

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/Sekiu						
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	Sekiu 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		SF	Properties Rented	Properties Rent Ready	Not Rent Ready	Rented Acres
Property	Location					
	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

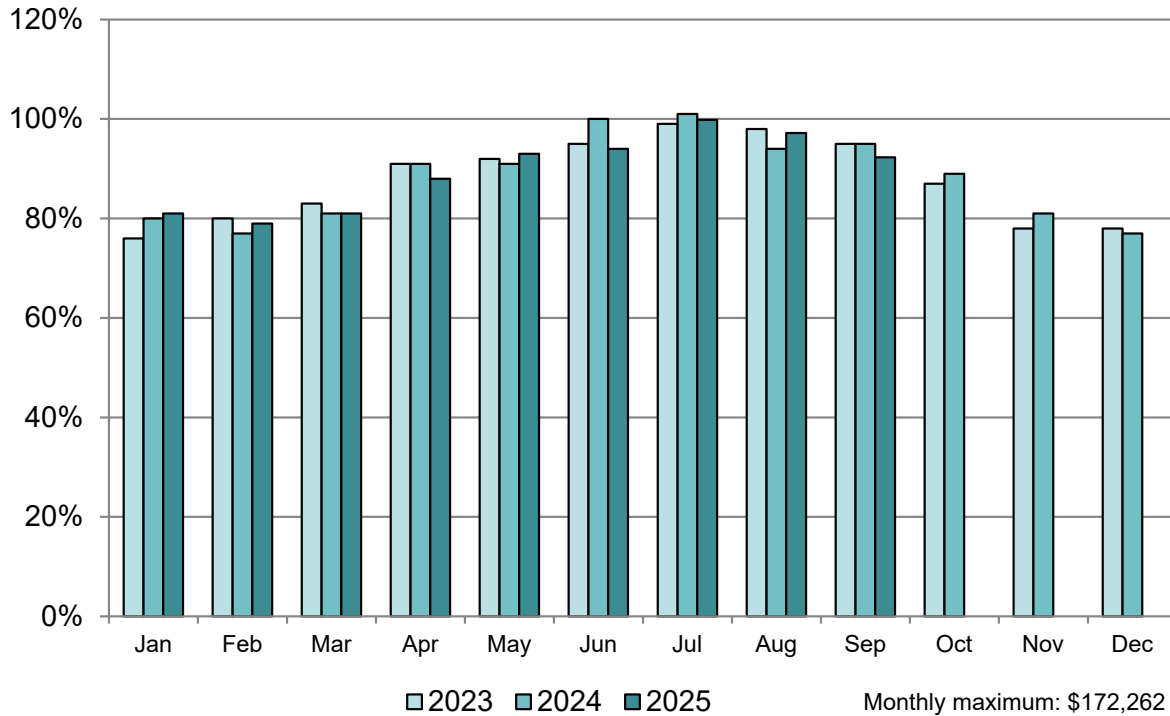
John Wayne Marina

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

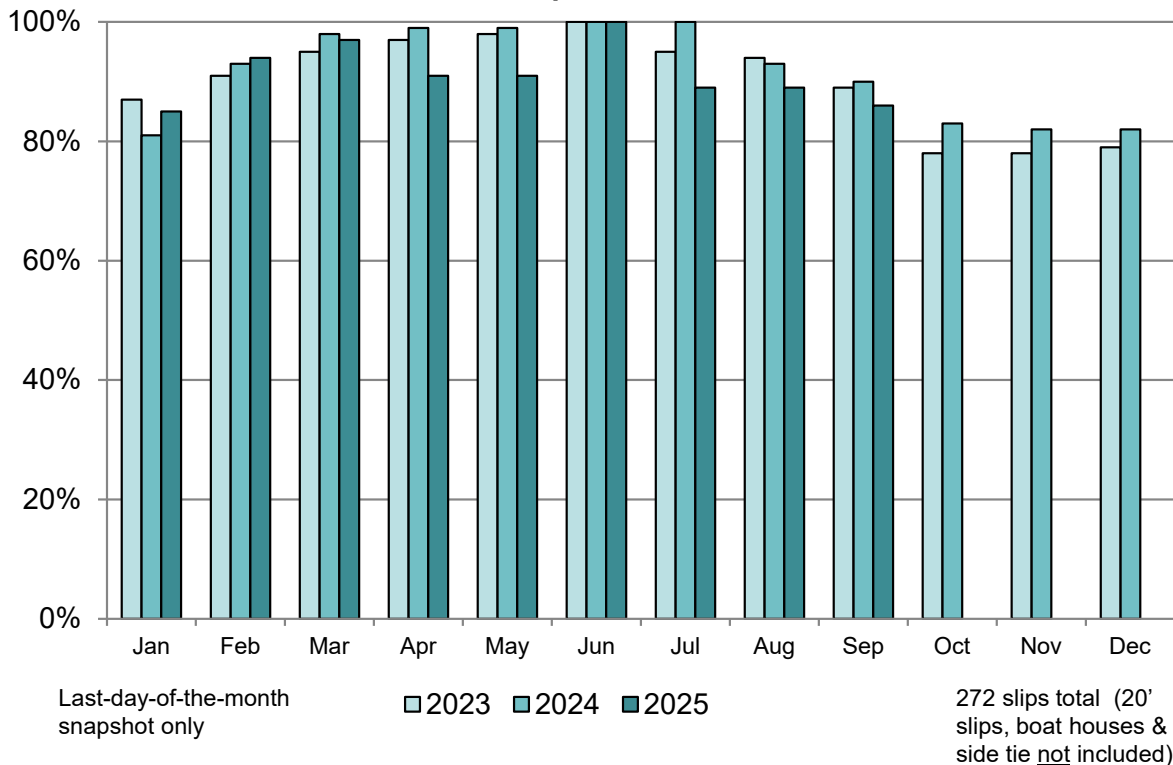
PABH Occupancy

+

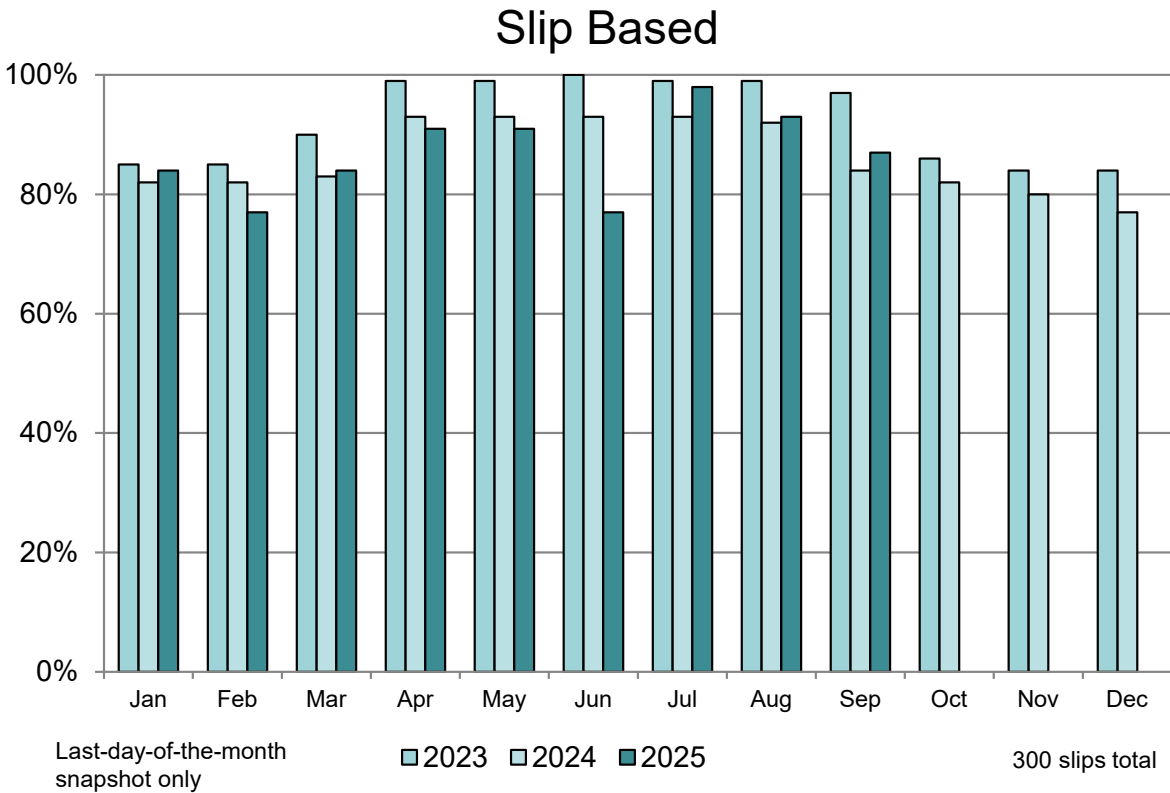
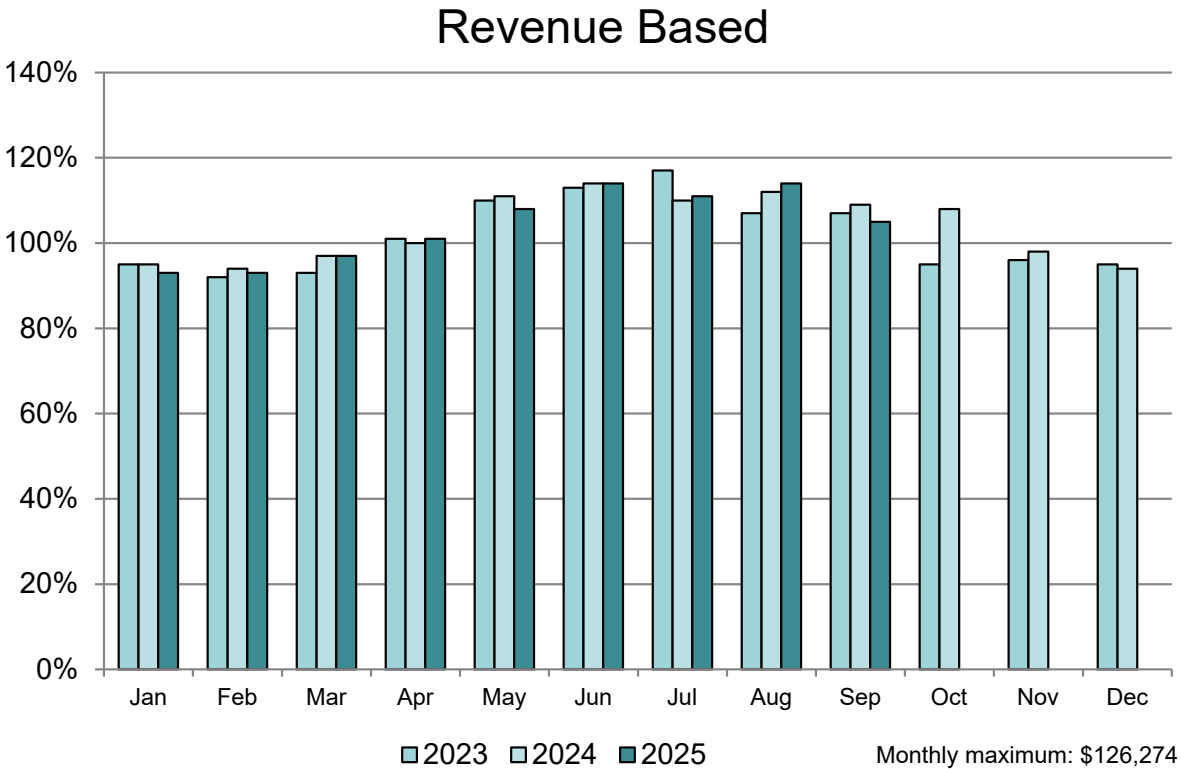
Revenue Based



Slip Based



JWM Occupancy



REPORT TO THE BOARD OF PORT COMMISSIONERS
MARINE TERMINAL OPERATIONS
Q3 2025

Terminals #1 & #3

Q3 2025

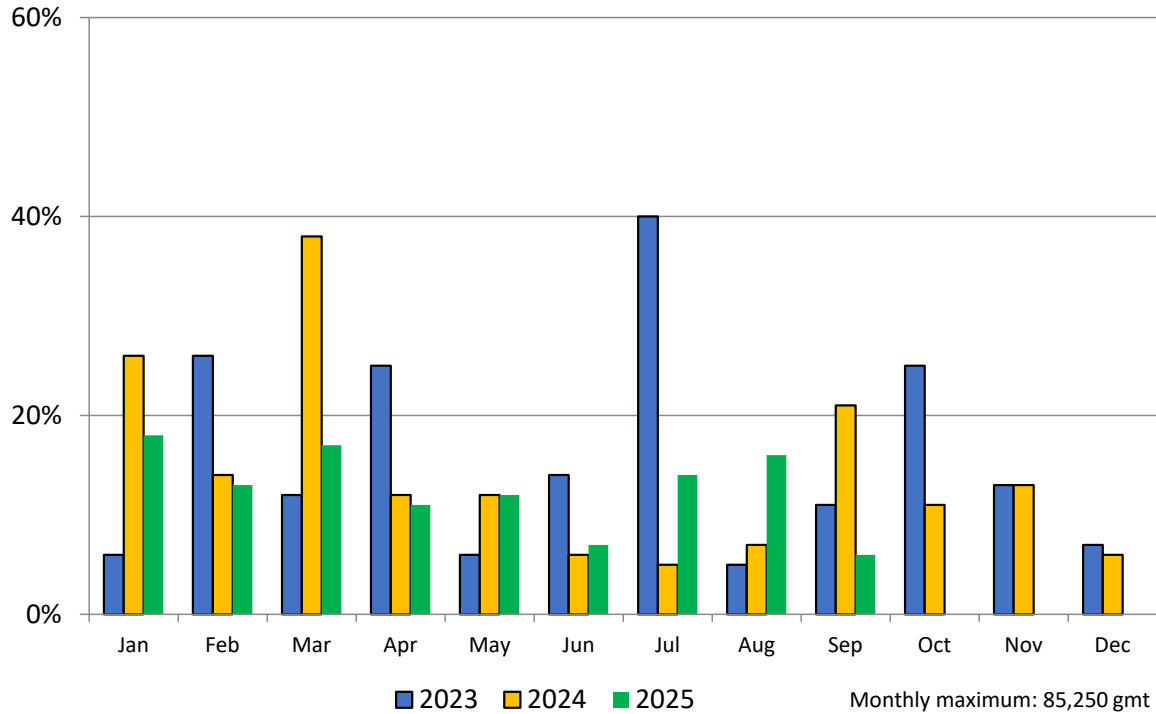
Q3 2024

Q3 2023

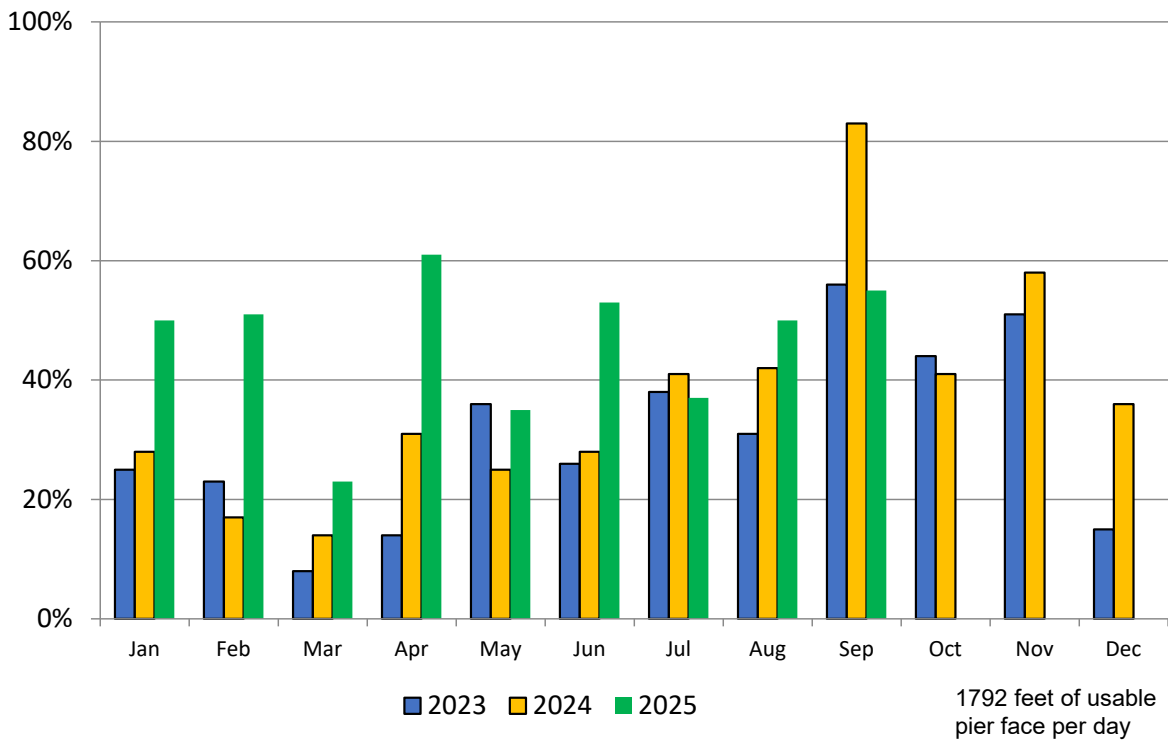
Terminal Activity			
Repair Vessels - Tanker	3	1	1
Repair Vessels - Other+	1	1	2
Cargo Vessels -Log Ship	0	1	2
Cargo Vessels - Chip Barges	7	1	1
Tug (Assist) Vessels	19	3	6
Other (lay berth)	15	16	22
TOTAL # VESSELS	45	23	34
TOTAL # DOCK DAYS	255	311	168

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

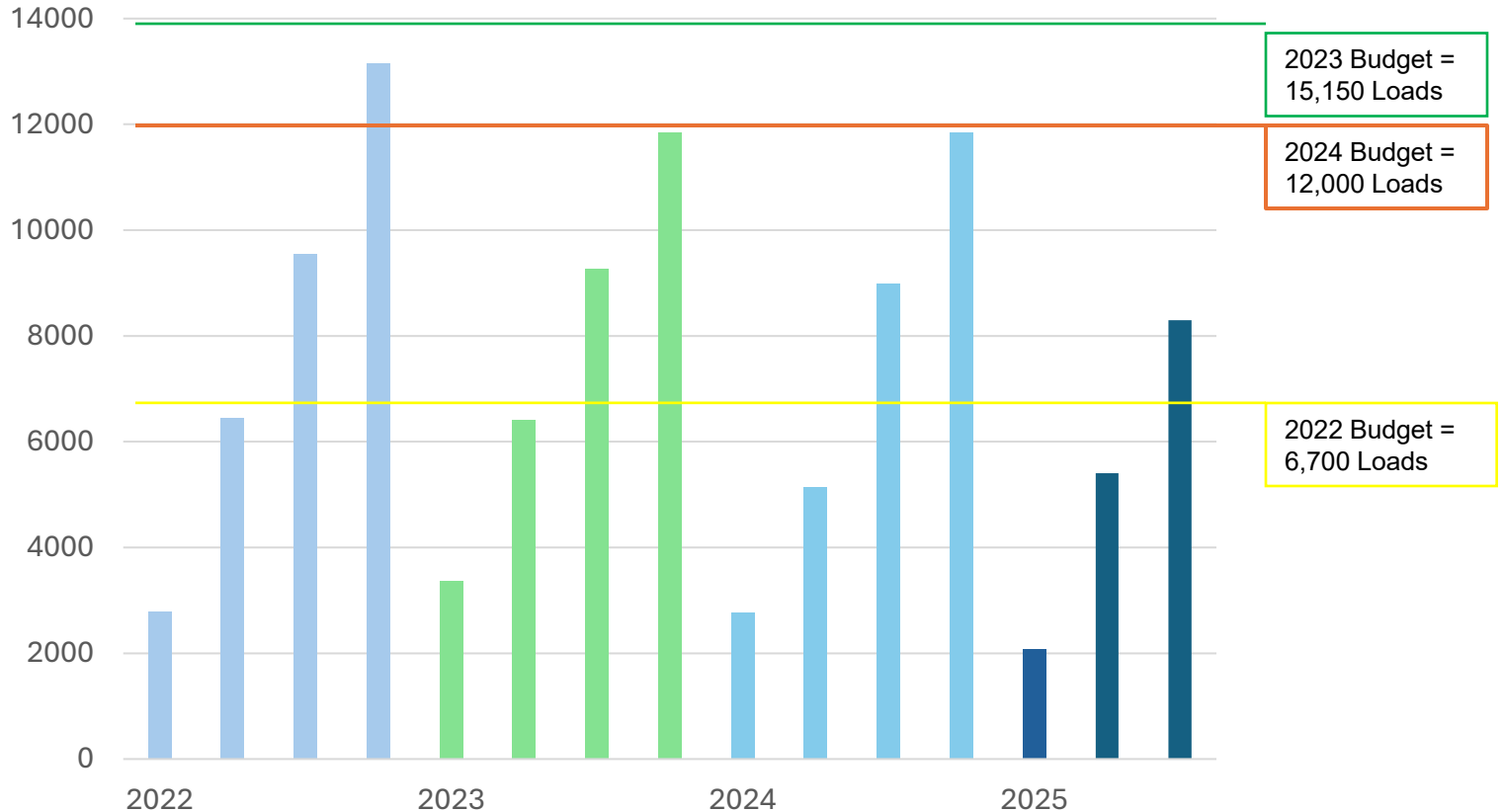
**LOADS DOWN AS ROUNDBOOM (DUMPED LOADS)

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	