

REPORT TO THE BOARD OF PORT COMMISSIONERS
4th 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 - 4th 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	2318			0.00
1010 Building	2140 W 18th Street (15,000 office, 10,000 warehouse)	25,000	10,935	10,000	4,065	0.25
1010 Phase II Transition (access to OH doors unrented)	2140 W 18th Street (16,600 warehouse)	16,600	12,690		3,910	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			2924	
1050 Phase I Addition	2140 W 18th Street (2 tenants in this Phase)	8400	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	
Baby Store (Office)	313 N. 1st Street			2,400		
430 Marine Drive	Green garage and fenced paved lot. New asset 11/2023	1,150			1150	
720 Marine Drive	Office/gravel parking		1,300			
	AVAILABLE PROPERTIES TOTAL SF	107,502	63,419	25,240	22,543	1.46
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
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

Port Property Inventory / Status - 4th Quarter 2025		SF	Properties Rented	Properties Rent Ready	Not Rent Ready	Rented Acres
Property	Location					
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
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

Port Property Inventory / Status - 4th Quarter 2025		SF	Properties Rented	Properties Rent Ready	Not Rent Ready	Rented Acres
Property	Location					
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			
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

Port Property Inventory / Status - 4th Quarter 2025		SF	Properties Rented	Properties Rent Ready	Not Rent Ready	Rented Acres
Property	Location					
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
	TOTAL RENTED SQUARE FOOTAGE		435,725			
	VACANT - NOT RENT READY		22,543			
	TOTAL VACANT & RENT READY SF		25,240			
IMPROVED PROPERTY	OVERALL OCCUPANCY FACTOR		95%			
IMPROVED PROPERTY	RENT READY OCCUPANCY FACTOR		5%			
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)
4th Quarter 2025**

STAFF	LOCATION OF MTG.	DATE(S)	PURPOSE
Chris Hartman Caleb McMahan	Quebec City, Quebec, Canada	10/6 – 10/9	American Association of Port Authorities Annual Meeting
Katharine Frazier	Vancouver, WA	10/14 – 10/16	Pacific Northwest Waterways Association Annual Conference
Chris Hartman	Tacoma, WA	11/18 – 11/21	- Marine Highway 5 Round Table Wa. Public Ports Assoc. Annual Meeting
Caleb McMahan	Seattle, WA	11/20 – 11/22	Pacific Marine Expo
Chris Hartman Caleb McMahan	New Orleans, LA	12/3 – 12/5	International Work Boat Show

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

Port Angeles Boat Haven

Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	Wait List	2024 Occupied Monthly
20'	70	1	69	1%	0	1
25'	24	17	7	71%	2	15
30'	80	54	26	68%	4	46
36'	29	28	1	97%	10	29
40'	32	32	0	100%	9	32
46'	17	17	0	100%	0	17
50'	90	82	8	91%	3	86
Side/End Tie	54	41	13	76%	4	47
Boathouses	44	44	0	100%	0	44
Sub-Total	440	316	124	72%	32	317
Limited 20'	10	5	5	50%	0	1
TOTAL	450	321	129	71%	32	318

Boat Yard Report

	Oct-25	Oct-24	YTD 2025	YTD 2024
Boats into the yard this month	19	21	161	220
Boats into the water this month	20	21	100	230
Total Travel Lift Operations This Month	39	42	261	450
Year-To-Date Launch Ramp Permit Sales			504	513

John Wayne Marina

Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	Wait List	2024 Occupied Monthly
28'	72	44	28	61%	0	45
30'	46	31	15	67%	0	34
32'	28	23	5	82%	0	27
36'	22	22	0	100%	7	22
40'	19	19	0	100%	2	19
42'	21	21	0	100%	3	21
45'	10	10	0	100%	4	10
50'	27	27	0	100%	5	27
End Tie 49'	25	24	1	96%	8	25
Sub-Total	270	221	49	82%	29	230
Limited 20'	30	13	17	43%	0	16
TOTAL	300	234	66	78%	29	246

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

Port Angeles Boat Haven

Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	Wait List	2024 Occupied Monthly
20'	70	1	69	1%	0	1
25'	24	20	4	83%	2	15
30'	80	52	28	65%	4	46
36'	29	27	2	93%	10	29
40'	32	32	0	100%	9	32
46'	17	17	0	100%	0	17
50'	90	82	8	91%	3	84
Side/End Tie	54	42	12	78%	4	48
Boathouses	44	44	0	100%	0	44
Sub-Total	440	317	123	72%	32	316
Limited 20'	13	5	8	38%	0	1
TOTAL	453	322	131	71%	32	317

Boat Yard Report

	Nov-25	Nov-24	YTD 2025	YTD 2024
Boats into the yard this month	11	5	160	225
Boats into the water this month	14	8	93	238
Total Travel Lift Operations This Month	25	13	253	463
Year-To-Date Launch Ramp Permit Sales			511	590

John Wayne Marina

Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	Wait List	2024 Occupied Monthly
28'	72	32	40	44%	0	43
30'	46	28	18	61%	0	34
32'	28	23	5	82%	0	28
36'	22	22	0	100%	4	22
40'	19	19	0	100%	1	19
42'	21	21	0	100%	1	21
45'	10	10	0	100%	4	10
50'	27	27	0	100%	7	27
End Tie 49'	25	24	1	96%	7	25
Sub-Total	270	206	64	76%	24	229
Limited 20'	30	10	20	33%	0	11
TOTAL	300	216	84	72%	24	240

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

Port Angeles Boat Haven

Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	Wait List	2024 Occupied Monthly
20'	70	0	70	0%	0	2
25'	24	23	1	96%	2	7
30'	80	51	29	64%	4	43
36'	29	27	2	93%	10	29
40'	32	32	0	100%	9	32
46'	17	17	0	100%	0	17
50'	90	82	8	91%	3	86
Side/End Tie	54	39	15	72%	4	37
Boathouses	44	44	0	100%	0	44
Sub-Total	440	315	125	72%	32	297
Limited 20'	13	5	8	38%	0	0
TOTAL	453	320	133	71%	32	297

Boat Yard Report

	Dec-26	Dec-26	YTD 2025	YTD 2024
Boats into the yard this month	12	4	171	254
Boats into the water this month	13	6	110	250
Total Travel Lift Operations This Month	25	10	281	504
Year-To-Date Launch Ramp Permit Sales			515	590

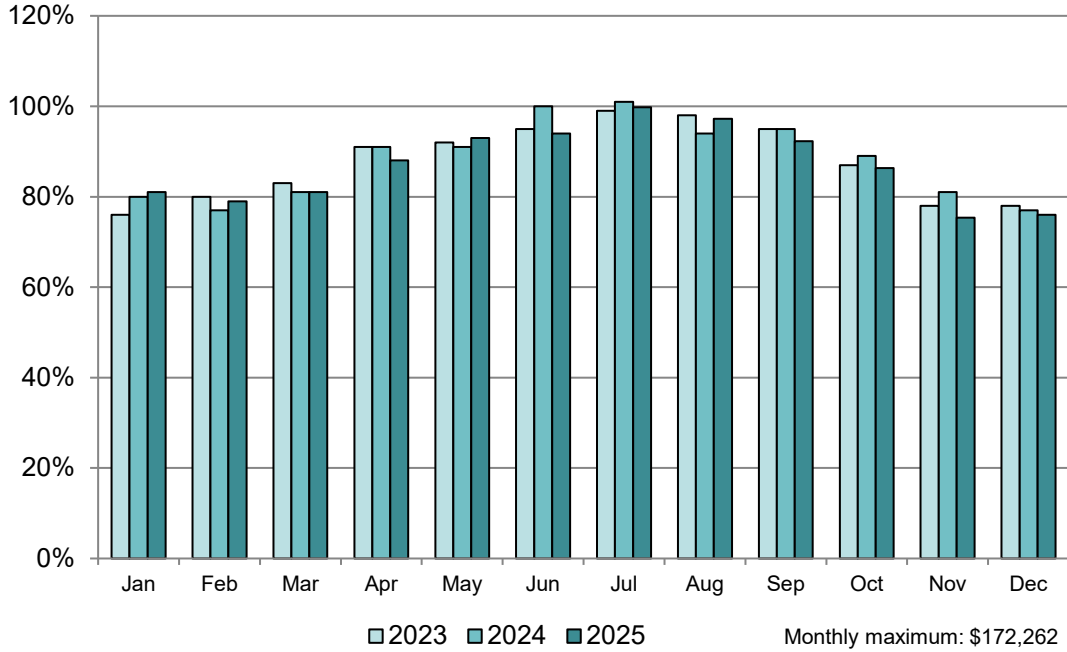
John Wayne Marina

Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	Wait List	2024 Occupied Monthly
28'	72	30	42	42%	0	39
30'	46	27	19	59%	0	32
32'	28	23	5	82%	0	26
36'	22	22	0	100%	1	22
40'	19	19	0	100%	0	19
42'	21	21	0	100%	0	21
45'	10	10	0	100%	4	10
50'	27	27	0	100%	6	27
End Tie 49'	25	24	1	96%	7	25
Sub-Total	270	203	67	75%	18	221
Limited 20'	30	10	20	33%	0	11
TOTAL	300	213	87	71%	18	232

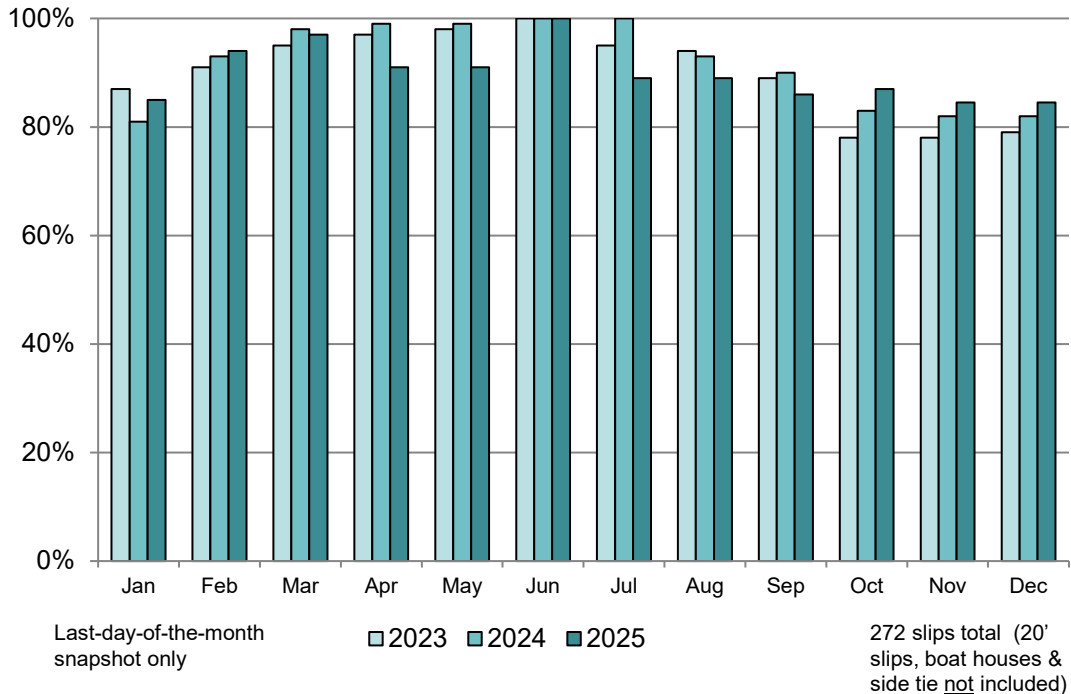
PABH Occupancy

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Revenue Based

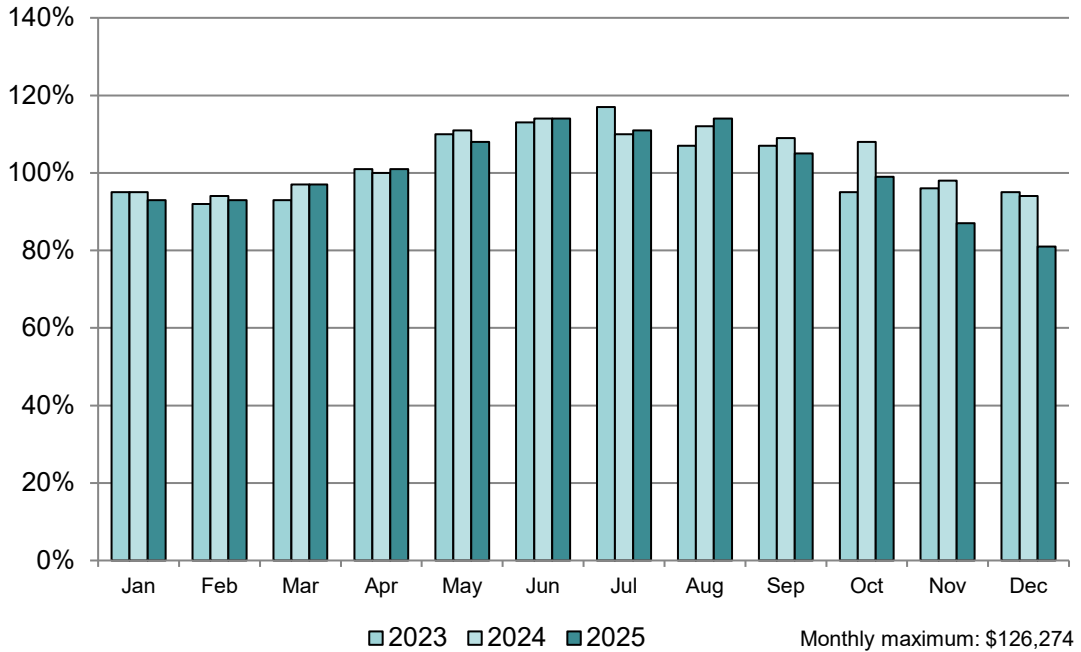


Slip Based

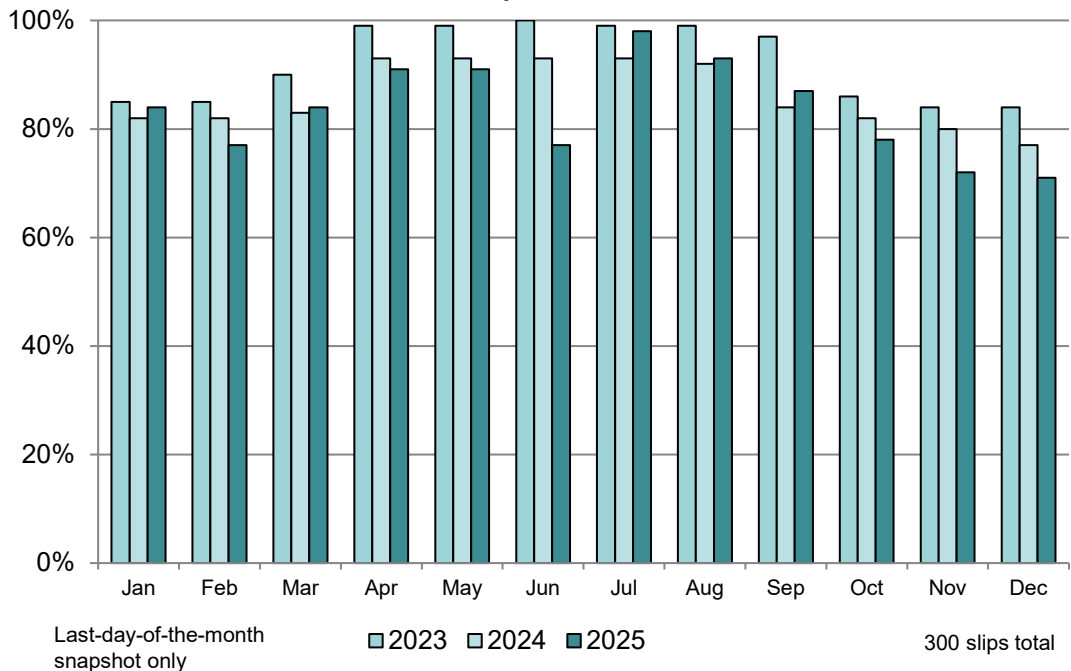


JWM Occupancy

Revenue Based



Slip Based



REPORT TO THE BOARD OF PORT COMMISSIONERS
MARINE TERMINAL OPERATIONS
Q4 2025

Terminals #1 & #3

Q4 2025

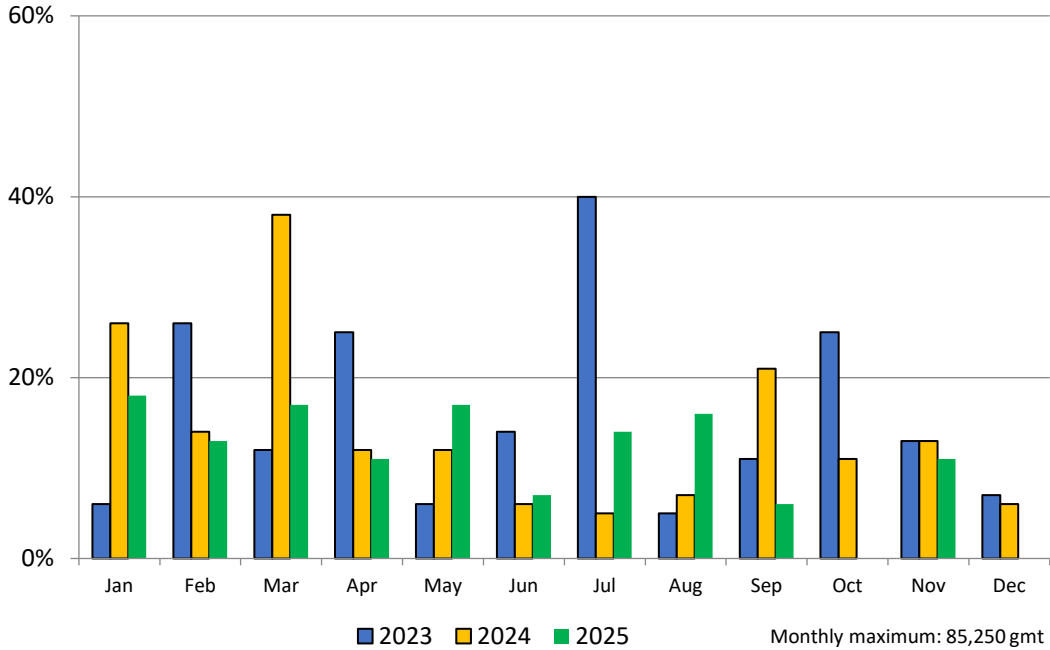
Q4 2024

Q4 2023

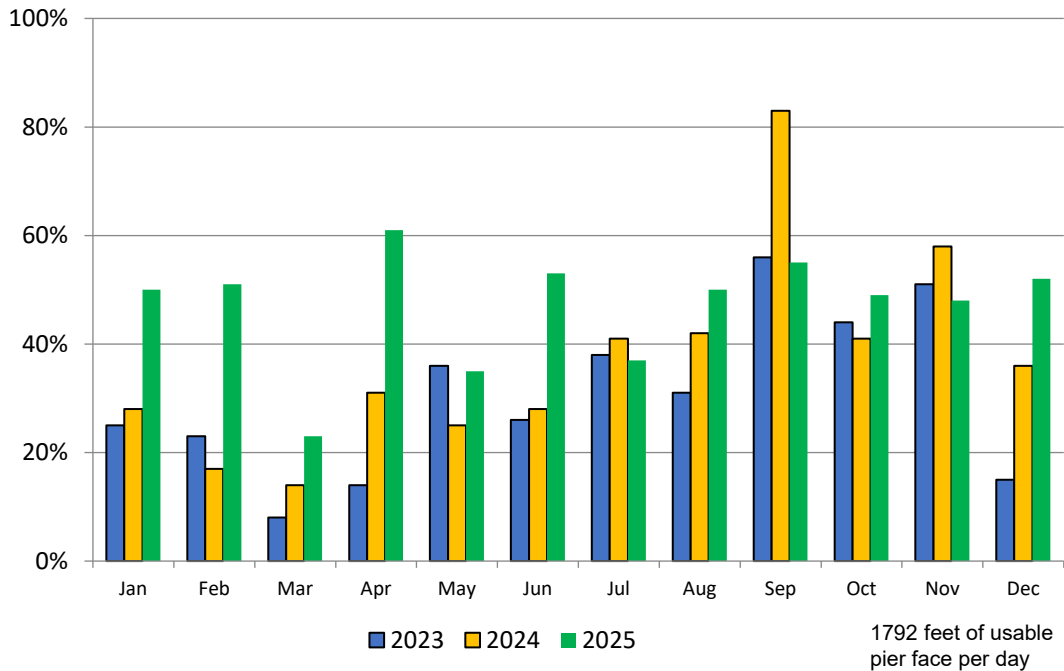
Terminal Activity	Q4 2025	Q4 2024	Q4 2023
Repair Vessels - Tanker	0	0	3
Repair Vessels - Other+	5	3	7
Cargo Vessels -Log Ship	0	0	1
Cargo Vessels - Chip Barges	2	5	3
Tug (Assist) Vessels	43	2	7
Other (lay berth)	10	11	10
TOTAL # VESSELS	60	21	31
TOTAL # DOCK DAYS	237	278	162

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 4th Quarter 2025

Log Handling	4th Quarter 2025	4th Quarter 2024	4th Quarter 2023
Log Operation:			
Dumped Loads**		0	851
Decked Loads	3,826	2,961	3,365
Green Crow Roll Out - Camp Run	315	323	450
T-7 Container Operations			
# Containers Loaded	834	671	502
T-7/T-5 Log Operations-Discharge (Inbound/DeWater)			
# of Barges	66	100	109
# Barge Loads	5,017	5,403	5,038
# DeWater Loads	317	2,480	1,648
TOTAL LOADS	10,309	11,838	11,854

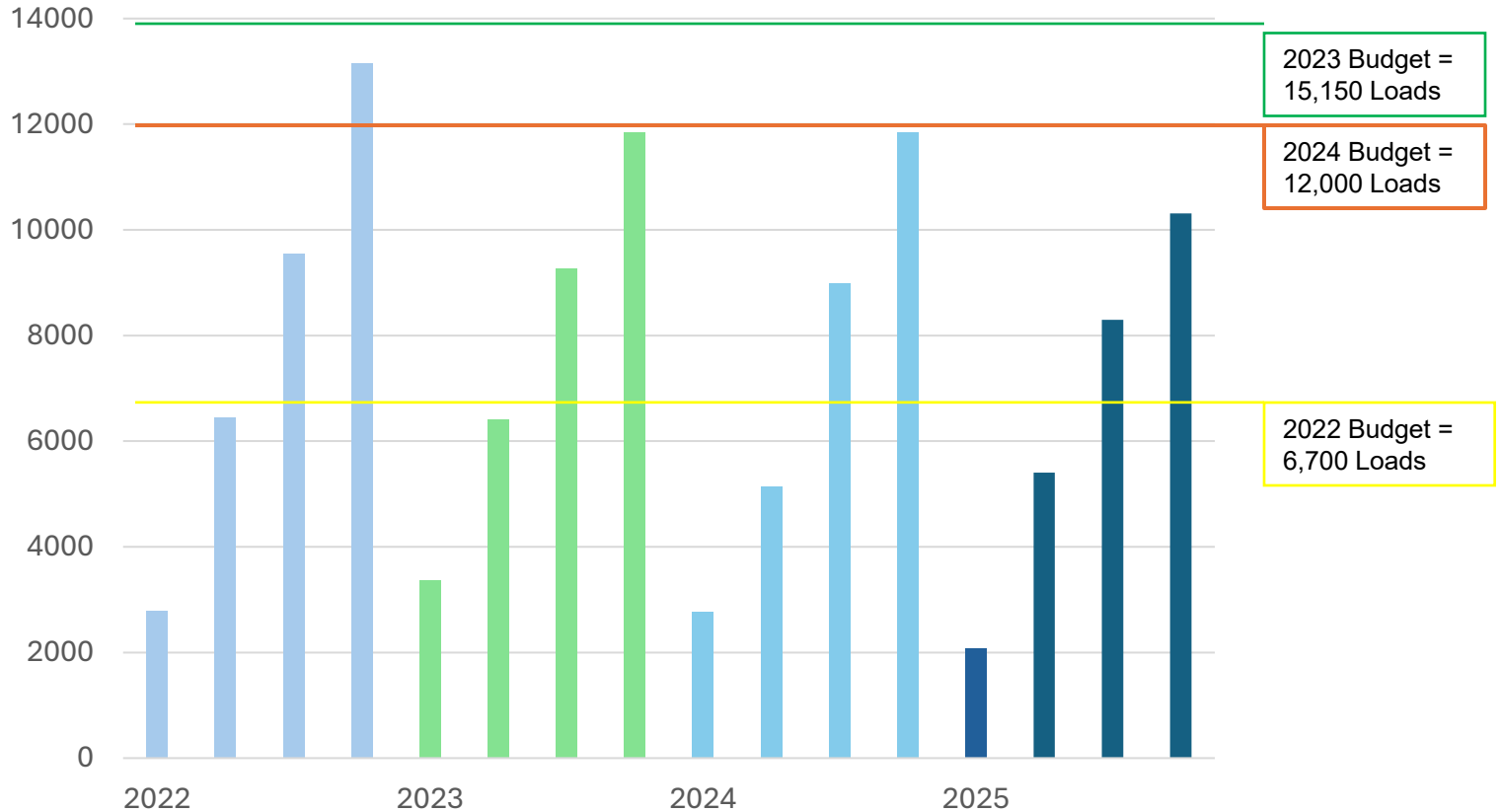
**LOADS DOWN AS ROUNDBOOM (DUMPED LOADS)

Inbound	Inbound	Inbound
28 - PA Hardwood	45 - PA Hardwood	33 - PA Hardwood
0 - Interfor	0 - Interfor	1 - Interfor
0 - Hermann	0 - Herman	1 - Herman
11 - Alta	8 - Alta	3 - Alta
0 - Zoeffel	1 - Zoeffel	2 - Zoeffel
1 - Alcan	0 - Alcan	1 - Alcan
Outbound	Outbound	Outbound
0 - Georgia Pacific	0 - Georgia Pacific	0 - Georgia Pacific
19 - Sierra Pacific	34 - Sierra Pacific	49 - Sierra Pacific
0 - Southport	1 - Southport	1 - Southport
1 - Hampton	0 - Hampton	7 - Hampton
0 - Roseburg	1 - Roseburg	2 - Roseburg
3 - Buse	4 - Buse	4 - Buse
5 - Canyon	6 - Canyon	5 - Canyon
7 - Paper Excellence		

NOTE: Unaudited Information

Port of Port Angeles LY Loads - Cumulative

January 2022 – January 2025



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	10,309