

REPORT TO THE BOARD OF PORT COMMISSIONERS
2nd QUARTER 2026

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 - Q2 2026			Improved Properties Rented	Improved Properties Rent Ready	Not Rent Ready	Total Rented Acres
Property	Location	SF				
Port Operations Facilities						
Port Administration Building	338 W. First Street	11,828				
Facilities Maintenance Annex	112 S. Valley Street	9,375				
Facilities Maintenance	2604 W 18th Street (small red bldg)	420				
Facilities Maintenance	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 54,678				
Port Rental Properties						
For Rent						
Airport Coffee Shop	1402 William R Fairchild Airport Rd	840			840	0.00
1010 Building	2140 W 18th Street (15,000 office, 10,000 warehouse)	25,000	10,935		14,065	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		14,000	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		4,474	0.09
MTIB Suite A	2007 S O Street (A) - 1,750 SF Offices/ 3,250 SF Warehouse	5,000	1,750		3250	0.75
MTIB Suite B	2007 S O Street (B) - 3,000 SF Offices/ 7,000 SF Warehouse	5,000	7,000		3,000	
Marine Terminal Office	202 N. Cedar Street, Suite 4	270		270		
Baby Store (Office)	313 N. 1st Street				2400	
O Street White Garage	2032 S. O Street (garage)				3,000	0.00
Vacant Warehouse (was Murrey's Disposal)	2548 19th Street (land and bldg)	115,671			19,800	0.45
Fenced (outside storage) available	220 Tumwater Truck Rte - Parking Lot	1,000	0			0.00
	AVAILABLE PROPERTIES TOTAL	SF 220,705	68,551	270	71,663	1.57
Rented Properties	North Airport Industrial Park (NAIP)					
Armstrong Consolidated, LLC	2007 S. O Street, Suites C,D,E		16,800			1.60
Atlas Tower 1, LLC	2600 W. 18th Street (Land for Cell Tower)		0			0.06
Barhop Brewing LLC	2506 W. 19th Street		2,952			0.07
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
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

Port Property Inventory / Status - Q2 2026			Improved Properties Rented	Improved Properties Rent Ready	Not Rent Ready	Total Rented Acres
Property	Location	SF				
CRTC	2140 W 18th Street (1050)		26,000			0.00
CRTC Bldg front offices	2220 W 18th Street - CRTC Building Offices	2,318	2318			0.00
First Step Family Support Center	2140 W 18th Street (1050)		1,125			0.03
GSA - USDHS	1908 South O Street		6,028			0.14
Insitu Ecosystems LLC	2140 W 18th Street (1050 Phase 1 Addition)		989		1,812	0.02
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
Natural Systems Design	2032 S. O Street (Office and fenced land)		861			0.11
Port Angeles Hardwood, LLC	2140 W 18th Street (1010)		23,625			0.54
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
Renaissance Property Holdings LLC	914, 916, 930 Marine Drive	10,612	10,612			2.26
Waterfront Rental Properties						
30 Gold LLC (Cane Corso Coffee Shop)	436 Marine Drive (Land only)		0			0.19
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
Andy Choi	801 Marine Drive		10,322			0.24
Arrow Marine	435 Marine Drive		6,549			0.15
Biobased Trading LLC	202 N Cedar Suite 1 (office)		399			0.01
Biobased Trading LLC	Terminal 1 conveyor storage		2400			0.06
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
ConocoPhillips (outside storage)	220 Tumwater Truck Rte - Parking Lot	2,000	0			0.05
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
John Eric Bert	812 Boat Haven Drive		945			0.02
Landing and Wharf LLC	220 Tumwater Truck Rte - Parking Lot		0			0.14
MRSC (outside storage)	220 Tumwater Truck Rte - Parking Lot	21,080	0			0.48
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
Olympic Hiking Co.	720 Marine Drive		1,300			0.34
Project Macoma LLC	1301 Marine (portion of Mech Shop)		500			0.00

Port Property Inventory / Status - Q2 2026			Improved Properties Rented	Improved Properties Rent Ready	Not Rent Ready	Total Rented Acres
Property	Location	SF				
Project Macoma LLC	Terminal 7 Berthage and Log Yard		23,722			0.07
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
WA Fish & Wildlife	202 N Cedar, Suite 3 Office		380			0.01
Westech Consulting, LLC	937 Boathaven (office on the jetty)		624			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 - Q2 2026		SF	Improved Properties Rented	Improved Properties Rent Ready	Not Rent Ready	Total Rented Acres
Property	Location					
Downtown Port Angeles/Sekiu						
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
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
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
DART (Clallam Co. Emergency Mgmt)	FIA terminal		970			0.02
FAA Antenna & Rack Space	1402 William R. Fairchild Airport		360			0.01
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
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
Josh Borte	Critchfield Road (30 acres) in-kind services		0			30.00
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
PA Nieuport Group	Hangar Pad D (T.I.)		0			0.29
Peninsula Trails Coalition	Conex box at long term parking		0			0.004
R&B Properties and Investments	Hangar Pad B (T.I.)		0			0.29
US Coast Guard	Taxiway	5,000	0			0.11
US Customs & Border Protection (In Kind Service)	1402 Airport Road (Terminal Office/Runway Lobby)	560				
Welldone Aviation, LLC	1402 Airport Road, Hangar Pad F Building 900 (T.I.)	17,500	0			0.40

Port Property Inventory / Status - Q2 2026			Improved Properties Rented	Improved Properties Rent Ready	Not Rent Ready	Total Rented Acres
Property	Location	SF				
	TOTAL RENTED SQUARE FOOTAGE		990,870			
	VACANT - NOT RENT READY		71,663			
	TOTAL VACANT & RENT READY SF		270			
IMPROVED PROPERTY	OVERALL OCCUPANCY FACTOR		99.97%			
IMPROVED PROPERTY	RENT READY OCCUPANCY FACTOR		0%			
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)
2nd Quarter 2026

STAFF	LOCATION OF MTG.	DATE(S)	PURPOSE
Chris Hartman, Caleb McMahon, Scott Hough	Vancouver BC	4/21	Visit DP World Centerm Terminal to discuss short shea shipping
Chris Hartman, Wilson Easton & Scott Hough	Victoria, BC	4/22-4/25	Olympic Logging Conference
James Alton	Walla Walla, WA.	5/18 – 5/20	Washington Airport Managers Association Annual Conference
Jennifer Baker & Sarah Kuh	Everett, WA	6/24 – 6/26	WPPA Finance & Administration Conference

**Report to the Board of Port Commissioners
Operations Report for
April 2026**

Port Angeles Boat Haven

Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	Wait List	2025 Occupied Monthly
20'	57	30	27	53%	0	19
25'	24	24	0	100%	4	24
30'	80	78	2	98%	6	80
36'	29	28	1	97%	10	29
40'	32	32	0	100%	9	32
46'	17	17	0	100%	0	17
50'	90	87	3	97%	3	90
Side/End Tie	54	46	8	85%	4	54
Boathouses	40	40	0	100%	0	44
Sub-Total	423	382	41	90%	36	389
Limited 20'	13	6	7	46%	0	13
TOTAL	436	388	48	89%	36	402

Boat Yard Report

	Apr-26	Apr-25	YTD 2026	YTD 2025
Boats into the yard this month	24	26	71	43
Boats into the water this month	27	28	66	34
Total Travel Lift Operations This Month	51	54	137	77
Year-To-Date Launch Ramp Permit Sales			180	239

John Wayne Marina

Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	Wait List	2025 Occupied Monthly
28'	72	67	5	93%	0	61
30'	46	36	10	78%	0	41
32'	28	27	1	96%	0	28
36'	22	21	1	95%	0	22
40'	19	19	0	100%	4	19
42'	21	20	1	95%	1	21
45'	10	10	0	100%	2	10
50'	27	26	1	96%	5	27
End Tie 49'	25	25	0	100%	5	25
Sub-Total	270	251	19	93%	17	254
Limited 20'	30	17	13	57%	0	18
TOTAL	300	268	32	89%	17	272

**Report to the Board of Port Commissioners
Operations Report for
May 2026**

Port Angeles Boat Haven

Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	0	2025 Occupied Monthly
20'	57	49	8	86%	0	30
25'	24	24	0	100%	4	24
30'	80	74	6	93%	6	79
36'	29	28	1	97%	10	29
40'	32	32	0	100%	9	32
46'	17	17	0	100%	0	17
50'	90	87	3	97%	3	87
Side/End Tie	54	46	8	85%	4	46
Boathouses	40	40	0	100%	0	44
Sub-Total	423	397	26	94%	36	388
Limited 20'	13	10	3	77%	0	13
TOTAL	436	407	29	93%	36	401

Boat Yard Report

	May-26	May-25	YTD 2026	YTD 2025
Boats into the yard this month	16	26	87	111
Boats into the water this month	15	25	81	48
Total Travel Lift Operations This Month	31	51	168	159
Year-To-Date Launch Ramp Permit Sales			246	350

John Wayne Marina

Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	Wait List	2025 Occupied Monthly
28'	72	69	3	96%	0	61
30'	46	40	6	87%	0	41
32'	28	28	0	100%	0	28
36'	22	21	1	95%	0	22
40'	19	19	0	100%	3	19
42'	21	21	0	100%	1	21
45'	10	9	1	90%	0	10
50'	27	26	1	96%	4	27
End Tie 49'	25	25	0	100%	4	25
Sub-Total	270	258	12	96%	12	254
Limited 20'	30	22	8	73%	0	18
TOTAL	300	280	20	93%	12	272

**Report to the Board of Port Commissioners
Operations Report for
June 2026**

Port Angeles Boat Haven

Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	Wait List	2025 Occupied Monthly
20'	57	57	0	100%	0	57
25'	24	24	0	100%	4	24
30'	80	78	2	98%	6	80
36'	29	29	0	100%	10	29
40'	32	32	0	100%	9	32
46'	17	17	0	100%	0	17
50'	90	90	0	100%	3	90
Side/End Tie	54	48	6	89%	4	54
Boathouses	40	40	0	100%	0	44
Sub-Total	423	415	8	98%	36	427
Limited 20'	13	13	0	100%	0	13
TOTAL	436	428	8	98%	36	440

Boat Yard Report

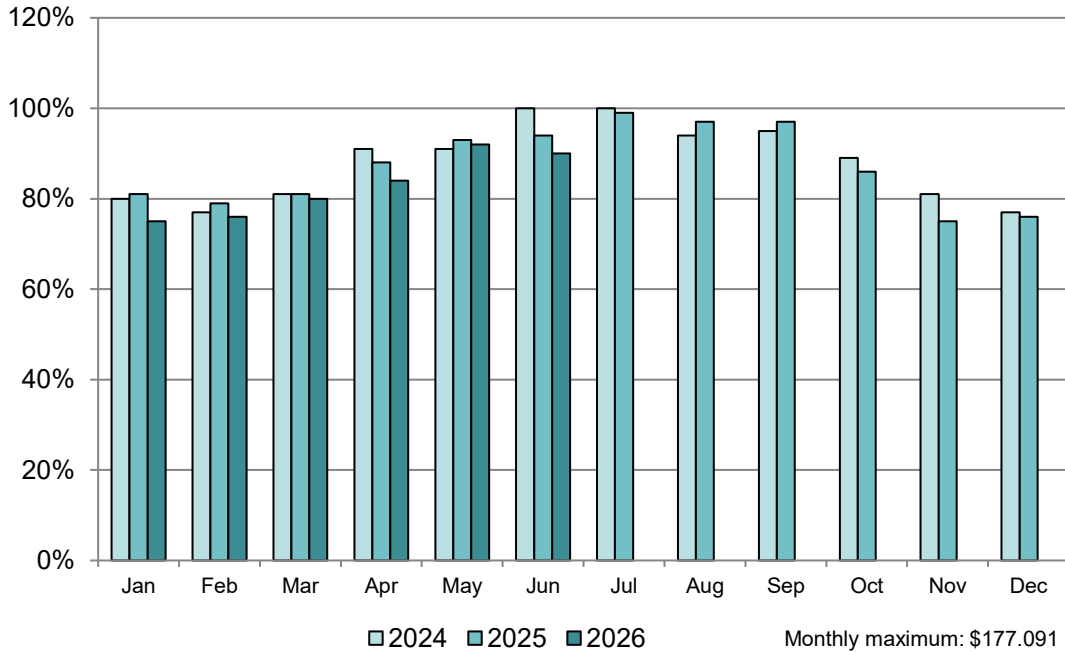
	Jun-26	Jun-25	YTD 2026	YTD 2025
Boats into the yard this month	24	16	111	127
Boats into the water this month	18	14	99	62
Total Travel Lift Operations This Month	42	30	210	189
Year-To-Date Launch Ramp Permit Sales			327	440

John Wayne Marina

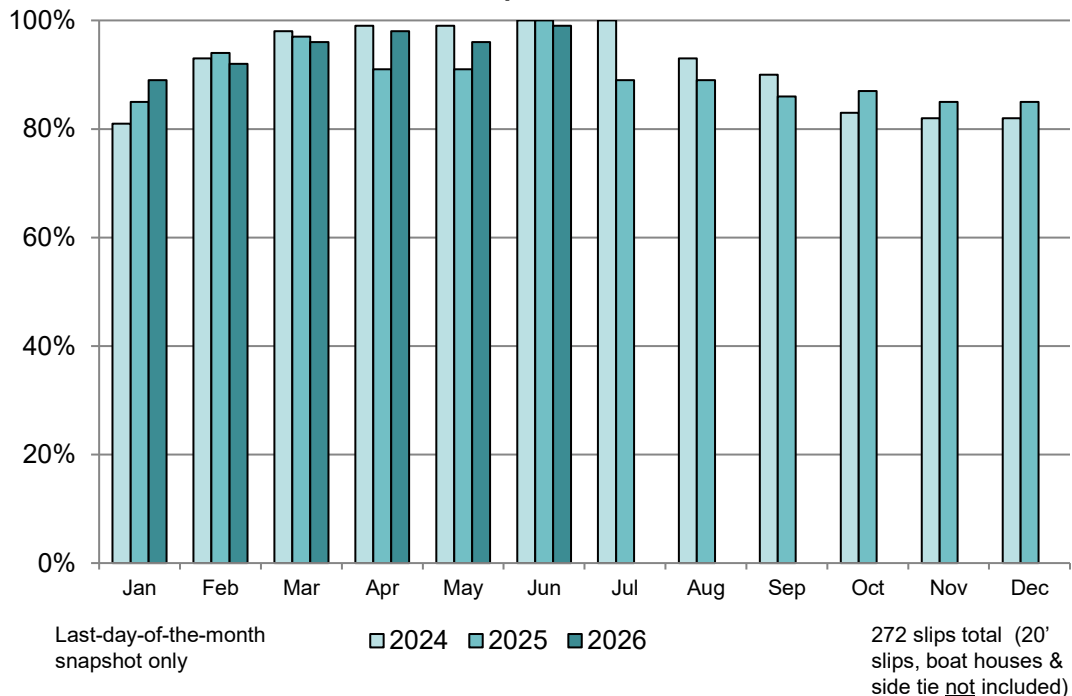
Slip Length	No. of Slips	Occupied	Vacant	Occupancy Rate	Wait List	2025 Occupied Monthly
28'	72	69	3	96%	0	38
30'	46	40	6	87%	0	31
32'	28	28	0	100%	0	27
36'	22	21	1	95%	0	22
40'	19	19	0	100%	3	19
42'	21	21	0	100%	1	21
45'	10	9	1	90%	0	10
50'	27	26	1	96%	4	27
End Tie 49'	25	25	0	100%	4	25
Sub-Total	270	258	12	96%	12	220
Limited 20'	30	22	8	73%	0	10
TOTAL	300	280	20	93%	12	230

PABH Occupancy

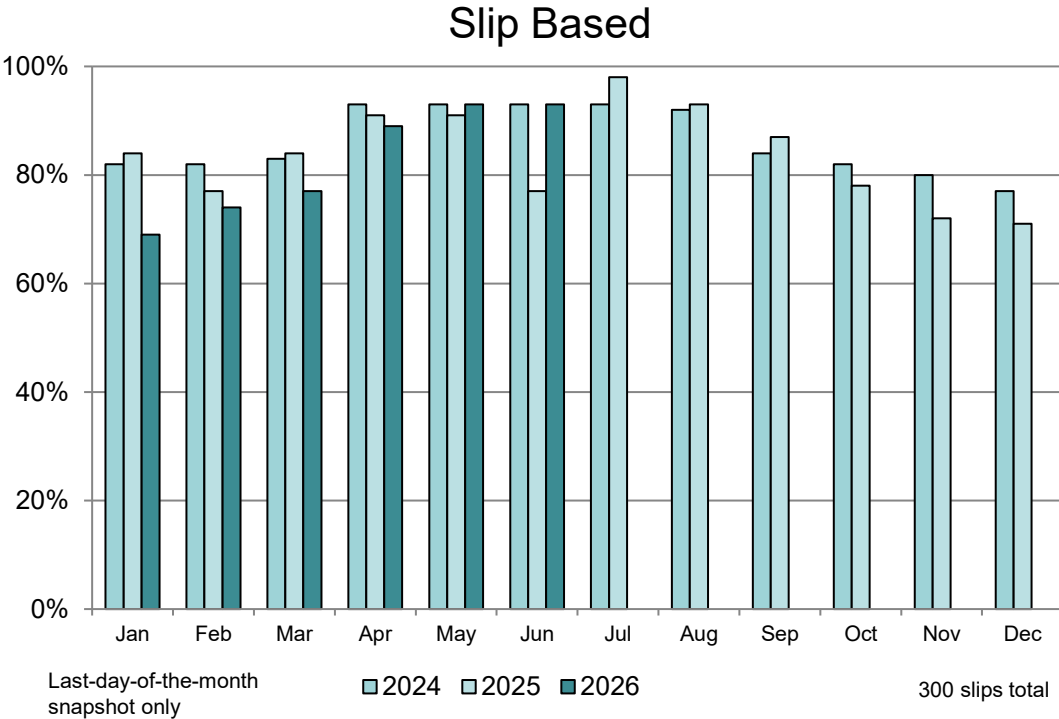
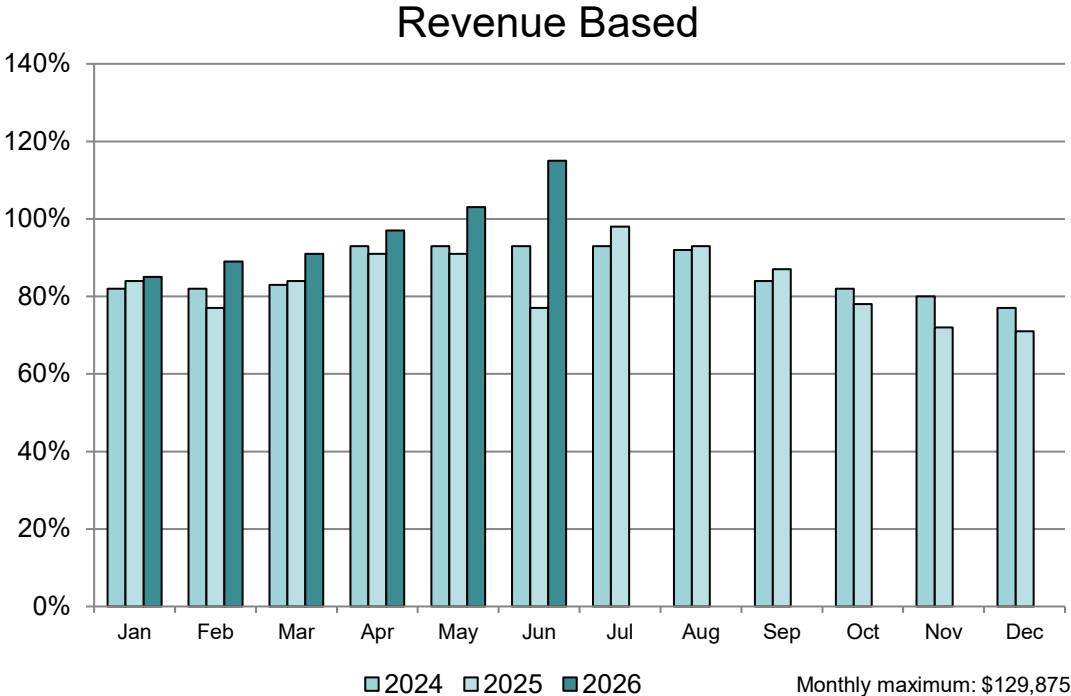
Revenue Based



Slip Based



JWM Occupancy



REPORT TO THE BOARD OF PORT COMMISSIONERS
MARINE TERMINAL OPERATIONS
Q2 2026

Terminals #1 & #3

Q2 2026

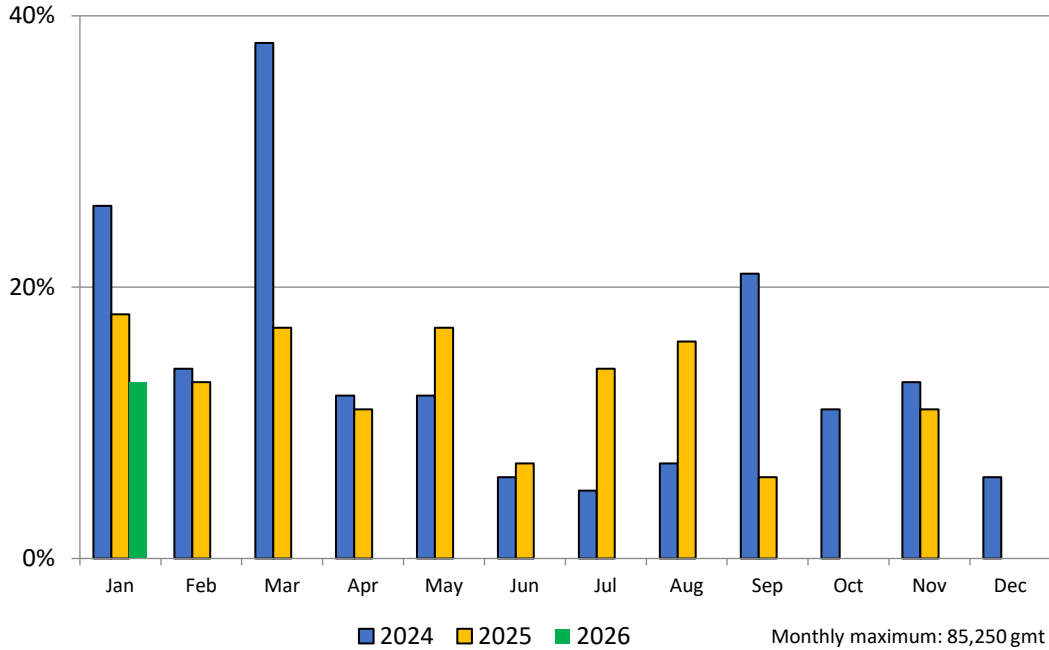
Q2 2025

Q2 2024

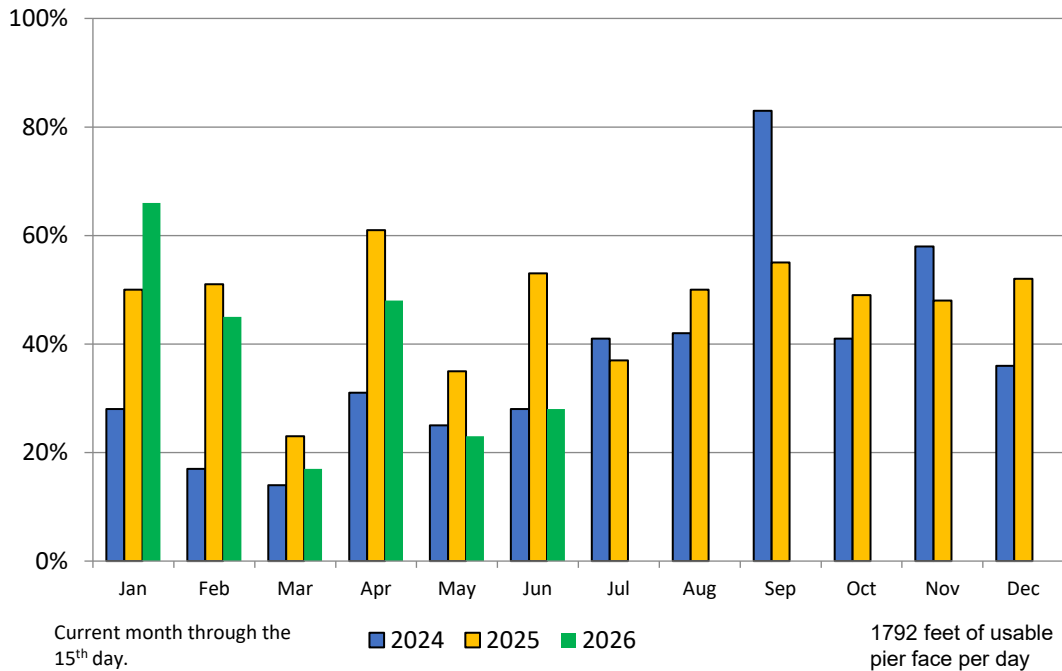
Terminal Activity			
Repair Vessels - Tanker	2	2	0
Repair Vessels - Other+	3	7	2
Cargo Vessels -Log Ship	0	0	0
Cargo Vessels - Chip Barges	0	6	5
Tug (Assist) Vessels	19	5	0
Other (lay berth)	23	24	26
TOTAL # VESSELS	37	36	41
TOTAL # DOCK DAYS	219	251	211

T1/T3 Utilization

T3 Cargo Capacity vs. Actual



Commercial Dockage Utilization Rate



REPORT TO THE BOARD OF PORT COMMISSIONERS

LOG HANDLING OPERATIONS

2nd Quarter 2026

Log Handling	2nd Quarter 2024	2nd Quarter 2025	2nd Quarter 2026
Log Operation:			
Dumped Loads**	0	0	0
Decked Loads	1,418	899	199
Green Crow Roll Out - Camp Run	123	88	94
T-7 Container Operations			
# Containers Loaded	371	188	96
T-7/T-5 Log Operations-Discharge (Inbound/DeWater)			
# of Barges	51	19	10
# Barge Loads	2,186	1,916	572
# DeWater Loads	1,042	234	0
TOTAL LOADS	5,140	3,325	961

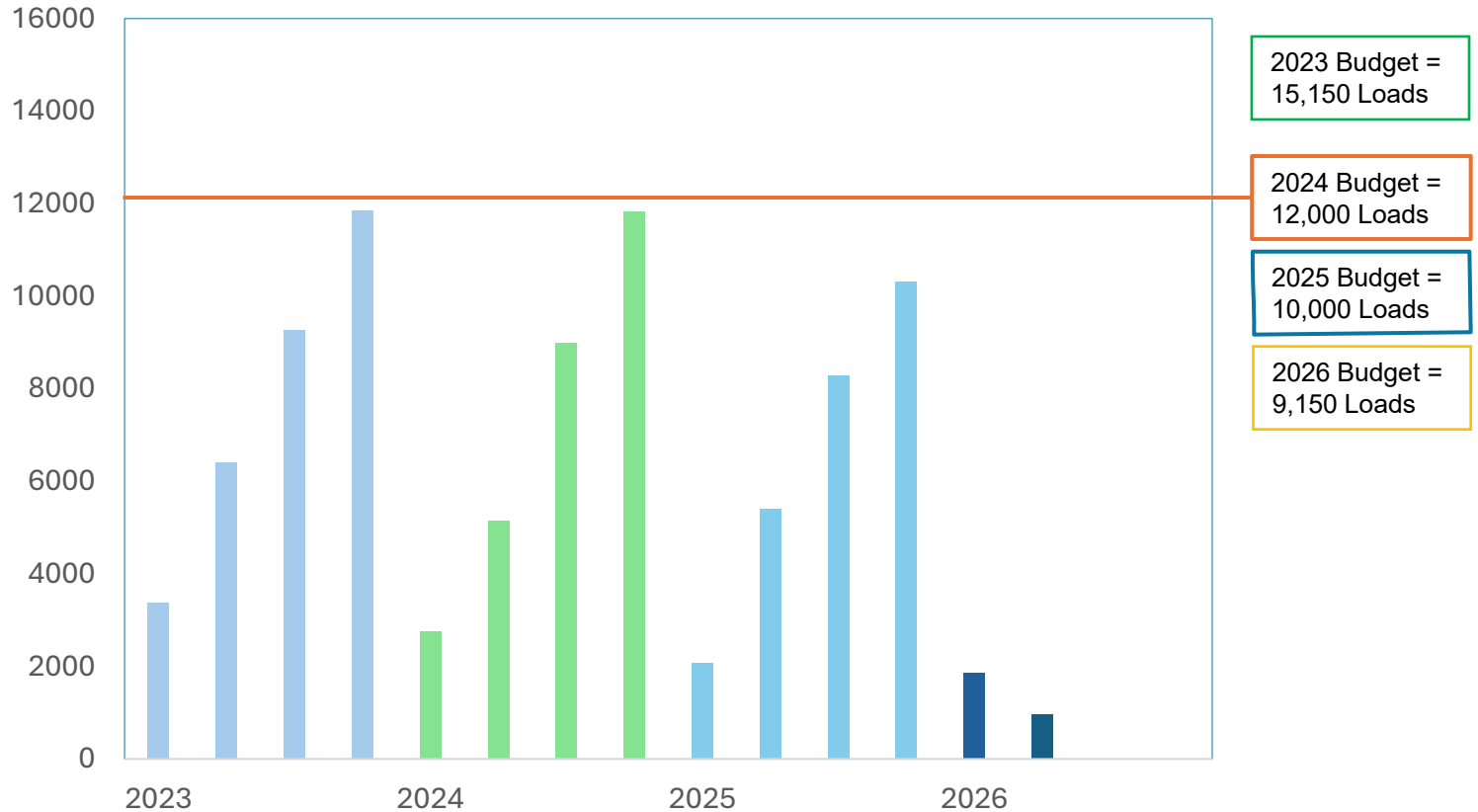
**LOADS DOWN AS ROUNDBOOM (DUMPED LOADS)

Inbound	Inbound	Inbound
25 - PA Hardwood	9 - PA Hardwood	7 - PA Hardwood
0 - Interfor	0 - Interfor	0 - Interfor
0 - Hermann	0 - Herman	0 - Herman
4 - Alta	5 - Alta	1 - Alta
1 - Zoeffel	0 - Zoeffel	0 - Zoeffel
0 - Alcan	1 - Alcan	0 - Alcan
		0 - Krume
Outbound	Outbound	Outbound
0 - Georgia Pacific	0 - Georgia Pacific	0 - Georgia Pacific
13 - Sierra Pacific	4 - Sierra Pacific	2 - Sierra Pacific
1 - Southport	0 - Southport	0 - Southport
0 - Hampton	1 - Hampton	0 - Hampton
1 - Roseburg	0 - Roseburg	0 - Roseburg
4 - Buse	1 - Buse	0 - Buse
2 - Canyon	2 - Canyon	0 - Canyon
	2 - Paper Excellence	0 - Paper Excellence

NOTE: Unaudited Information

Port of Port Angeles LY Loads - Cumulative

January 2023 – June 2026



Year	Q1	Q2	Q3	Q4
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	10309
2026	1,864	961		