 Marine Drive		10,322			0.24
PetroCard, Inc.	801 Marine Drive (NW portion)		1,683			0.00
PA Yacht Club	1305 Marine Drive (T.I.)		0			0.20
Petrocard, Inc.	832 Boat Haven		165			0.00
Petrocard, Inc.	Retail Lease in the Boatyard Bldg		125			0.00
Petrocard, Inc.	A-4 Storage		420			0.01
Petrocard, Inc.	Fuel Tank Land		0			0.03
Petrocard, Inc.	Fuel Float		0			0.05
Westech Consulting, LLC	937 Boathaven (office on the jetty)		624			0.01
Waterfront Automotive	930 Marine Drive, Suite C		2,400			0.06
Fire Chief Equipment	930 Marine Drive, Suite D		600			0.01
WA Dept Fish & Wildlife	930 Marine Drive, Suite E		600			0.01
Westport LLC.	Sign lease - Marine Dr / Tumwater	570				0.01
Westport LLC. 720 Marine Dr	720 Marine Dr Parking (land only)	60,000				1.38
Westport LLC, Boatyard Dry Storage	Ground lease @ BY dry storage					0.32
John Wayne Marina						
Sequim Bay Yacht Club - Room Space	2577 West Sequim Bay Rd		951			0.02
Sequim Bay Yacht Club - Outside Storage	2577 West Sequim Bay Rd					0.04
Baranof Yacht Sales	2577 West Sequim Bay Rd (Upper Floor Crow's Nest)		220			
Steve W. Little, Inc. (Dockside Grill)	2577 West Sequim Bay Rd		2,154			

Port Property Inventory / Status - Third Quarter 2025		SF	Properties Rented	Properties Rent Ready	Not Rent Ready	Rented Acres
Property	Location					
Downtown Port Angeles/Seki						
Beebe (Baby Store)	313 N. First St. building		2,400			
North Olympic Healthcare Network	323 W First St, 20 parking spaces	7,400				0.17
WA Small Business Development Ctr	338 W First St, Admin Office Suite 202		177			0.00
Center for Inclusive Entrepreneurship	338 W First St, Admin Office Suite 201		220			0.01
Lambert Consulting, LLC	338 W First St, Admin Office, Suite 101		230			0.01
Clallam County Fire District #5	Seki Airport Hangar		3,200			0.07
South Airport Rental Properties						
Angeles Communications, Inc.	1402 William R. Fairchild Airport		750			0.02
Fedex - 1 tie down	1402 William R. Fairchild Airport		0			0.11
Fedex - hangar	1402 William R. Fairchild Airport		9,600			0.22
Fedex - office	1402 William R. Fairchild Airport		1,432			0.03
FAA Antenna & Rack Space	1402 William R. Fairchild Airport		360			0.01
High Flyer Owners Assn Condo A	Hangar Pad A (T.I.)		0			0.29
High Flyer Owners Assn Condo C	Hangar Pad C (T.I.)		0			0.29
Lifeflight Network LLC	1405 Airport Road - Hangar		2,750			0.06
Lifeflight Network LLC	1405 Airport Road - Office		792			0.02
Lifeflight Network LLC	1406 Airport Road - Hangar		2,160			0.05
Lifeflight Network LLC	1406 Airport Road - Office		1,256			0.03
Lifeflight Network LLC	1407 Airport Road - Hangar		2,160			0.05
Lifeflight Network LLC	1407 Airport Road - Office		280			0.01
Merrill & Ring	Airport Log Yard		0			1.00
Olympic R/C Modelers	Critchfield Road (T.I.)		0			1.30
Josh Borte	Critchfield Road (30 acres) in-kind services		0			30.00
PA Nieuport Group	Hangar Pad D (T.I.)		0			0.29
R&B Properties and Investments	Hangar Pad B (T.I.)		0			0.29
Citizen Air LLC	FIA Terminal		1,000			0.02
Citizen Air LLC	FIA East Block Hangar		2,300			0.05
Citizen Air LLC	FIA West Block Hangar		2,560			0.05
Citizen Air LLC	FIA East Corporate Hangar		3,844			0.09
Fairchild Fuel LLC	FIA Fuel Farm; 11,700 SF land		0			0.27
Welldone Aviation, LLC	1402 Airport Road, Hangar Pad F Building 900 (T.I.)	17,500	0			0.40
DART (Clallam Co. Emergency Mgmt)	FIA terminal		970			0.02
US Coast Guard	Taxiway	5,000	0			0.11
Peninsula Trails Coalition	Conex box at long term parking		0			0.004

Port Property Inventory / Status - Third Quarter 2025			Properties	Properties	Not Rent	Rented
Property	Location	SF	Rented	Rent Ready	Ready	Acres
	TOTAL RENTED SQUARE FOOTAGE		428,007			
	VACANT - NOT RENT READY		22,883			
	TOTAL VACANT & RENT READY SF		26,308			
IMPROVED PROPERTY	OVERALL OCCUPANCY FACTOR		94%			
IMPROVED PROPERTY	RENT READY OCCUPANCY FACTOR		6%			
DEVELOPED ACREAGE (shovel ready)						
South Airport						
South Airport	Hangar Pad E (Land)	17,500				
Business Park Acreage						
35.5 Acres	(Zoned Light Industrial)			35.50		
Waterfront						
18 Acres	Marine Trade Center			18.00		
Vacant lot near Chevron (was Armstrong)	413 W 2nd Street			0.33		
	TOTAL DEVELOPED ACREAGE			53.83		
UNDEVELOPED ACREAGE (awaiting capital improvement)						
FIA						
72 Acres Land SE Airport Terminal	(Zoned IL Industrial Light)				72.00	
126 Acres Land SW Airport Terminal	(Aviation Related)				126.00	
	TOTAL UNDEVELOPED ACREAGE				198.00	

TRAVEL APPROVED BY THE EXECUTIVE DIRECTOR
(Within WA, OR, ID, and British Columbia, Canada)
3rd Quarter 2025

STAFF	LOCATION OF MTG.	DATE(S)	PURPOSE
Cherie Gottschalk	Esquimalt, B.C.	9.06.2025	Representing Port Angeles Chamber of Commerce.

**Report to the Board of Port Commissioners
Operations Report for
July
2025**

Port Angeles Boat Haven

Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	Wait List	2024 Occupied Monthly
20'	70	70	0	100%	0	48
25'	24	24	0	100%	2	22
30'	80	79	1	99%	4	80
36'	29	29	0	100%	10	29
40'	32	32	0	100%	9	32
46'	17	17	0	100%	0	17
50'	90	88	2	98%	3	88
Side/End Tie	54	52	2	96%	4	47
Boathouses	44	44	0	100%	0	44
Sub-Total	440	435	5	99%	32	407
Limited 20'	10	9	1	90%	0	3
TOTAL	450	444	6	99%	32	410

Boat Yard Report

	Jun-25	Jun-24	YTD 2025	YTD 2024
Boats into the yard this month	15	25	142	132
Boats into the water this month	18	24	80	124
Total Travel Lift Operations This Month	33	49	222	256
Year-To-Date Launch Ramp Permit Sales			504	316

John Wayne Marina

Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	Wait List	2024 Occupied Monthly
28'	72	72	0	100%	1	72
30'	46	45	1	98%	0	46
32'	28	25	3	89%	0	28
36'	22	22	0	100%	7	22
40'	19	19	0	100%	1	19
42'	21	21	0	100%	2	21
45'	10	10	0	100%	3	10
50'	27	27	0	100%	7	27
End Tie 49'	25	25	0	100%	6	25
Sub-Total	270	266	4	99%	27	270
Limited 20'	30	29	1	97%	0	30
TOTAL	300	295	5	98%	27	300

**Report to the Board of Port Commissioners
Operations Report for
August
2025**

Port Angeles Boat Haven

Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	Wait List	2024 Occupied Monthly
20'	70	66	4	94%	0	48
25'	24	24	0	100%	2	22
30'	80	78	2	98%	4	80
36'	29	29	0	100%	10	29
40'	32	32	0	100%	9	32
46'	17	17	0	100%	0	17
50'	90	87	3	97%	3	88
Side/End Tie	54	61	-7	113%	4	47
Boathouses	44	44	0	100%	0	44
Sub-Total	440	438	2	100%	32	407
Limited 20'	13	13	0	100%	0	3
TOTAL	453	451	2	100%	32	410

Boat Yard Report

	Aug-25	Aug-24	YTD 2025	YTD 2024
Boats into the yard this month	22	25	149	132
Boats into the water this month	17	24	79	124
Total Travel Lift Operations This Month	39	49	228	256
Year-To-Date Launch Ramp Permit Sales			440	316

John Wayne Marina

Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	Wait List	2024 Occupied Monthly
28'	72	72	0	100%	0	72
30'	46	46	0	100%	0	46
32'	28	28	0	100%	0	28
36'	22	22	0	100%	7	22
40'	19	19	0	100%	2	19
42'	21	21	0	100%	2	21
45'	10	10	0	100%	3	10
50'	27	27	0	100%	6	27
End Tie 49'	25	25	0	100%	6	25
Sub-Total	270	270	0	100%	26	270
Limited 20'	30	30	0	100%	0	30
TOTAL	300	300	0	100%	26	300

**Report to the Board of Port Commissioners
Operations Report for
September
2025**

Port Angeles Boat Haven

Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	Wait List	2024 Occupied Monthly
20'	70	40	30	57%	0	48
25'	24	23	1	96%	2	22
30'	80	75	5	94%	4	80
36'	29	29	0	100%	10	29
40'	32	32	0	100%	9	32
46'	17	17	0	100%	0	17
50'	90	83	7	92%	3	88
Side/End Tie	54	49	5	91%	4	47
Boathouses	44	44	0	100%	0	44
Sub-Total	440	392	48	89%	32	407
Limited 20'	13	13	0	100%	0	3
TOTAL	453	405	48	89%	32	410

Boat Yard Report

	Sep-25	Sep-24	YTD 2025	YTD 2024
Boats into the yard this month	21	25	148	132
Boats into the water this month	21	24	83	124
Total Travel Lift Operations This Month	42	49	231	256
Year-To-Date Launch Ramp Permit Sales			440	316

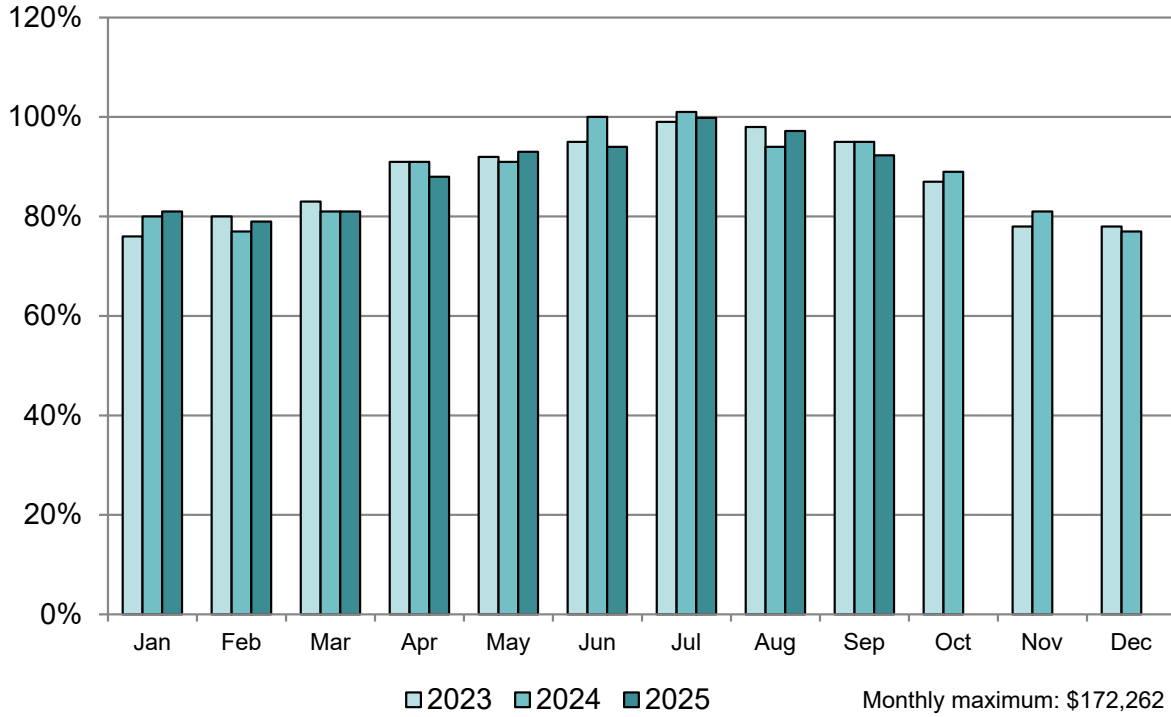
John Wayne Marina

Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	Wait List	2024 Occupied Monthly
28'	72	55	17	76%	0	72
30'	46	37	9	80%	0	46
32'	28	25	3	89%	0	28
36'	22	22	0	100%	7	22
40'	19	19	0	100%	3	19
42'	21	21	0	100%	4	21
45'	10	10	0	100%	4	10
50'	27	27	0	100%	4	27
End Tie 49'	25	25	0	100%	8	25
Sub-Total	270	241	29	89%	30	270
Limited 20'	30	21	9	70%	0	30
TOTAL	300	262	38	87%	30	300

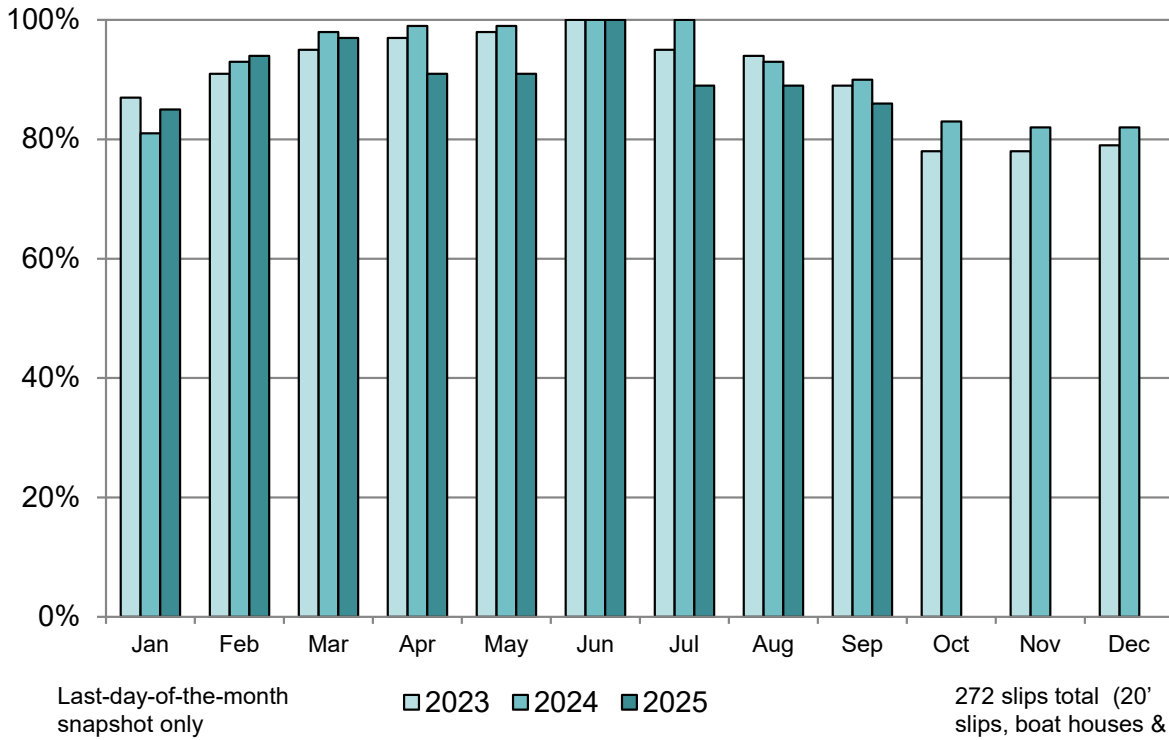
PABH Occupancy

+

Revenue Based

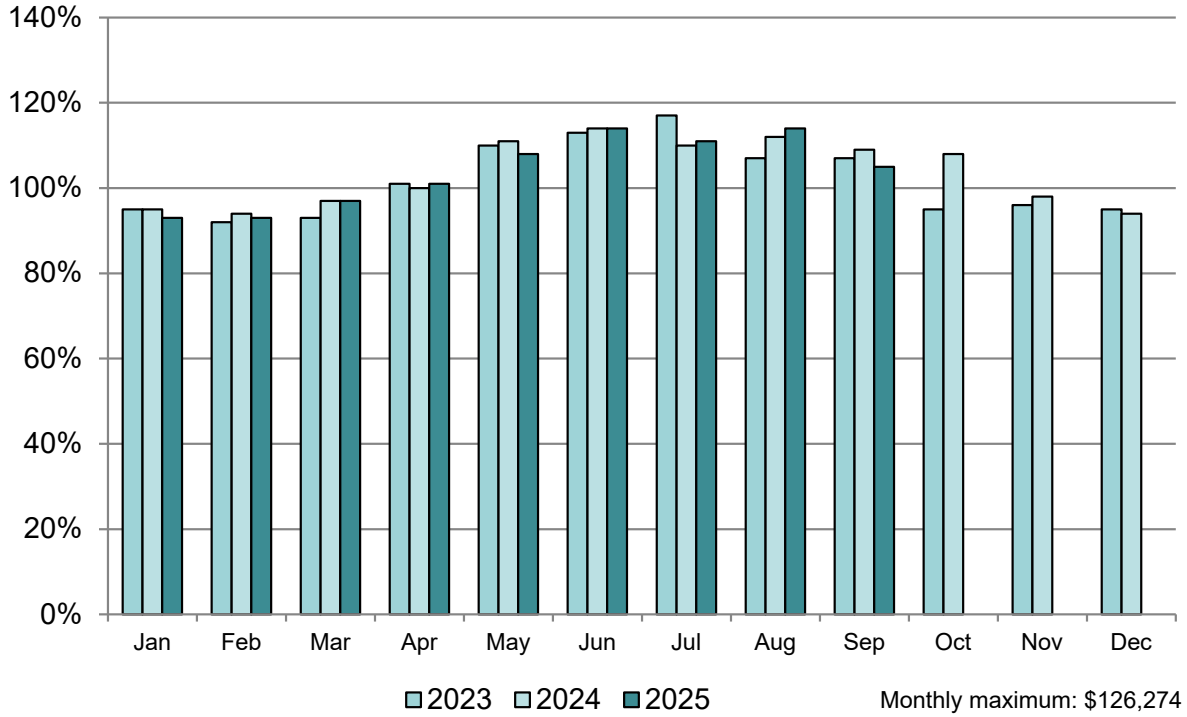


Slip Based

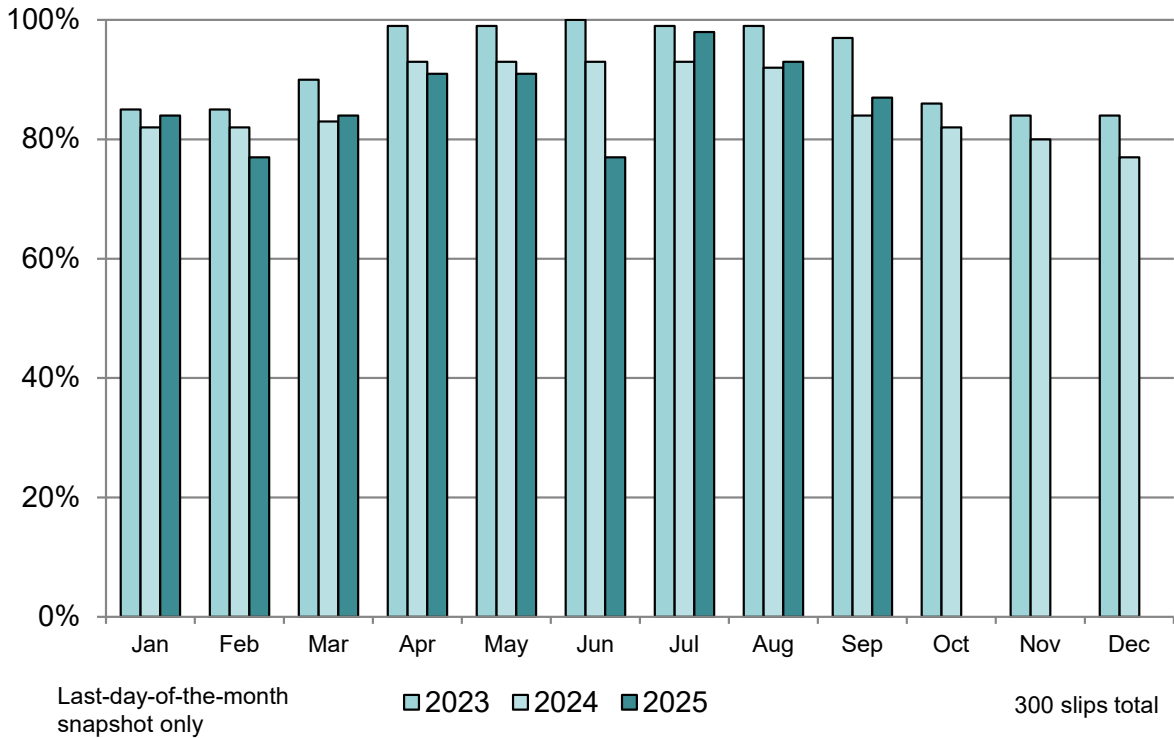


JWM Occupancy

Revenue Based

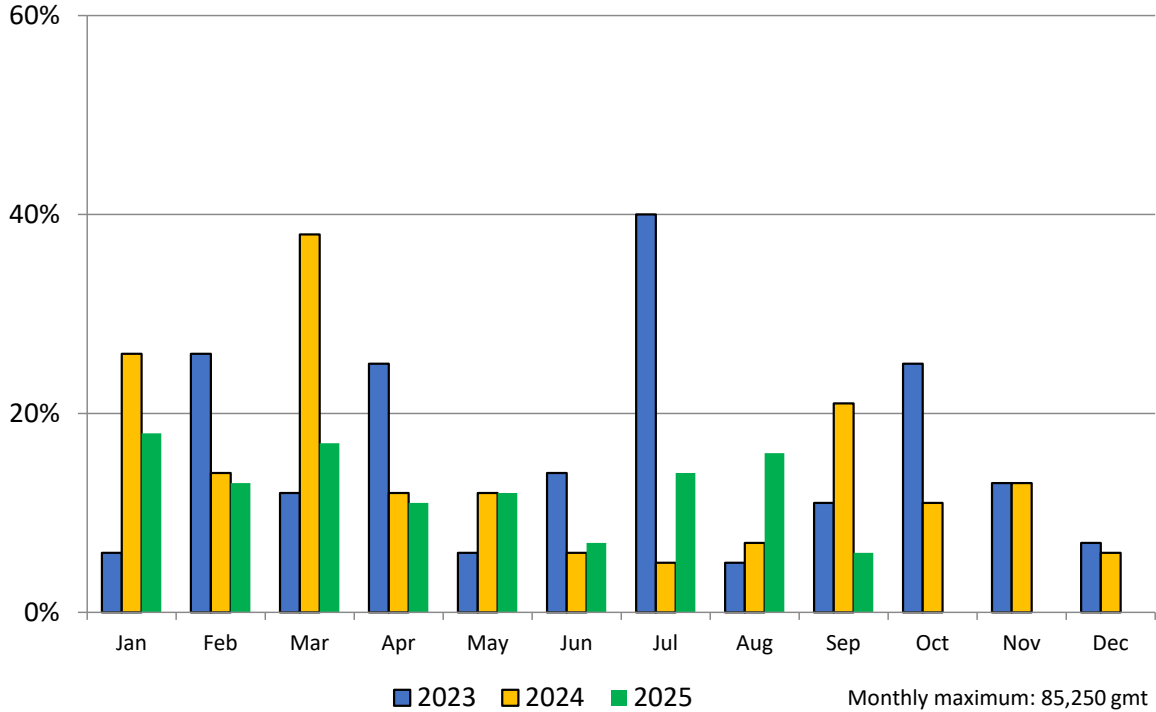


Slip Based

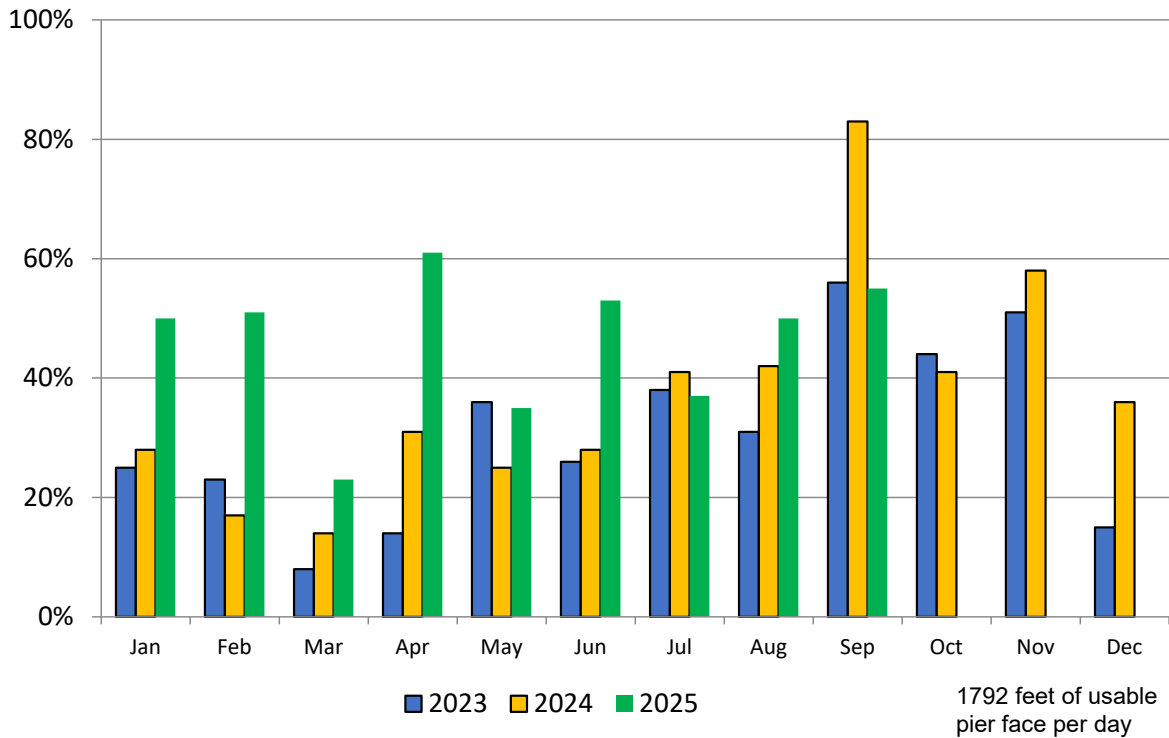


T1/T3 Utilization

T3 Cargo Capacity vs. Actual



T1/T3 Commercial Dockage Utilization Rate



REPORT TO THE BOARD OF PORT COMMISSIONERS
LOG HANDLING OPERATIONS
As of 3rd Quarter 2025

Log Handling	3rd Quarter 2025	3rd Quarter 2024	3rd Quarter 2023
Log Operation:			
Dumped Loads**		0	851
Decked Loads	3,113	2,210	2,694
Green Crow Roll Out - Camp Run	262	214	350
T-7 Container Operations			
# Containers Loaded	548	522	358
T-7/T-5 Log Operations-Discharge (Inbound/DeWater)			
# of Barges	51	79	80
# Barge Loads	4,138	4,175	3,638
# DeWater Loads	234	1,861	1,373
TOTAL LOADS	8,295	8,982	9,264

**LOADS DOWN AS ROUNDBOOM (DUMPED LOADS)

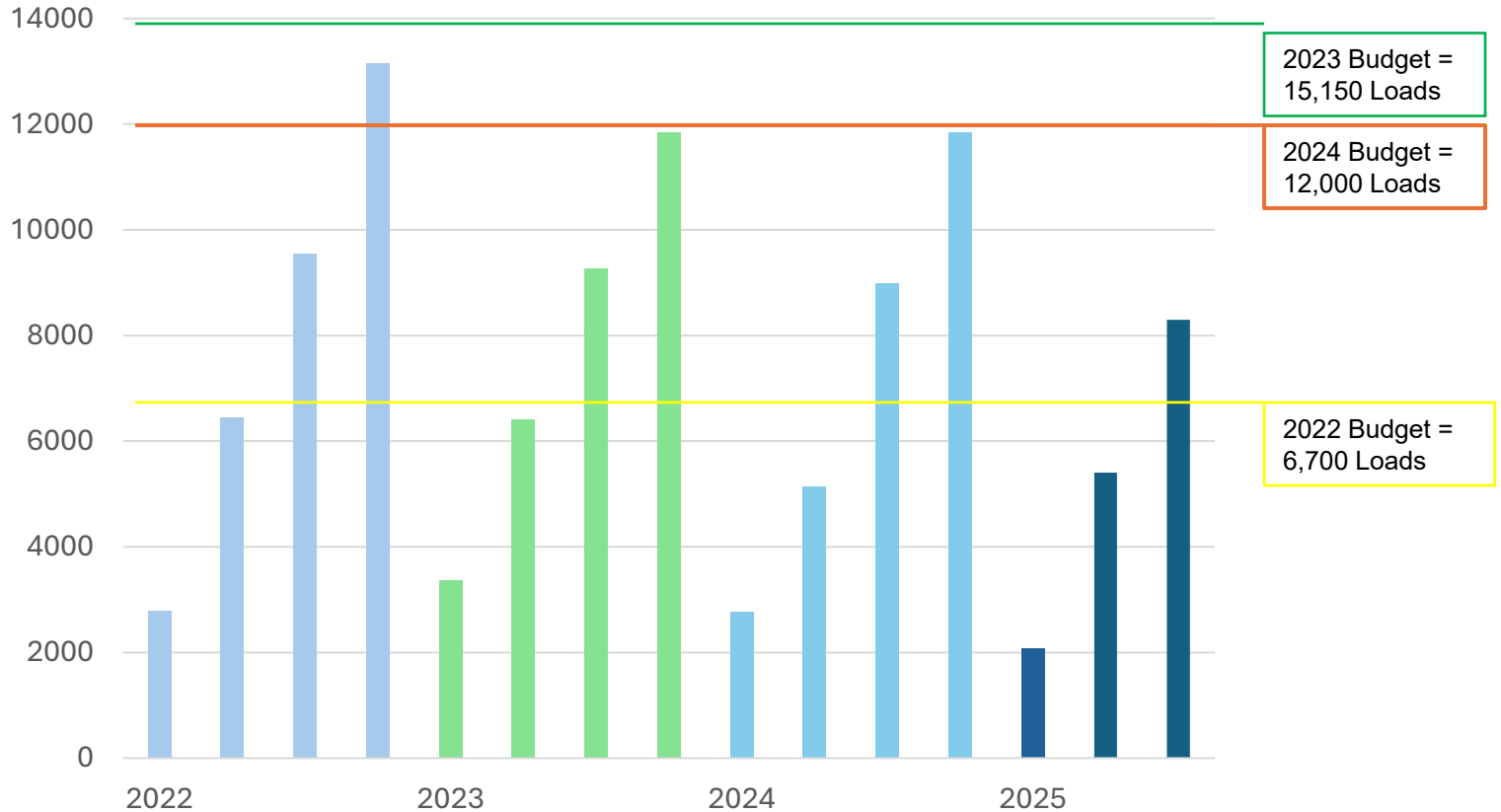
Inbound	Inbound	Inbound
23 - PA Hardwood	37 - PA Hardwood	25 - PA Hardwood
0 - Interfor	0 - Interfor	1 - Interfor
0 - Hermann	0 - Herman	1 - Herman
7 - Alta	5 - Alta	1 - Alta
0 - Zoeffel	1 - Zoeffel	1 - Zoeffel
1 - Alcan	0 - Alcan	1 - Alcan
Outbound	Outbound	Outbound
0 - Georgia Pacific	0 - Georgia Pacific	1 - Georgia Pacific
14 - Sierra Pacific	26 - Sierra Pacific	34 - Sierra Pacific
0 - Southport	1 - Southport	1 - Southport
1 - Hampton	0 - Hampton	6 - Hampton
0 - Roseburg	1 - Roseburg	2 - Roseburg
3 - Buse	4 - Buse	4 - Buse
4 - Canyon	4 - Canyon	4 - Canyon
7 - Paper Excellence		

NOTE: Unaudited Information

Port of Port Angeles

LY Loads - Cumulative

January 2022 – January 2025



Year	Q1	Q2	Q3	Q4
2022	2,791	6,453	9,552	13,147
2023	3,369	6,417	9,264	11,854
2024	2,770	5,140	8,982	11,838
2025	2,079	5,404	8,295	

ITEM FOR CONSIDERATION FOR THE BOARD OF PORT COMMISSIONERS

October 28, 2025

SUBJECT: MULTI-USER MARINE TRADES BUILDING – GOVERNOR’S CAPITAL BUDGET REQUEST

Presented by: Katharine Frazier, Grants & Government Affairs Manager

RCW & POLICY REQUIREMENTS

The Delegation of Administrative Authority Section XVIII under Port Resolution 24-1290 does not specify requirements for submitting a request to the Governor’s Capital Budget. However, the Port Team desires the Port Commission to be involved in the process, including by granting final approval to submit the budget request.

BACKGROUND:

Over the past several months, the Port Team has engaged with members of the local marine trades industry, including Arrow Launch Service and others, to discuss the construction of a new multi-user marine trades building in the Port Angeles Boat Yard.

The multi-user building is planned to be 20,000 square feet, divided into four 5,000-square-foot bays for different users. Three bays will be available for long-term leases. The fourth bay will be designated for vessel blasting, prep, and spray painting activities and will feature the appropriate ventilation needed to protect workers’ health, reduce fire risks, and maintain good air quality in the surrounding area.



The building's design focuses on increasing the availability of covered working space for small- and medium-sized marine trades businesses. It would also provide a properly ventilated and controlled space for painting and blasting, accessible to more businesses. Currently, covered and ventilated space is limited and primarily owned by private entities, making it difficult for smaller businesses to expand their operations or take on certain types of jobs that require ventilation.

Once the building is completed, Arrow Launch Service is expected to lease one of the 5,000-square-foot bays. Other potential tenants are being engaged regularly.

Each year, the Governor has the opportunity to propose funding for "Local and Community Projects" (LCP) across the state that do not easily fit into competitive capital budget grant programs. The Port Team, with the help of its state-level lobbying firm, Sundial Advocacy, has identified the upcoming Governor's Budget as a potential line of construction funding for this project.

ANALYSIS:

Typically, the Governor's Budget prioritizes projects that:

- Focus on facilities that will be in service for a long duration (~25 years)
- Address a need within an underserved community
- Have not received state funds in the past
- Are not competitive for state grant programs
- Can be completed within the biennium

The multi-user marine trades building addresses multiple needs in Port Angeles, including the inadequate availability of covered and ventilated space for ship repair. With Port Angeles lagging behind the statewide annual average wage by nearly \$25,000 according to the latest available data (2023, Employment Security Department), this project's focus on the high-wage marine trades industry also has the potential to address regional economic distress by retaining and creating good jobs.

While the proposed building fits the mission of the Community Economic Revitalization Board (CERB)'s Committed Private Partner (CPP) grant/loan program, the Port Team understands that it would not be a competitive submission. The CPP requires that the project will create 20 jobs for every \$1 million in CERB funds (grant or loan). The building's focus on addressing challenges for small and medium-sized businesses limits the number of jobs that can reasonably be expected to be created within CERB's five-year reporting window, making it unlikely to receive an adequate level of CPP funds to make the project feasible.

The Governor's Budget will be released on December 23, 2025. Inclusion in the budget does not guarantee funding, as final funding depends on the passage of budgets during the 2026 short legislative session. In addition, if the project is not selected for the Governor's Budget, the project can still be submitted as a member request for Capital Budget funding during the session.

ENVIRONMENTAL IMPACT:

Utilities are in place for the proposed multi-user marine trades building, including stormwater conveyance and treatment.

The construction of the multi-user marine trades building will require environmental permits and reviews, including:

- State Environmental Policy Act (SEPA)
- Notice of Construction (NOC) permit from the Olympic Region Clean Air Agency (ORCAA)
- Shoreline Substantial Development Permit from the City of Port Angeles (COPA)

Environmental benefits, including healthy air quality, can be expected from the construction of the building. This is due to its ventilation system, which will prevent negative air quality impacts in the surrounding area from vessel spray painting and blasting activities.

FISCAL IMPACT:

\$2,000,000 is being requested from the Governor’s Budget for this project. The Port Team has estimated the total project cost at \$5,000,000 and is actively assessing options to fund the remaining project, including low-interest state financing (LOCAL program through the Treasurer’s Office) and a mix of CERB grant and loan funds.

TIMELINE:

- **October 31, 2025:** The Port Team and Sundial Advocacy submit the capital funding request to the Governor’s Office.
- **December 23, 2025:** The Governor’s Office releases recommended budgets, including capital requests.
- **January 12, 2026:** The 2026 legislative session begins.
- **March 12, 2026:** The 2026 legislative session ends.
- **April 4, 2026:** Last day for the Governor to act on a bill.
- **June 11, 2026:** Bills signed into law during the 2026 session become effective.

If the project is granted capital budget funds in 2026, the Port expects to design, permit, and bid the project in 2026 and complete construction in 2027.

RECOMMENDED ACTION:

The Port Team recommends that the Commission make a motion to (1) sign the Governor’s Capital Budget Request letter and (2) authorize the Executive Director to sign the request letter and direct staff to submit application materials to the Governor’s Office.

October 28, 2025

The Honorable Governor Bob Ferguson
Office of the Governor
P.O. Box 40002
Olympia, WA 98504-0002

Dear Governor Ferguson:

The Port of Port Angeles (Port) is writing to request the inclusion of \$2,000,000 in the FY26 Governor's Budget for a new Multi-User Marine Trades building within the Port Angeles Boat Yard (PABY). This project represents a unique expansion to invest in the working waterfront during a time when shipyards and industrial areas across western Washington are increasingly being converted to non-maritime use, such as recreation or retail outlets.

The new 20,000 sq ft building will be divided into four 5,000 sq ft bays, allowing multiple small marine trades businesses to expand their operations and create new high-wage jobs in Clallam County. Site utilities are in place, and the Port has at least one small marine business that has committed to leasing space within the facility as soon as it is available. The project will address three significant challenges currently facing the marine trades industry: (1) a lack of covered facilities for vessel fabrication, repair, and maintenance activities; (2) a lack of properly ventilated space to safely conduct certain activities, including spray painting and sandblasting; and (3) the loss of local, Washington-based capacity to service passenger and cargo vessels due to shipyard closures in the I-5 corridor.

Increasing services while prioritizing safety for workers and the environment

The Port's new multi-user marine trades building will include covered space specifically designed to meet code, worker safety, and environmental regulations related to vessel spray painting and sandblasting activities. These activities must be conducted in closed buildings with proper ventilation systems to protect workers from inhaling hazardous particulate matter, fumes, and chemicals.¹ Ventilation also prevents fire risks associated with painting and ensures that activities within the building do not impact the surrounding area's air quality.

Today, there are only two facilities in Clallam County that have the proper ventilation systems for painting and sandblasting vessels. These are private facilities operated by Platypus Marine and Westport Yachts, and they are not open to use by any other marine trades businesses. The lack of space to conduct these activities prevents small- and medium-sized marine trades businesses from taking on jobs with these work elements, and it also forces customers to take their vessels outside Clallam County and the State of Washington to receive service.

One 5,000 sq ft bay within the Port's proposed building will be equipped with the necessary ventilation system to allow local businesses to spray paint and sandblast vessels. The bay will not be leased to a single tenant but

¹ [Hazards Associated with Spray Painting in Shipyard Employment](#)

will instead be a flexible, pay-by-use space that is affordable and equally accessible to all marine trades businesses. This will allow more jobs to be completed in Port Angeles by local businesses, all while maintaining safe working conditions for their employees and clean air for the nearby community.

Supporting the maritime industry in Washington

Across Washington State, the working waterfront is shrinking. Many communities are converting their waterfront lands to residential, recreational, and retail uses, limiting the space available for marine industrial activities like vessel fabrication, repair, and maintenance. Despite the loss of these industrial areas, the maritime industry still needs the services of local marine trades businesses and shipyards to ensure that vessels stay in good repair and operate smoothly. The marine trades sector is crucial to the safe and on-time delivery of passengers and cargo across our region, including on the Washington State Ferries (WSF) system and local pilotage services like Puget Sound Pilots that help large freight vessels navigate our waterways.

In the wake of shipyard closures in the I-5 corridor, the Port is making a concerted effort to expand the working waterfront in Port Angeles. The expansion of the marine industrial zone in Port Angeles will both bolster the local economy and provide essential repair and maintenance services to the region's maritime industry. The Port's focus on growing this industry began in 2016 with the cleanup of the former K-Ply mill site on Port Angeles Harbor, which has now been developed into the Port's new 18-acre Marine Trades Center.

The new multi-user marine trades building will build on this momentum by expanding the area's smaller and medium-sized marine trades businesses, which are vital to meeting the maritime industry's needs. Local marine trades businesses, including smaller firms, are seeing high demand due to the loss of marine industrial land across the state. The additional space for these businesses' operations to scale up will ensure that projects – and the associated jobs, revenue, and taxes – stay within Washington rather than going to shipyards in British Columbia or Oregon.

Boosting economic development in Port Angeles

The continued growth of the marine trades will bring much-needed high-wage jobs to Port Angeles, where the average annual wage still lags significantly behind the statewide average. As of 2023, the average annual wage in Clallam County was \$52,503 – nearly \$25,000 lower than the statewide average annual wage of \$87,054.² Manufacturing jobs (which contain multiple categories of the marine trades, from various types of ship building and repair to marine electronics and furniture) averaged \$64,005 annually in Clallam County in 2023.³

Facilitating growth in the marine trades sector is a high priority not just for the Port, but for Clallam County and Port Angeles. As jobs in the region's forest products sector have declined, other industries have emerged, including tourism and retail. While these sectors employ high numbers of people, the jobs tend to be lower-wage, seasonal positions tied to the busy summer visitation season at Olympic National Park. By contrast, jobs in the marine trades sector provide year-round employment, higher wages than the county average, and ample advancement opportunities. In addition, the region's Comprehensive Economic Development Strategy (CEDS)⁴

² [Clallam County profile | Employment Security Department](#)

³ [Quarterly Census of Employment and Wages \(QCEW\), Annual Average Wages 2023](#)

⁴ [Comprehensive Economic Development Strategy, North Olympic Peninsula Resource Conservation & Development Council](#)

noted that “the broad impacts [from the COVID-19 pandemic] on the tourism sector and the businesses that depend on it reinforce the need for further diversification of the economy.” The CEDS highlighted the marine trades as an asset that should be expanded to build on existing strengths and create industrial diversity that can help the region weather economic headwinds.

By enabling local marine trades businesses to grow and hire additional personnel, the Port’s new multi-user marine trades building creates synergy with local workforce training programs. Several companies partner with the Port Angeles High School’s CorePlus Maritime program, which gives students hands-on experience working with vessels and crews. With the proposed building empowering small businesses to work indoors during winter and take on new types of vessel repair and fabrication jobs, students will be introduced to more lines of work and can gain even more experience on the waterfront. In addition, Peninsula College – the Olympic Peninsula’s local higher education institution – has recently expanded its maritime and marine trades-related programs. Students in the Marine Technology and Welding programs build skills in boatbuilding, boating safety and emergency response, and marine systems engineering. These skills directly relate to marine trades positions at local businesses that will use the Port’s new facility. This project will ensure that students graduating from these programs have opportunities to find good jobs locally, allowing the area’s young residents to grow their careers in Port Angeles rather than moving away. Retaining early-career residents is a key pathway to growing the regional economy and helping the Port Angeles community thrive.

The Port and its private industry partners strongly believe that this project will have positive impacts on the local economy and the region’s maritime industry. Both Port Angeles and Washington State have rich maritime history, and this project will contribute to that tradition by increasing high-wage marine trades jobs for the next generation of workers and standing out as a unique example of where the working waterfront is expanding, rather than contracting.

We hope that this project will be included in the 2026 Governor’s Budget, and are happy to provide any additional information needed to demonstrate its significance to the Port Angeles community.

Respectfully,

Steven Burke
Commissioner
Port of Port Angeles

Colleen McAleer
Commissioner
Port of Port Angeles

Connie Beauvais
Commissioner
Port of Port Angeles

Paul Jarkiewicz
Executive Director
Port of Port Angeles

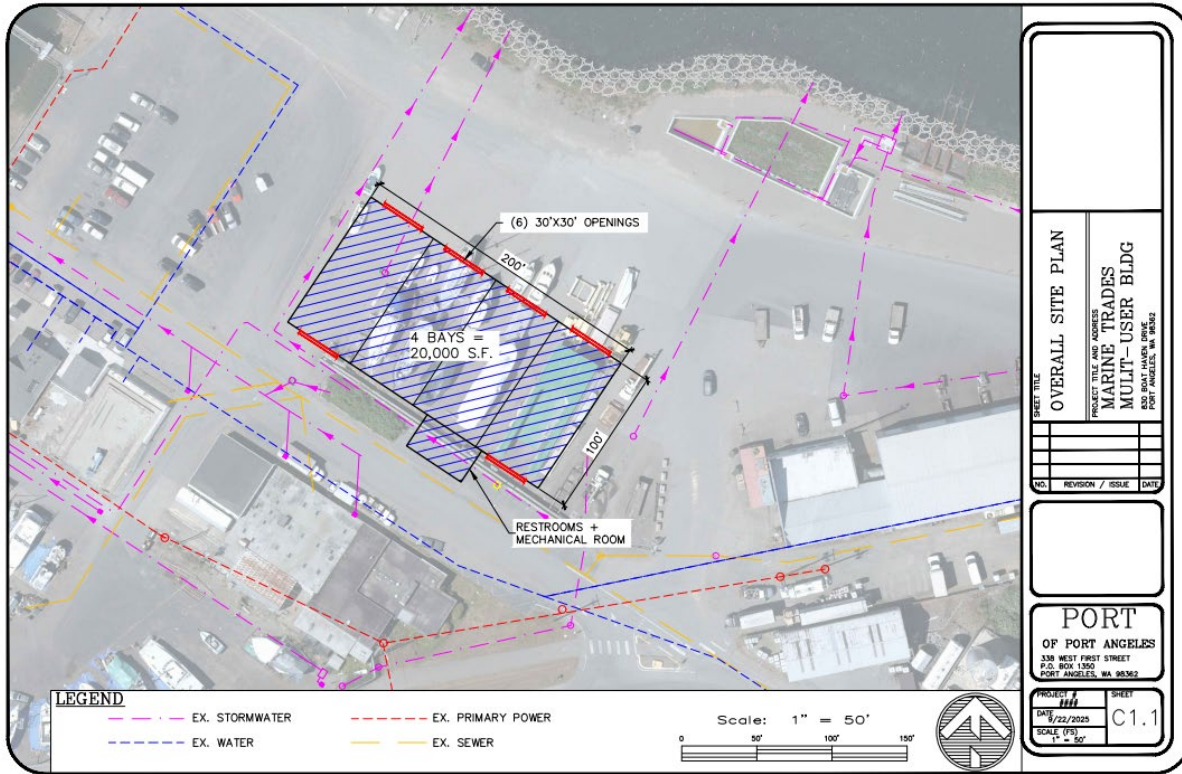


Figure 1. Site drawing with existing utilities highlighted.

**ITEM FOR CONSIDERATION
BY THE
PORT BOARD OF COMMISSIONERS**

October 28, 2025

**SUBJECT: ADOPTION OF THE CLALLAM COUNTY MULTI-JURISDICTIONAL
HAZARD MITIGATION PLAN UPDATE (2024) – PORT RESOLUTION
NO. 25-1331**

Presenter: Jesse Waknitz, Environmental Manager

RCW & POLICY REQUIREMENTS:

Adoption of a hazard mitigation plan approved by the Federal Emergency Management Agency (FEMA) is required for eligibility under the federal Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended by the Disaster Mitigation Act of 2000 (Public Law 106-390).

Local adoption of the plan is also consistent with RCW 38.52, which establishes local emergency management authority, and ensures eligibility for FEMA Hazard Mitigation Grant Program (HMGP) and Building Resilient Infrastructure and Communities (BRIC) funding opportunities.

BACKGROUND:

The Port of Port Angeles recognizes that its exposure to both natural and human-caused hazards create potential risks to life, property, infrastructure, and the local economy. Proactive mitigation of known hazards significantly reduces these risks and strengthens the Port's resilience.

The Port participated in Clallam County's 2024 Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) update process, which began in August 2023 and continued through 2024. The planning effort was led by Clallam County's Department of Community Development and Emergency Management Division.

The process was guided by a Hazard Mitigation and Climate Resilience Steering Committee, which included representatives from County departments, cities, Tribes, special districts, and regional partners.

The updated Plan includes:

- Comprehensive risk and vulnerability assessments of natural and human-caused hazards, including flooding, earthquakes, tsunamis, sea level rise, and severe weather.
- Expanded integration of climate change and social vulnerability analysis.
- Development of jurisdiction-specific mitigation strategies and capital projects designed to protect critical infrastructure, reduce repetitive loss, and improve

operational continuity. List of potential Port mitigation actions is detailed below in Table 1.

Table 1: Port Mitigation Actions

Action ID#	Mitigation Action Description
POPA01	Strengthen airport runway to facilitate landing of large emergency aircraft.
POPA02	Install protective safety glass in the windows of the airport terminal building complex to hold shattered glass in place in the event of a major windstorm or earthquake.
POPA03	Purchase fuel tanks and build a fuel transfer station at the Port's newly constructed and located shop outside of the tsunami zone.
POPA04	Build a portable emergency water supply.
POPA05	Strengthen airport taxiway to increase weightbearing capacities for emergency aircraft.
POPA06	Participate in the County-wide Community Wildfire Protection Plan as a stakeholder. Utilize technical findings to understand areas of local vulnerability and relevant risk reduction strategies.
POPA07	Maintain a culture of preparedness by facilitating ongoing emergency response and security training, allowing staff to respond to evolving human-caused threats and risks.
POPA08	Procure a consultant to study sea level rise and associated secondary impacts (such as flood, storm surge, king tides) on Port of Port Angeles assets and facilities. Evaluate infrastructure protection systems such as seawalls, levees, floodgates, or pumps to reduce risk to storm surge, flooding, and sea level rise.
POPA09	Continue to monitor sea level rise projections as related to Port of Port Angeles assets and critical facilities. Integrate considerations for sea level rise projections into capital improvement plans/programs.
POPA10	Coordinate with Clallam County Emergency Management on preparedness plans for use of Port barges for potential transport of supplies/equipment during significant events where roadway transportation systems fail.
POPA11	Shoreline and bank re-armoring and retrofits at Port facilities at Tumwater Creek, Port Angeles Harbor and Sequim Bay.
POPA12	Terminal 1 Warehouse retrofit, reconstruction or relocation.
POPA13	Emergency Generators for Port Facilities/Community Members: Install, upgrade or replace backup power generators at Port facilities including two airports, industrial parks, and two marinas. Framework and training for emergency shelters for community members at Port facilities locations enhanced with generators, supplies, and communication plans.
POPA14	Severe Weather Repairs at Two Marinas: Proactive reinforcements, repairs, and reconstruction to the marina facilities due to weather impacts.
POPA15	Seek grant funding for an alternative energy project at the airport.
POPA16	Seek grant funding for a regional operational and communication center at the airport.

On July 14, 2025, FEMA approved the Clallam County Multi-Jurisdictional Hazard Mitigation Plan Update (2024), including the Port's annex, contingent upon formal adoption by all participating jurisdictions. The Clallam County Board of Commissioners adopted the plan on September 30, 2025.

The complete Plan is available for review on the Clallam County website under the links titled:

[“Clallam County Multi-Jurisdictional Hazard Mitigation Plan – Volume 1.pdf”](#)

[“Clallam County Multi-Jurisdictional Hazard Mitigation Plan – Volume 2.pdf”](#)

ANALYSIS:

Adopting Resolution No. 25-1331 formally incorporates the Port’s Annexed Hazard Mitigation Plan into the regional, FEMA-approved MJHMP.

This adoption ensures:

- The Port’s continued eligibility for FEMA hazard mitigation funding (HMGP, BRIC, and other post-disaster programs).
- A framework for coordinating Port infrastructure resilience projects with County, City, and Tribal partners.
- Alignment with regional emergency management and climate adaptation objectives.

The Port’s Annex identifies infrastructure and operational vulnerabilities at Port facilities and includes mitigation actions such as structural retrofits, stormwater improvements, and energy resiliency measures. Adoption of the plan does not commit the Port to specific projects but provides eligibility and guidance for pursuing state and federal mitigation funding.

ENVIRONMENTAL IMPACT:

Each potential mitigation action identified in the Plan, including those within the Port of Port Angeles Annex, will undergo site-specific environmental review and permitting as required under applicable federal, state, and local regulations prior to implementation. No construction or physical improvements will proceed until all necessary environmental reviews, permits, and approvals are completed.

FISCAL IMPACT:

There is no immediate fiscal impact associated with adoption of the plan. Future mitigation projects identified in the Port’s annex may require local matching funds, to be determined at the time of individual grant applications or project development

RECOMMENDED ACTION:

Introduce Resolution No. 25-1331. If unanimous approval is given to introduce, then adopt Resolution No. 25-1331.

ADOPTING THE MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN UPDATE (2024) AND THE PORT OF ANGELES' ANNEXED HAZARD MITIGATION PLAN

WHEREAS, the Port of Port Angeles (Port) recognizes that its exposure to natural and human caused hazards increases risks to public health, property, critical infrastructure, the environment and the economy; and

WHEREAS, proactive mitigation of known hazards can reduce those risks; and

WHEREAS, a hazard mitigation plan approved by the Federal Emergency Management Agency (FEMA) and adopted by the local jurisdiction is required as a condition for the Port to be eligible for federal hazard mitigation grant funds under the Robert T. Stafford Disaster Relief and Emergency Act, as amended by the Disaster Mitigation Act of 2000; and

WHEREAS, the previous Multi-Jurisdictional Hazard Mitigation Plan expired on January 25, 2025; and

WHEREAS, the Port participated in Clallam County's multi-jurisdictional hazard mitigation plan update process which began in August 2023 and continued throughout 2024. Clallam County staff lead the planning effort, together with a consultant team, and a constituted Hazard Mitigation and Climate Resilience Steering Committee comprised of individuals from government, including the Cities, Tribal, business, environmental and social service entities from Clallam County and its neighboring County, Jefferson County; and

WHEREAS, the update process included input from multiple jurisdictions and other Clallam County stakeholders, and from the public based upon two public surveys, a County wide website that updated the progress of the work and sought public comment, advertised public events held throughout Clallam County, and a public comment period in December 2024; and

WHEREAS, the completed and revised Multi-Jurisdictional Hazard Mitigation Plan, including the Port's Annexed Hazard Mitigation Plan, was submitted on January 23, 2025, to the Washington State Department of Emergency Management and FEMA Region X simultaneously for their review and approval; and

WHEREAS, FEMA approved Clallam County's Multi-Jurisdictional Hazard Mitigation Plan Update (2024), including the Annexed Plan of the Port, on July 14, 2025, subject to an adoption resolution by the participating jurisdiction; and

25-1331 Cont.

WHEREAS, on September 30, 2025, the Clallam County Board of Commissioners adopted the Multi-Jurisdictional Hazard Mitigation Plan Update (2024) consisting of the Base Plan and attached Appendices that is available to read on the Clallam County website:

<https://www.clallamcountywa.gov/1822/Hazard-Mitigation-Plan-Update>, under the link named [Clallam County Multi-Jurisdictional Hazard Mitigation Plan - Volume 1.pdf](#) ;

WHEREAS, the Annexed Hazard Mitigation Plan of the Port, along with the Annexed Plans of other plan participants was contained in Volume 2 of the Clallam County Multi-Jurisdictional Hazard Mitigation Plan, available to read on the Clallam County website:

<https://www.clallamcountywa.gov/1822/Hazard-Mitigation-Plan-Update>, under the link named [Clallam County Multi-Jurisdictional Hazard Mitigation Plan - Volume 2.pdf](#);

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Port of Port Angeles, Washington, as follows:

1. The Port of Port Angeles hereby adopts the Multi-Jurisdictional Hazard Mitigation Plan Update (2024) together with the Port of Port Angeles' Annexed Hazard Mitigation Plan (2024), superseding previous hazard mitigation plans adopted by the Port.

ADOPTED by the Board of Commissioners of the Port of Port Angeles at a regular meeting thereof held this 28th day of October 2025.

PORT OF PORT ANGELES
BOARD OF COMMISSIONERS

Steven D. Burke, President

Colleen M. McAleer, Vice-President

Connie L. Beauvais, Secretary

Future Agenda Items –Commission Meeting

10/28/2025

November 11, 2025 (Regular Commission Meeting) - CANCELLED

November 12, 2025 (Special Commission Meeting)

- Open Public Hearing on 2026 Budget
- Monthly Delegation of Authority Report
- Monthly Cash and Investment Report
- Harbor Site Update
- IFD-City Parks Lease on 18th Street

November 17, 2025 (Special Commission Meeting)

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

November 25, 2025 (Regular Commission Meeting) - CANCELLED

December 9, 2025 (Regular Commission Meeting)

- Monthly Delegation of Authority Report
- Monthly Cash and Investment Report
- Q4 Grant Update

December 23, 2025 (Regular Commission Meeting) – CANCELLED

January 13, 2026 (Regular Commission Meeting)

- Monthly Delegation of Authority Report
- Monthly Cash and Investment Report

Upcoming Events

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 3-5 – International Workboat Show, New Orleans, LA

Future

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