

**Port of Columbia County
2025-2026 APPROVED BUDGET**



**PORT OF COLUMBIA COUNTY
2025-2026 APPROVED BUDGET
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EXECUTIVE DIRECTOR'S MESSAGE

I am pleased to present the Approved Fiscal Year (FY) 2025-26 Budget for review and approval. This budget reflects our commitment to fiscal responsibility and sustainability, while continuing to invest in our strategic priorities.

Over the past year, the Port has completed several important projects from our 10-year Capital Improvement Plan, which identifies the Port's highest priority infrastructure projects. Leveraging state and federal grant funding, we were able to complete upland improvements at Scappoose Bay Marine Park, rehabilitate pavement along the westside taxiways at Scappoose Airport, and install an emergency generator system at Scappoose Airport for regional disaster preparedness.



While we celebrate these achievements, we are also faced with some significant challenges. Most notable is the estimated \$30 million environmental cleanup of the former Pope & Talbot Wood Treating Site along the Multnomah Channel in St. Helens. Pope & Talbot treated logs with creosote at the site from 1912 to 1960. After they ceased operations, the Port purchased the property in 1963. Pope & Talbot later went bankrupt, leaving the Port responsible. In 2023, the Oregon Department of Environmental Quality (DEQ) approved a cleanup plan for the upland and in-water creosote contamination, and we are now applying for federal grants so we can begin the effort. This will be a multi-year project as we work with DEQ and continue to apply for grants to secure the necessary funding.

The Port is also trying to secure federal grant funding to modernize the Port Westward Beaver Dock for seismic resiliency. In 2022, the state passed Senate Bill 1567 requiring the seismic retrofitting of large fuel storage and distribution facilities within 10 years to withstand a Cascadia 9.0 earthquake. While the Port does not own fuel storage tanks, the law extends to piers and mooring structures, making Port Westward the only public entity affected by the new regulation. The Port was recently awarded a \$2.7 million Connect Oregon grant to begin this work, but the total cost to retrofit the entire dock is estimated at over \$60 million.

Additionally, a recent feasibility study of the Scappoose Bay Marine Park found that the marina operates at a loss of \$549,000 per year. The study found that the marina accounts for 44% of the Port's overall net operating income, constraining the Port's ability to make capital improvements throughout the district.

The Port is also faced with aging infrastructure and deferred maintenance needs throughout its properties. Together, these challenges far outspend the combined revenues from our tenant leases, permits, and licenses, which amount to a little more than \$5 million per year.

To help address this funding gap, the Port is proposing to reassess its tax levy of \$0.0886 per thousand of assessed value, which it has not assessed since the onset of the COVID pandemic in 2020. For a property owner with an assessed value of \$300,000 this would amount to \$26.58 per year and will raise over \$500,000 annually in revenue that the Port will invest in the community through direct capital improvements.

By using state and federal grant opportunities, we can leverage the Port's funds for a 50–80% return on investment. For example, the recent \$800,000 upland improvement project at Scappoose Bay Marine Park was made possible by a 50% grant match from the Oregon State Marine Board. Public financing support is necessary for the Port to continue to invest in economic growth, capital investment, and public recreation within the district.

I want to thank the Port Commission for its continued leadership, the dedicated community volunteers who serve on our Port committees, and our talented staff. Their collective efforts make it possible for us to maintain a fiscally responsible budget while we advance our shared vision of a diverse regional economy with thriving local businesses, quality jobs, and opportunities for all.

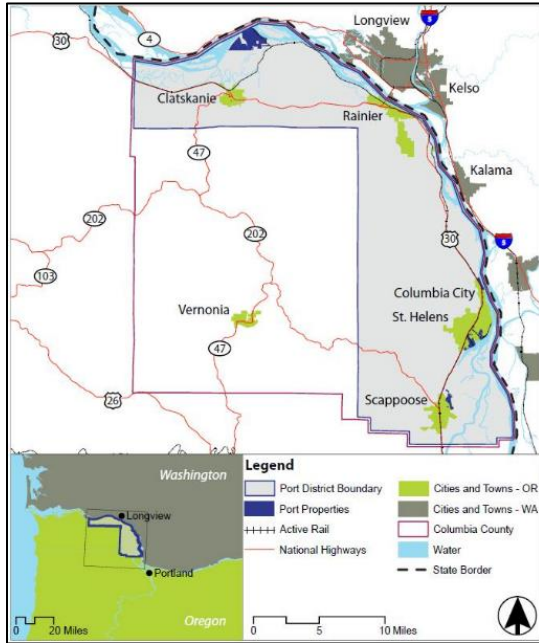
Respectfully,

A handwritten signature in black ink, appearing to read "Sean P. Clark". The signature is fluid and cursive, with a long horizontal stroke at the end.

Sean P. Clark
Executive Director

EXECUTIVE FINANCE MANAGER’S MESSAGE

Port Background - The Port of Columbia County is a special district in Columbia County, Oregon. The boundaries of the Port District span 51 miles along the Columbia River from the Clatsop County line in the northwest of Columbia County, to the Multnomah County line in the southeast, and includes the cities of Scappoose, St. Helens, Columbia City, Rainier, and Clatskanie.



Port District Boundary Map – Port of Columbia County

The Port was created in 1940 under Oregon Revised Statute (ORS) Chapter 777 to promote economic development in the Port District, primarily through the lease and development of industrial property. Port dollars are used to purchase and develop land, infrastructure, and facilities. The Port plays a significant role in the attraction, retention, and expansion of businesses, resulting in job growth and increasing the local tax base.

Today, the Port of Columbia County owns 8 industrial properties with 2,400 acres, including sites with excellent highway, rail, airport, and maritime access. The Port also owns and manages recreational properties at Scappoose Airport, Scappoose Bay Marine Park, and Bayport RV Park & Campground.

Vision

A diverse regional economy with thriving local businesses, quality jobs, and opportunities for all.

Mission Statement

Create a positive economic impact while maintaining livability and adapting to change.

Guiding Principles

- Fiscal Responsibility
- Environmental Sustainability
- Adaptability
- Accountability
- Integrity
- Opportunities for All

BUDGET OVERVIEW

The Approved Budget for Fiscal Year (FY) 2025-26 totals \$ 23.11 million, which is an increase from the FY 2024-25 Adopted Budget of \$17.6 million. Several factors contributed to this increase including the strategic reprioritization of capital expenditures and receipt of insurance/dedicated funds.

The Port's Strategic Business Plan identifies several strategies to support the financial performance of the Port through monitoring and coordination:

- Strategy 1.1: Maintain financial reserve policy target guidelines as approved by the Port.
- Strategy 1.2: Maintain an operating reserve of at least 90 days to ensure operating revenues will cover project operating and maintenance expenditures.
- Strategy 1.3: Prepare long-term capital projections, including cash-funded capital, available grant funding, existing debt service, and new debt obligations due to future borrowing. Prioritize capital projects based on public need, assessed need, government mandates, public safety, tenant/customer needs, and positive cashflow to the Port.
- Strategy 1.4: Continue to revise and maintain fixed asset thresholds based on capital projects.
- Strategy 1.5: Continue to develop an ongoing comprehensive financing plan for prudent utilization and leverage of the Port's assets and capacity.
- Strategy 1.6: Provide a diverse and stable stream of operating revenues generated through ongoing investment.

Financial Reserves

Financial reserves are an important part of fiscal responsibility. Reserves are used to help manage risk and better position the Port for any type of unplanned financial need when that need may arise. In addition, financial reserves are needed to assist with the completion of future planned projects. Funds reserved for these longer-term projects can enable the Port to competitively pursue grants and other external sources of funding. Leveraging Port funds greatly improves the Port's ability to execute projects, both large and small, amplifying local investment and its related economic impacts within Columbia County.

The Approved Budget provides a contingency of \$12,246,313. Within this amount, a total of \$3 million in has been designated as operating reserves to mitigate for future unplanned expenditures. Another \$4.7 million is dedicated to the Pope & Talbot site (\$2.7 million) and Port Westward (\$2.5 million). The remaining Contingency of \$4,546,313 will assist the Port in completing current projects while continuing to engage in the process of investing in future projects. The Port is not currently positioned to contribute recurring revenue to reserves without a stable source of non-operating revenue or increased operating revenues.

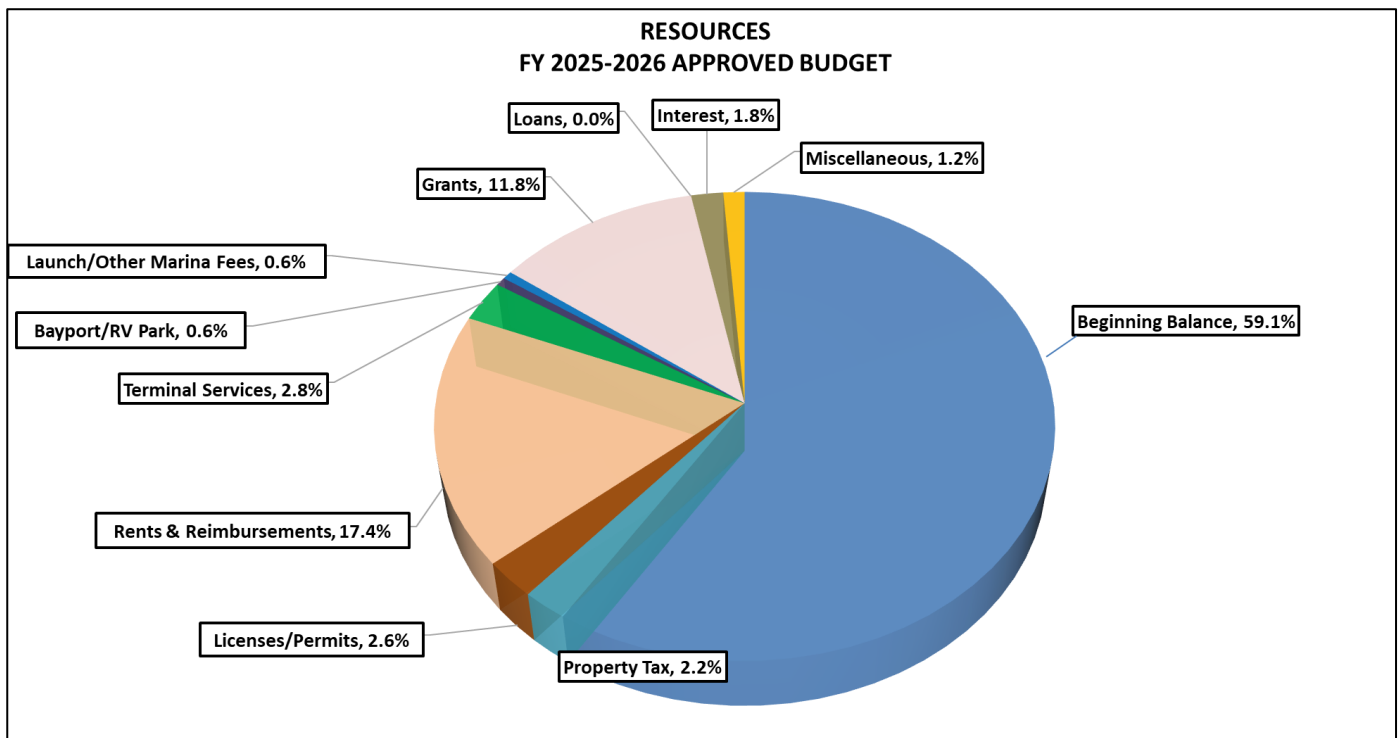
Major Assumptions

Overall, most property leases provide for annual increases tied to the Western Region Consumer Price Index (CPI). Where applicable, the CPI increase assumed for the 2025-26 fiscal year is 2.5% - 2.8% compared to 3.5% last year. The Marina Moorage and Airport hangar fees will be adjusted this year and are scheduled to increase going into this summer. These rates have traditionally been adjusted every two years; however, we are in the process of modifying this practice to have the adjustments made annually. Rates at the Scappoose Bay Marine Park will also be evaluated, and most likely modified, going into this next fiscal year based on the results in the feasibility study completed earlier this month.

Most existing building and property leases are assumed to continue. The revenue forecast is conservative and does not include any new tenants beyond those with executed agreements as of April 2025. The Port is currently coordinating and working on prospective relationships with future tenants. A reduction of approximately \$1.12 million in FY26 annual lease revenue is reflected in the budget. Recovery of this deferred revenue, and late fees, from FY24 and FY25, has not been factored into the budget.

The Approved budget includes \$500,000 in non-operating tax revenue. The Port has not collected tax revenue since 2020, as stated in the Executive Director's message above. These locally generated funds better position the Port to continue investing in Columbia County in alignment with strategic priorities and the Port's mission of positive economic development.

The proposed overall Resources for FY26 are illustrated in the graph below:



Grant Funding

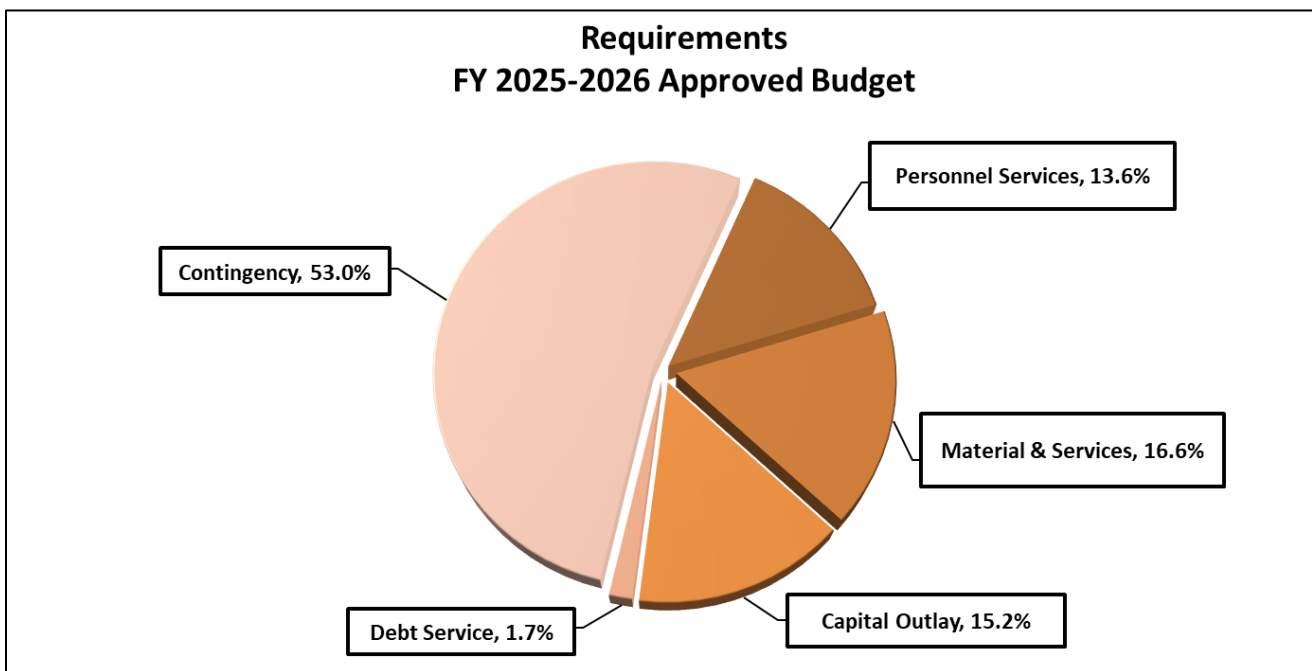
As of April 25, 2025, the Port has secured the following new grants totaling \$2.7 million for the proposed Capital Projects:

- **Connect Oregon Grant (\$2.7 million): Port Westward Beaver Dock – Phase 1 Seismic (\$3.9 million Total Budgeted Project Cost)**

The Port is currently in the process of closing out several FAA and ODAV grants (Airport) in addition to an Oregon State Marine Board grant (Scappoose Bay Marine Park).

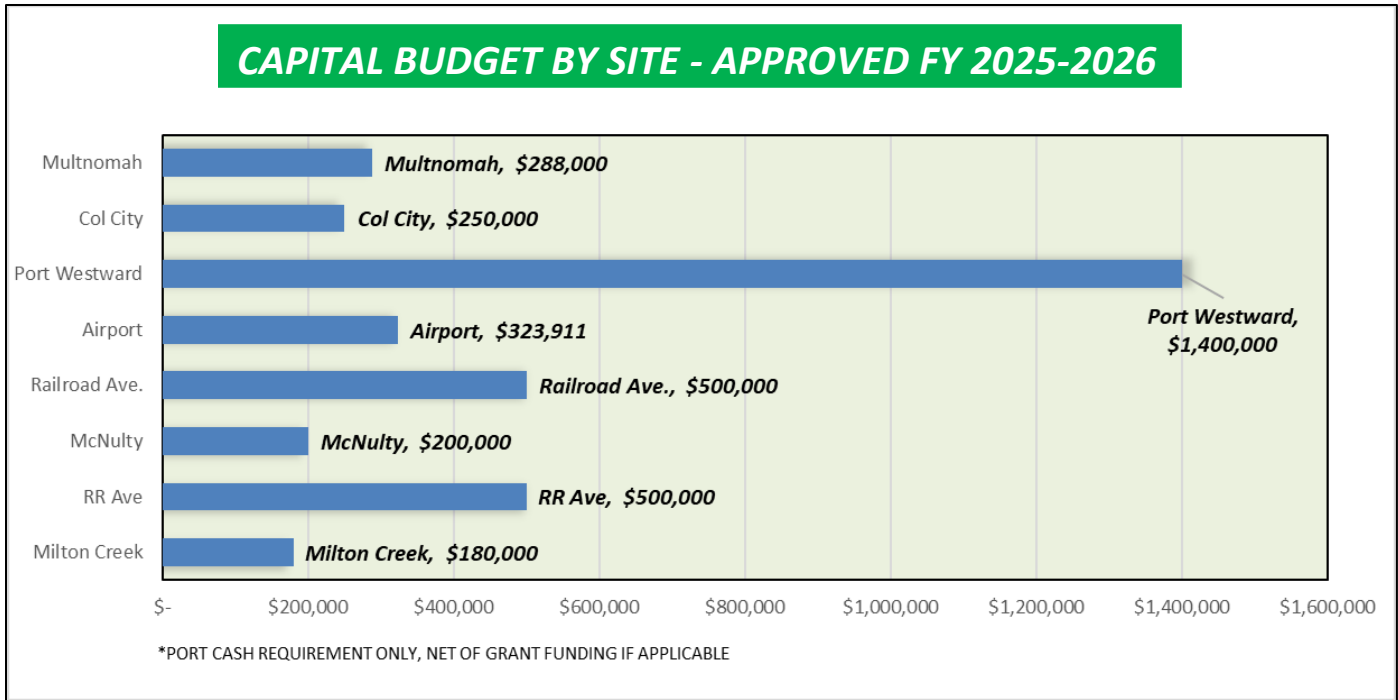
Requirements

The Port's approved budget can be broken into the following categories. As previously mentioned, the Contingency category (53%) is comprised of dedicated funds, emergency reserves for unplanned expenses, and reserves for future strategic investments. The budgeted requirements of the Port are illustrated in the graph below:



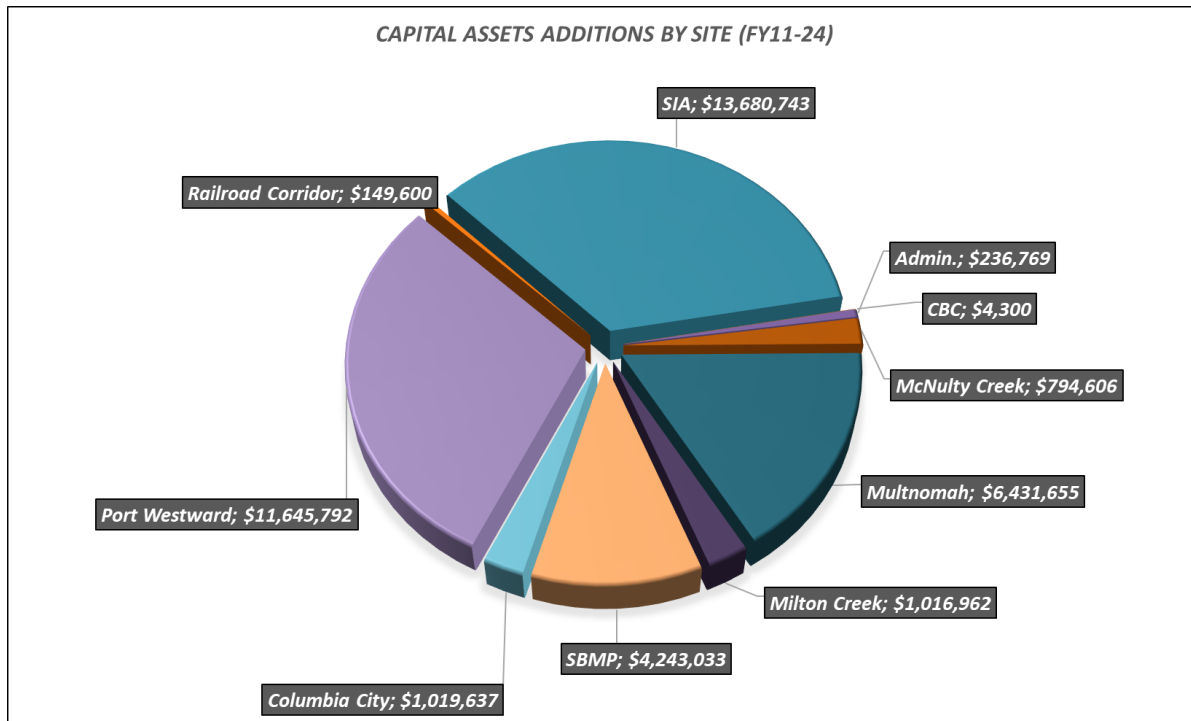
Capital Projects

The Approved 2025-2026 budget includes \$3.512 million in estimated Port cash required to completed 10 capital projects. In addition to Port cash, \$2.70 million in grant funding has been secured to assist with 1 of the projects. The Port in 2016-2017 revised its fixed asset thresholds, so some projects that would have been capitalized will be included in repairs and maintenance.



Capital Investments made by the Port of Columbia County

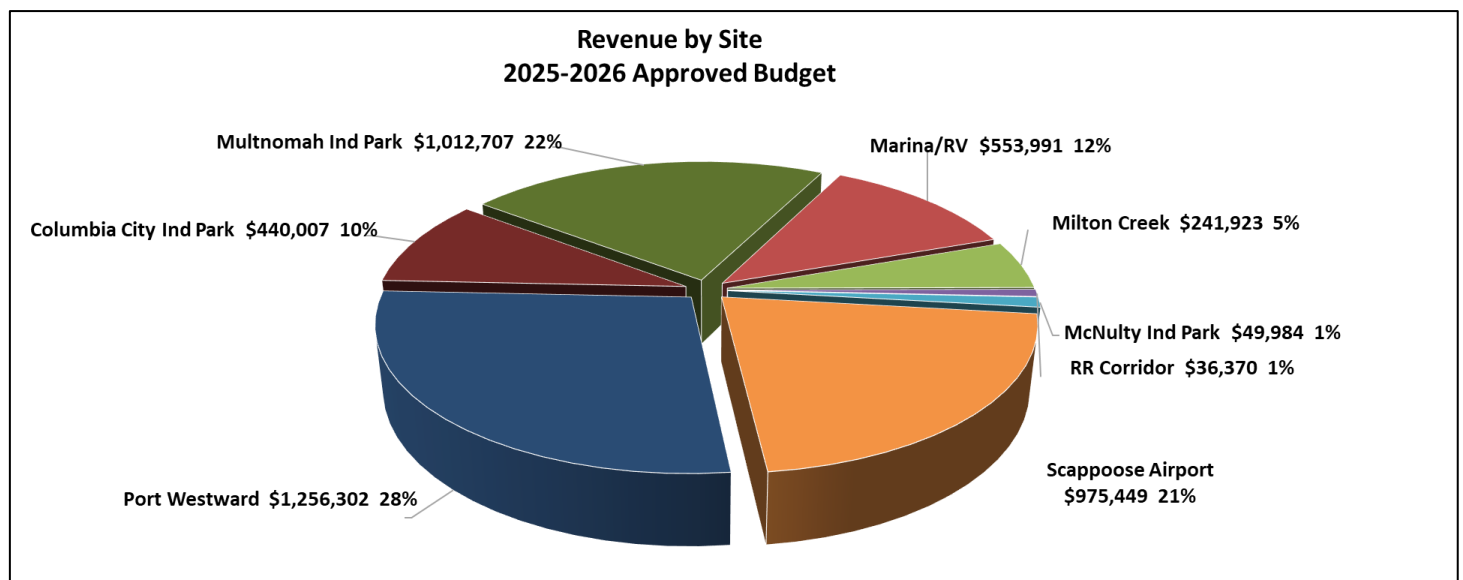
Over the past 14 fiscal years, the Port has invested over \$40 million throughout the district. The chart on the next page shows the level of spending by site for FY 2011- FY 2024.



Operating Revenue

There are about 42 commercial/ industrial tenants spread throughout the Port's facilities and over 100 individual tenants each at the airport and marina. Combined budgeted revenues for all tenant leases, permits, and licenses are approaching \$6 million annually. The amounts budgeted do not include past due or deferred revenue. The following chart shows the proposed revenue by site for FY 2025-26.

Operating revenue growth is an important consideration for the Port to continue its core mission to create a positive economic impact in the County. Investing in new projects that materially raise operating revenue is necessary to position the Port to operate in an environment with escalating costs. Being strategic and prioritizing projects that achieve this objective will take discipline and a long-term commitment to develop and execute projects and cultivate strategic relationships in the public and private sectors.

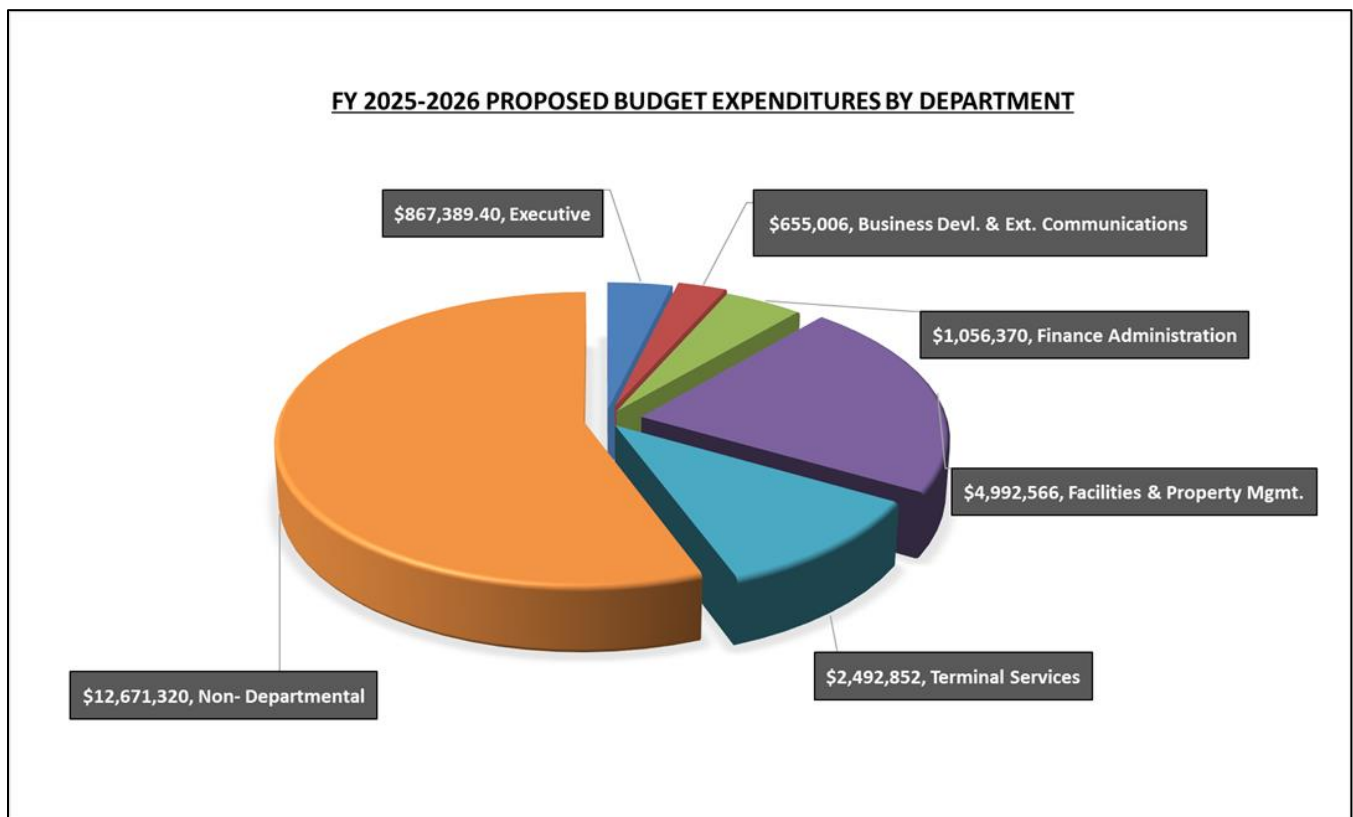


Operating Expenditures

Beginning in FY 2016-2017, expenditures are allocated by object classification in each program including Personnel Services, Materials and Services, and Capital Outlay. The only exception is Debt Service and Operating Contingency, which will be reported in the non-departmental section. The graph below looks at the total Proposed expenditures by program.

The Approved budget estimates operating costs to be held at 5%. Staffing full-time equivalents remain at 19 FTE. The Proposed budget includes a COLA wage increase of 2.5% and up to 5% merit increases. PERS rates are adjusted every three years and our specific OPSRP rate will increase by 3.86%. Health insurance premiums have increased by approximately 13% with exposure mitigated by a higher deductible plan and Port funded HRA.

Escalating operating costs are an ongoing challenge across the economy in large part due to inflationary pressures beyond our ability to control. Prudently managing expenses is a priority for the Port and this budget reflects our cost-conscious approach to management, while also continuing to provide funding needed to maintain our existing assets and provide the necessary services needed to operate the Port.



It is important for the budget to align with the Port's Strategic Business Plan and identify key priorities and objectives. A key element of financial accountability is risk management, and this is in part from the prudent leadership of the Board of Commissioners and the Executive Director. This budget document illustrates the expected financial performance of the Port of Columbia County for the coming fiscal year if assumptions materialize as stated.

The Port maintains and continuously seeks to improve a system of financial controls and processes that are in place to ensure public-informed decision-making, fiscal accountability, and transparency.



Guy Glenn, Jr.
Executive Finance Manager



This table summarizes actual amounts from Fiscal Years 2022-2024, the adopted amounts for the Fiscal Year 2025 budget, which ends on June 30th this year, and proposed amounts for the Fiscal Year 2026 budget.

The following pages provide additional details and figures, which have been incorporated into this summary.

Summary of Resources & Requirements							
Resources by Category	Actual FY 2021-22	Actual FY 2022-23	Actual FY 2023-24	Revised FY 2024-2025	Proposed FY 2025-26	Approved FY 2025-2026	Adopted FY 2025-2026
Property Taxes	\$ 14,945	\$ 11,065	\$ 8,237	\$ 0	\$ 500,000	\$ 500,000	\$ 500,000
Licenses and Permits	\$ 607,845	\$ 681,705	\$ 694,860	\$ 559,057	\$ 595,350	\$ 595,350	\$ 595,350
Rents and Reimbursements	\$ 4,541,939	\$ 4,737,732	\$ 5,137,047	\$ 4,298,527	\$ 4,019,299	\$ 4,019,299	\$ 4,019,299
Terminal Services	\$ 577,512	\$ 578,254	\$ 721,615	\$ 730,000	\$ 657,900	\$ 657,900	\$ 657,900
Bayport RV Park	\$ 143,375	\$ 158,992	\$ 117,157	\$ 147,860	\$ 134,400	\$ 134,400	\$ 134,400
Launch Fees/Other Marina Fees	\$ 93,821	\$ 86,246	\$ 118,595	\$ 96,400	\$ 128,100	\$ 128,100	\$ 128,100
Grants	\$ 259,877	\$ 47,035	\$ 377,292	\$ 1,305,000	\$ 2,720,000	\$ 2,720,000	\$ 2,720,000
Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ 132,348	\$ 249,144	\$ 516,220	\$ 376,757	\$ 425,000	\$ 425,000	\$ 425,000
Tenant Capital Reimbursement	\$ -	\$ -	\$ 230,018	\$ 230,018	\$ 230,018	\$ 230,018	\$ 230,018
Miscellaneous/Insurance Proceeds	\$ 1,155,105	\$ 983,616	\$ 3,616,026	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Subtotal	\$ 7,526,767	\$ 7,533,789	\$ 11,537,068	\$ 7,793,621	\$ 9,460,068	\$ 9,460,067	\$ 9,460,068
Beginning Fund Balance	\$ 7,370,256	\$ 8,092,245	\$ 9,771,350	\$ 9,771,350	\$ 13,648,141	\$ 13,648,141	\$ 13,648,141
Fund Total	\$ 14,897,024	\$ 15,626,034	\$ 21,308,417	\$ 17,564,971	\$ 23,108,209	\$ 23,108,208	\$ 23,108,209
Expenditures by Category	Actual FY 2021-22	Actual FY 2022-23	Actual FY 2023-24	Revised FY 2024-2025	Proposed FY 2025-2026	Adopted FY 2025-2026	Adopted FY 2025-2026
Personnel Services	\$ 1,847,130	\$ 2,038,102	\$ 2,513,075	\$ 2,906,505	\$ 3,135,848	\$ 3,135,848	\$ 3,135,848
Materials and Services	\$ 1,823,242	\$ 2,159,804	\$ 2,370,134	\$ 3,679,763	\$ 3,837,880	\$ 3,837,880	\$ 3,837,880
Capital Outlay	\$ 628,272	\$ 732,368	\$ 741,454	\$ 4,152,000	\$ 3,511,911	\$ 3,511,911	\$ 3,511,911
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service	\$ 1,190,990	\$ 653,182	\$ 765,391	\$ 386,743	\$ 383,507	\$ 383,507	\$ 383,507
Subtotal	\$ 5,489,634	\$ 5,583,456	\$ 6,390,054	\$ 11,125,011	\$ 10,869,146	\$ 10,869,146	\$ 10,869,146
Contingency	\$ 1,315,145	\$ 271,228	\$ 1,270,222	\$ 6,439,959	\$ 12,239,063	\$ 12,239,063	\$ 12,239,063
Ending Fund Balance	\$ 8,092,245	\$ 9,771,350	\$ 13,648,141	\$ -	\$ -	\$ -	\$ -
Fund Total	\$ 14,897,024	\$ 15,626,034	\$ 21,308,417	\$ 17,564,971	\$ 23,108,209	\$ 23,108,209	\$ 23,108,209

Resources Detail							
Resources by Category	Actual FY 2021-22	Actual FY 2022-23	Actual FY 2023-24	Revised FY 2024-2025	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Property Taxes							
Current Year's Taxes	\$ 0	\$ 0	\$ 0	\$ 0	\$ 500,000	\$ 500,000	\$ 500,000
Prior Year's Taxes	\$ 14,945	\$ 11,065	\$ 8,237	\$ 0	\$ 0	\$ 0	\$ 0
Total Property Taxes	\$ 14,945	\$ 11,065	\$ 8,237	\$ 0	\$ 500,000	\$ 500,000	\$ 500,000
Licenses							
Hangar Rentals	\$ 315,171	\$ 313,481	\$ 342,721	\$ 321,650	\$ 346,500	\$ 346,500	\$ 346,500
Slip Rentals	\$ 260,023	\$ 235,883	\$ 242,058	\$ 237,404	\$ 248,850	\$ 248,850	\$ 248,850
Total Licenses	\$ 575,194	\$ 549,364	\$ 584,779	\$ 559,054	\$ 595,350	\$ 595,350	\$ 595,350
Rents and Reimbursements							
Leases and Permits - Industrial/Commercial							
Industrial Parks:							
Columbia City	\$ 348,393	\$ 390,978	\$ 356,571	\$ 443,572	\$ 440,007	\$ 440,007	\$ 440,007
McNulty Creek	\$ 41,534	\$ 44,232	\$ 46,663	\$ 48,063	\$ 49,984	\$ 49,984	\$ 49,984
Milton Creek	\$ 218,895	\$ 224,568	\$ 228,329	\$ 245,616	\$ 241,923	\$ 241,923	\$ 241,923
Multnomah	\$ 788,232	\$ 836,770	\$ 833,562	\$ 924,936	\$ 1,012,707	\$ 1,012,707	\$ 1,012,707
Port Westward	\$ 1,928,478	\$ 2,141,480	\$ 1,015,283	\$ 1,036,135	\$ 598,402	\$ 598,402	\$ 598,402
Railroad Corridor	\$ 29,736	\$ 31,536	\$ 22,996	\$ 22,205	\$ 36,370	\$ 36,370	\$ 36,370
Scappoose Bay Marine Park	\$ 36,087	\$ 37,232	\$ 39,245	\$ 40,422	\$ 42,641	\$ 42,641	\$ 42,641
Scappoose Airport	\$ 565,165	\$ 460,216	\$ 478,875	\$ 578,910	\$ 628,949	\$ 628,949	\$ 628,949
Sub Total Leases/Permits - Industrial /Commercial	\$ 3,956,520	\$ 4,167,012	\$ 3,021,523	\$ 3,339,859	\$ 3,050,984	\$ 3,050,984	\$ 3,050,984
Reimbursements							
Property Taxes	\$ 115,421	\$ 133,938	\$ 138,217	\$ 145,126	\$ 157,967	\$ 157,967	\$ 157,967
Miscellaneous	\$ 10,226	\$ 8,098	\$ 19,017	\$ 10,184	\$ 12,360	\$ 12,360	\$ 12,360
Property Insurance	\$ 120,742	\$ 108,371	\$ 145,203	\$ 216,159	\$ 133,335	\$ 133,335	\$ 133,335
Water and Sewage	\$ 69,246	\$ 95,813	\$ 244,716	\$ 247,200	\$ 319,300	\$ 319,300	\$ 319,300
O&M	\$ 293,060	\$ 258,910	\$ 272,264	\$ 340,000	\$ 345,354	\$ 345,354	\$ 345,354
Tenant Capital Improvement	\$ 684,569	\$ 0	\$ 92,276	\$ 230,018	\$ 230,018	\$ 230,018	\$ 230,018
Subtotal Reimbursements	\$ 1,293,264	\$ 605,130	\$ 911,693	\$ 1,188,687	\$ 1,198,333	\$ 1,198,333	\$ 1,198,333
Total Rents and Reimbursements	\$ 5,249,784	\$ 4,772,142	\$ 3,933,216	\$ 4,528,546	\$ 4,249,317	\$ 4,249,317	\$ 4,249,317
Terminal Services							
Dockage	\$ 277,512	\$ 293,169	\$ 360,623	\$ 340,000	\$ 311,750	\$ 311,750	\$ 311,750
Wharfage	\$ 300,000	\$ 285,084	\$ 360,992	\$ 390,000	\$ 346,150	\$ 346,150	\$ 346,150
Total Terminal Services	\$ 577,512	\$ 578,253	\$ 721,615	\$ 730,000	\$ 657,900	\$ 657,900	\$ 657,900
Marina/RV Park							
Campground Sites/Coin Showers	\$ 142,820	\$ 158,992	\$ 117,857	\$ 147,860	\$ 134,400	\$ 134,400	\$ 134,400
Launch Permit (Making Day Use - all categories)	\$ 55,823	\$ 49,574	\$ 115,790	\$ 91,000	\$ 123,900	\$ 123,900	\$ 123,900
Parking	\$ 33,602	\$ 33,492	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other	\$ 3,876	\$ 3,180	\$ 2,805	\$ 5,400	\$ 4,200	\$ 4,200	\$ 4,200
Total Marina/ RV Park	\$ 236,121	\$ 245,238	\$ 236,452	\$ 244,260	\$ 262,500	\$ 262,500	\$ 262,500
Grants							
Federal Grants	\$ 245,250	\$ 0	\$ 182,456	\$ 770,000	\$ 2,720,000	\$ 2,720,000	\$ 2,720,000
State Grants	\$ 7,127	\$ 47,035	\$ 194,836	\$ 535,000	\$ 0	\$ 0	\$ 0
Total Grants	\$ 252,377	\$ 47,035	\$ 377,292	\$ 1,305,000	\$ 2,720,000	\$ 2,720,000	\$ 2,720,000
Total Loan Proceeds	\$ 0	\$ 483,186	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Insurance Reimbursement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Interest Earnings	\$ 132,316	\$ 249,144	\$ 516,220	\$ 376,757	\$ 425,000	\$ 425,000	\$ 425,000
Miscellaneous							
Late Fees	\$ 3,774	\$ 14,626	\$ 37,286	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Promissory Note Interest	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Miscellaneous Income	\$ 484,745	\$ 583,736	\$ 38,456	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Total Miscellaneous	\$ 488,519	\$ 598,362	\$ 75,742	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Subtotal	\$ 7,526,768	\$ 7,533,789	\$ 6,453,554	\$ 7,793,619	\$ 9,460,067	\$ 9,460,067	\$ 9,460,067
Beginning Fund Balance	\$ 7,370,256	\$ 8,092,245	\$ 9,771,350	\$ 9,771,350	\$ 13,648,141	\$ 13,648,141	\$ 13,648,141
Total All Resources	\$ 14,897,024	\$ 15,626,034	\$ 16,224,904	\$ 17,564,969	\$ 23,108,209	\$ 23,108,208	\$ 23,108,208

Department Requirements Detail				Executive			
Expenditures by Category	Actual FY 2021-22	Actual FY 2022-23	Actual FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Personnel Services							
Full-Time Equivalent	1.0	2.0	2.0	2.0	2.0	2.0	2.0
Salaries and Wages	\$ 132,400	\$ 173,068	\$ 395,618	\$ 442,448	\$ 478,711	\$ 478,711	\$ 478,711
Payroll Taxes	\$ 14,136	\$ 27,704	\$ 36,194	\$ 51,805	\$ 53,557	\$ 53,557	\$ 53,557
Employee Benefits	\$ 42,699	\$ 56,298	\$ 102,087	\$ 108,209	\$ 131,871	\$ 131,871	\$ 131,871
Total Personnel Services	\$ 189,235	\$ 257,072	\$ 533,898	\$ 602,462	\$ 664,139	\$ 664,139	\$ 664,139
Materials and Services							
Professional and Contract Services	\$ 57,533	\$ 61,783	\$ 19,049	\$ 99,600	\$ 50,000	\$ 50,000	\$ 50,000
Legal Services	\$ 386,765	\$ 212,443	\$ 11,992	\$ 385,000	\$ 75,000	\$ 75,000	\$ 75,000
Audit Services	\$ 0		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Advertising/Marketing/Promotions	\$ 131	\$ 4,797	\$ 1,456	\$ 1,650	\$ 1,250	\$ 1,250	\$ 1,250
Property Taxes/Waterway Leases	\$ 0		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Insurance	\$ 0		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Utilities	\$ 4,513	\$ 2,611	\$ 2,041	\$ 3,410	\$ 4,000	\$ 4,000	\$ 4,000
Operating Supplies	\$ 0		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Office Supplies	\$ 12,426	\$ 18,637	\$ 1,146	\$ 4,400	\$ 4,500	\$ 4,500	\$ 4,500
Postage	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Maintenance & Repairs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Minor Equipment Purchase	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle Maintenance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Subscriptions	\$ 2,990	\$ 539	\$ 458	\$ 3,410	\$ 1,000	\$ 1,000	\$ 1,000
Registration, Dues & Fees	\$ 47,720	\$ 72,379	\$ 49,883	\$ 67,100	\$ 42,500	\$ 42,500	\$ 42,500
Travel & Training Expenses	\$ 22,202	\$ 27,508	\$ 16,588	\$ 26,100	\$ 25,000	\$ 25,000	\$ 25,000
Permits & Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Miscellaneous	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Materials and Services	\$ 534,280	\$ 400,697	\$ 102,613	\$ 590,670	\$ 203,250	\$ 203,250	\$ 203,250
Capital Outlay							
Land	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Buildings	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Improvements	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Machinery and Equipment	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicles	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Infrastructure	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Capital Outlay	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Debt Service							
Principal	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Interest	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Debt Service	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Ending Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Budget	\$ 723,515	\$ 657,769	\$ 636,511	\$ 1,193,132	\$ 867,389	\$ 867,389	\$ 867,389

Department Requirements Detail							
Business Development & External Communications							
Expenditures by Category	Actual FY 2021-22	Actual FY 2022-23	Actual FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Personnel Services							
Full-Time Equivalent	2.0	3.0	3.0	3.0	3.0	3.0	3.0
Salaries and Wages	\$ 167,185	\$ 251,124	\$ 257,189	\$ 311,450	\$ 334,600	\$ 334,600	\$ 334,600
Payroll Taxes	\$ 13,303	\$ 20,523	\$ 22,836	\$ 41,344	\$ 42,026	\$ 42,026	\$ 42,026
Employee Benefits	\$ 31,537	\$ 71,793	\$ 75,889	\$ 102,083	\$ 115,980	\$ 115,980	\$ 115,980
Total Personnel Services	\$ 212,025	\$ 343,444	\$ 355,914	\$ 454,880	\$ 492,606	\$ 492,606	\$ 492,606
Materials and Services							
Professional Services	\$ 54,497	\$ 5,756	\$ 61,739	\$ 60,000	\$ 65,000	\$ 65,000	\$ 65,000
Legal Services	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Audit Services	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Advertising/Marketing/Promotions	\$ 50,283	\$ 65,668	\$ 52,898	\$ 85,000	\$ 60,000	\$ 60,000	\$ 60,000
Property Taxes/Waterway Leases	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Insurance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Utilities	\$ 1,814	\$ 3,232	\$ 3,084	\$ 3,500	\$ 7,500	\$ 7,500	\$ 7,500
Operating Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Office Supplies	\$ 741	\$ 404	\$ 1,197	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400
Postage	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Maintenance & Repairs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Minor Equipment Purchase	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle Maintenance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Subscriptions	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Registration, Dues & Fees	\$ 5,520	\$ 19,365	\$ 11,197	\$ 12,000	\$ 13,500	\$ 13,500	\$ 13,500
Travel & Training Expenses	\$ 4,783	\$ 18,107	\$ 12,516	\$ 20,156	\$ 15,000	\$ 15,000	\$ 15,000
Permits & Fees	\$ 0		\$ 0		\$ 0	\$ 0	\$ 0
Miscellaneous	\$ 0		\$ 0		\$ 0	\$ 0	\$ 0
Total Materials and Services	\$ 117,638	\$ 112,532	\$ 142,631	\$ 182,056	\$ 162,400	\$ 162,400	\$ 162,400
Capital Outlay							
Land	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Buildings	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Improvements	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Machinery and Equipment	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicles	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Infrastructure	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Capital Outlay	\$ 0		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Debt Service							
Principal	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Interest	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Debt Service	\$ 0		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Ending Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Budget	\$ 329,663	\$ 455,976	\$ 498,545	\$ 636,936	\$ 655,006	\$ 655,006	\$ 655,006

Department Requirements Detail		FINANCE ADMINISTRATION					
Expenditures by Category	Actual FY 2021-22	Actual FY 2022-23	Actual FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Personnel Services							
Full-Time Equivalent	4.5	5.0	5.0	5.0	5.0	5.0	5.0
Salaries and Wages	\$ 319,095	\$ 361,898	\$ 455,535	\$ 405,462	\$ 446,775	\$ 446,775	\$ 446,775
Payroll Taxes	\$ 25,527	\$ 27,831	\$ 33,052	\$ 48,056	\$ 48,118	\$ 48,118	\$ 48,118
Employee Benefits	\$ 89,095	\$ 103,626	\$ 151,521	\$ 172,008	\$ 213,728	\$ 213,728	\$ 213,728
Total Personnel Services	\$ 433,717	\$ 493,356	\$ 640,107	\$ 625,526	\$ 708,620	\$ 708,620	\$ 708,620
Materials and Services							
Professional Services	\$ 40,286	\$ 76,415	\$ 61,500	\$ 85,000	\$ 115,000	\$ 115,000	\$ 115,000
Legal Services	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Audit Services	\$ 23,300	\$ 24,500	\$ 25,000	\$ 28,750	\$ 36,000	\$ 36,000	\$ 36,000
Advertising/Marketing/Promotions	\$ 2,371	\$ 786	\$ 358	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Property Taxes/Waterway Leases	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Insurance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Utilities	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Operating Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Office Supplies	\$ 12,409	\$ 17,085	\$ 17,463	\$ 17,500	\$ 19,500	\$ 19,500	\$ 19,500
Postage	\$ 3,567	\$ 4,444	\$ 3,885	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500
Maintenance & Repairs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Minor Equipment Purchase	\$ 11,597	\$ 4,830	10857	18000	\$ 18,000	\$ 18,000	\$ 18,000
Vehicle Maintenance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Subscriptions	\$ -	\$ 0	200	250	\$ 250	\$ 250	\$ 250
Registration, Dues & Fees	\$ 725	\$ 1,110	\$ 2,563	\$ 2,000	\$ 3,500	\$ 3,500	\$ 3,500
Travel & Training Expenses	\$ 2,214	\$ 1,031	\$ 4,837	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250
Permits & Fees	\$ 24,816	\$ 28,850	\$ 46,032	\$ 32,750	\$ 50,000	\$ 50,000	\$ 50,000
Miscellaneous	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Materials and Services	\$ 121,285	\$ 159,051	\$ 172,695	\$ 197,000	\$ 255,000	\$ 255,000	\$ 255,000
Capital Outlay							
Land	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Buildings	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Improvements	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Machinery and Equipment	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicles	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Infrastructure	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Capital Outlay	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Debt Service							
Principal	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Interest	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Debt Service	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Ending Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Budget	\$ 555,002	\$ 652,407	\$ 812,802	\$ 822,526	\$ 963,620	\$ 963,620	\$ 963,620

Department Requirements Detail		Facility & Property Management					
Expenditures by Category	Actual FY 2021-22	Actual FY 2022-23	Actual FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Personnel Services							
Full-Time Equivalent	6.0	7.0	8.0	8.0	8.0	8.0	8.0
Salaries and Wages	\$ 529,641	\$ 517,767	\$ 513,337	\$ 616,946	\$ 653,836	\$ 653,836	\$ 653,836
Payroll Taxes	\$ 44,130	\$ 40,543	\$ 42,463	\$ 64,526	\$ 70,418	\$ 70,418	\$ 70,418
Employee Benefits	\$ 183,234	\$ 227,311	\$ 257,296	\$ 299,085	\$ 342,556	\$ 342,556	\$ 342,556
Total Personnel Services	\$ 757,005	\$ 785,628	\$ 813,095	\$ 980,556	\$ 1,066,810	\$ 1,066,810	\$ 1,066,810
Materials and Services							
Professional Services	\$ 110,714	\$ 141,635	\$ 132,832	\$ 255,000	\$ 150,000	\$ 150,000	\$ 150,000
Legal Services	\$ 0		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Audit Services	\$ 0		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Advertising/Marketing/Promotions	\$ 1,291	\$ 1,335	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Property Taxes/ Water Leases	\$ 143,492	\$ 161,151	\$ 164,827	\$ 176,626	\$ 180,000	\$ 180,000	\$ 180,000
Insurance	\$ 299,188	\$ 345,510	\$ 404,043	\$ 491,753	\$ 510,000	\$ 510,000	\$ 510,000
Utilities	\$ 212,185	\$ 258,550	\$ 197,316	\$ 247,158	\$ 250,000	\$ 250,000	\$ 250,000
Operating Supplies	\$ 21,273	\$ 29,010	\$ 60,764	\$ 27,091	\$ 45,000	\$ 45,000	\$ 45,000
Office Supplies	\$ 2,874	\$ 2,714	\$ 2,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
Postage	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Maintenance & Repairs	\$ 110,415	\$ 118,506	\$ 318,947	\$ 855,800	\$ 1,013,500	\$ 1,013,500	\$ 1,013,500
Minor Equipment Purchase	\$ 12,000	\$ 1,540	\$ 12,467	\$ 15,600	\$ 35,000	\$ 35,000	\$ 35,000
Vehicle Maintenance	\$ 13,613	\$ 18,844	\$ 15,816	\$ 24,833	\$ 25,000	\$ 25,000	\$ 25,000
Subscriptions	\$ 0		\$ 200	\$ 200	\$ 300	\$ 300	\$ 300
Registration, Dues & Fees	\$ 1,125	\$ 664	\$ 1,041	\$ 3,301	\$ 3,250	\$ 3,250	\$ 3,250
Travel & Training Expenses	\$ 1,040	\$ 617	\$ 9,870	\$ 10,857	\$ 10,000	\$ 10,000	\$ 10,000
Permits & Fees	\$ 29,547	\$ 25,341	\$ 8,495	\$ 34,827	\$ 60,000	\$ 60,000	\$ 60,000
Miscellaneous	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Materials and Services	\$ 958,757	\$ 1,105,417	\$ 1,330,618	\$ 2,147,544	\$ 2,286,550	\$ 2,286,550	\$ 2,286,550
Capital Outlay							
Land	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Buildings	\$ 0	\$ 0	\$ -	\$ 150,000			
Improvements	\$ 620,772	\$ 699,942	\$ 1,493,523	\$ 800,000	\$ 1,869,911	\$ 1,869,911	\$ 1,869,911
Machinery and Equipment	\$ 7,500	\$ 0	\$ -	\$ 452,000	\$ 35,000	\$ 35,000	\$ 35,000
Vehicles	\$ 0	\$ 0	\$ 0	\$ 0			
Infrastructure	\$ 0	\$ 0	\$ 0	\$ 800,000			
Total Capital Outlay	\$ 628,272	\$ 699,942	\$ 1,493,523	\$ 2,202,000	\$ 1,904,911	\$ 1,904,911	\$ 1,904,911
Debt Service							
Principal	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Interest	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Debt Service	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Ending Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Budget	\$ 2,344,034	\$ 2,590,987	\$ 3,637,236	\$ 5,330,100	\$ 5,258,271	\$ 5,258,271	\$ 5,258,271

Department Requirements Detail		Terminal Services					
Expenditures by Category	Actual FY 2021-22	Actual FY 2022-23	Actual FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Personnel Services							
Full-Time Equivalent	2.0	1.0	1.0	1.0	1.0	1.0	1.0
Salaries and Wages	\$ 162,336	\$ 98,080	\$ 107,691	\$ 112,625	\$ 119,838	\$ 119,838	\$ 119,838
Payroll Taxes	\$ 16,379	\$ 8,094	\$ 10,011	\$ 13,251	\$ 12,907	\$ 12,907	\$ 12,907
Employee Benefits	\$ 51,927	\$ 41,691	\$ 38,103	\$ 45,681	\$ 53,927	\$ 53,927	\$ 53,927
Total Personnel Services	\$ 230,642	\$ 147,866	\$ 155,805	\$ 171,557	\$ 186,672	\$ 186,672	\$ 186,672
Materials and Services							
Professional Services	\$ 9,135		\$ 37,487	\$ 47,150	\$ 85,000	\$ 85,000	\$ 85,000
Legal Services	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Audit Services	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Advertising/Marketing/Promotions	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Property Taxes/Waterway Leases	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Insurance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Utilities	\$ 23,255	\$ 23,265	\$ 18,212	\$ 26,450	\$ 24,780	\$ 24,780	\$ 24,780
Operating Supplies	\$ 78	\$ 314	\$ 667	\$ 780	\$ 1,000	\$ 1,000	\$ 1,000
Office Supplies	\$ 1,449	\$ 0	\$ -	\$ 810	\$ -	\$ -	\$ -
Postage	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Maintenance & Repairs	\$ 1,315,145	\$ 299,188	\$ 858,888	\$ 420,000	\$ 750,000	\$ 750,000	\$ 750,000
Minor Equipment Purchase	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle Maintenance	\$ 2,636	\$ 2,068	\$ -	\$ 5,250	\$ -	\$ -	\$ -
Subscriptions	\$ 0	\$ 0	\$ -	\$ 300	\$ 300	\$ 300	\$ 300
Registration, Dues & Fees	\$ 1,190	\$ 810	\$ 1,025	\$ 1,155	\$ 1,100	\$ 1,100	\$ 1,100
Travel & Training Expenses	\$ 9,209	\$ 3,131	\$ 2,790	\$ 5,723	\$ 5,000	\$ 5,000	\$ 5,000
Permits & Fees	\$ 30,180	\$ 34,301	\$ 32,199	\$ 37,400	\$ 39,000	\$ 39,000	\$ 39,000
Miscellaneous	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Materials and Services	\$ 1,392,276	\$ 363,077	\$ 951,268	\$ 545,018	\$ 906,180	\$ 906,180	\$ 906,180
Capital Outlay							
Land	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Buildings	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Improvements	\$ 0	\$ 0	\$ 29,975	\$ 1,950,000	\$ 1,400,000	\$ 1,400,000	\$ 1,400,000
Machinery and Equipment	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicles	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Infrastructure	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Capital Outlay	\$ 0	\$ 0	\$ 29,975	\$ 1,950,000	\$ 1,400,000	\$ 1,400,000	\$ 1,400,000
Debt Service							
Principal	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Interest	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Debt Service	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Ending Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Budget	\$ 1,622,918	\$ 510,943	\$ 1,137,048	\$ 2,666,574	\$ 2,492,852	\$ 2,492,852	\$ 2,492,852

Department Requirements Detail		Non-Departmental					
Expenditures by Category	Actual FY 2021-22	Actual FY 2022-23	Actual FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Personnel Services							
Salaries and Wages	\$ 13,500	\$ 9,950	\$ 11,906	\$ 19,200	\$ 15,000	\$ 15,000	\$ 15,000
Payroll Taxes	\$ 1,005	\$ 800	\$ 2,350	\$ 2,280	\$ 2,000	\$ 2,000	\$ 2,000
Employee Benefits	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -
Total Personnel Services	\$ 14,505	\$ 10,750	\$ 14,256	\$ 21,480	\$ 17,000	\$ 17,000	\$ 17,000
Materials and Services							
Professional Services	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Intergovernmental Support/Services	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Legal Services	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Audit Services	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Advertising/Marketing/Promotions	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Property Taxes/Waterway Leases	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Insurance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Utilities	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Operating Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Office Supplies	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 7,500	\$ 7,500	\$ 7,500
Postage	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Maintenance & Repairs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Minor Equipment Purchase	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicle Maintenance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Subscriptions	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Registration, Dues & Fees	\$ 3,500	\$ 3,240	\$ 5,140	\$ 6,168	\$ 5,000	\$ 5,000	\$ 5,000
Travel & Training Expenses	\$ 8,000	\$ 6,791	\$ 11,250	\$ 13,500	\$ 12,000	\$ 12,000	\$ 12,000
Permits & Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Miscellaneous	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Materials and Services	\$ 20,500	\$ 19,031	\$ 25,390	\$ 28,668	\$ 24,500	\$ 24,500	\$ 24,500
Capital Outlay							
Land	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Buildings	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Improvements	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Machinery and Equipment	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Vehicles	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Infrastructure	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Capital Outlay	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Debt Service							
Principal	\$ 622,077	\$ 255,950	\$ 312,591	\$ 226,355	\$ 232,406	\$ 232,406	\$ 232,406
Interest	\$ 568,913	\$ 397,232	\$ 452,801	\$ 160,387	\$ 151,101	\$ 151,101	\$ 151,101
Total Debt Service	\$ 1,190,990	\$ 653,182	\$ 765,392	\$ 386,742	\$ 383,507	\$ 383,507	\$ 383,507
Total Contingency	\$ 1,315,145	\$ 271,228	\$ 1,270,222	\$ 6,439,959	\$ 12,239,063	\$ 12,239,063	\$ 12,239,063
Total Ending Fund Balance	\$ 0	\$ 0	\$ 0		\$ 0	\$ 0	\$ 0
Total Budget	\$ 2,541,140	\$ 682,963	\$ 2,075,260	\$ 6,876,849	\$ 12,664,070	\$ 12,664,070	\$ 12,664,070

Department Requirements Detail				All Department			
Expenditures by Category	Actual FY 2021-22	Actual FY 2022-23	Actual FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Personnel Services							
Full-Time Equivalent	17.5	18.0	19.0	19.0	19.0	19.0	19.0
Salaries and Wages	\$ 1,366,960	\$ 1,411,887	\$ 1,741,274	\$ 1,973,131	\$ 2,048,760	\$ 2,048,760	\$ 2,048,760
Payroll Taxes	\$ 116,784	\$ 125,495	\$ 146,905	\$ 226,262	\$ 229,026	\$ 229,026	\$ 229,026
Employee Benefits	\$ 423,024	\$ 500,720	\$ 624,896	\$ 707,112	\$ 858,062	\$ 858,062	\$ 858,062
Total Personnel Services	\$ 1,906,769	\$ 2,038,102	\$ 2,513,075	\$ 2,906,505	\$ 3,135,848	\$ 3,135,848	\$ 3,135,848
Materials and Services							
Professional and Contract Services	\$ 302,043	\$ 285,589	\$ 312,607	\$ 546,750	\$ 465,000	\$ 465,000	\$ 465,000
Legal Services	\$ 182,433	\$ 212,443	\$ 11,992	\$ 385,000	\$ 75,000	\$ 75,000	\$ 75,000
Audit Services	\$ 23,500	\$ 24,500	\$ 25,000	\$ 28,750	\$ 36,000	\$ 36,000	\$ 36,000
Advertising/Marketing/Promotions	\$ 86,348	\$ 72,586	\$ 56,212	\$ 89,150	\$ 63,750	\$ 63,750	\$ 63,750
Property Taxes/Waterway Leases	\$ 134,522	\$ 161,151	\$ 164,827	\$ 176,626	\$ 180,000	\$ 180,000	\$ 180,000
Insurance	\$ 242,279	\$ 345,510	\$ 404,043	\$ 491,753	\$ 510,000	\$ 510,000	\$ 510,000
Utilities	\$ 187,490	\$ 287,658	\$ 220,653	\$ 280,518	\$ 286,280	\$ 286,280	\$ 286,280
Operating Supplies	\$ 23,564	\$ 29,324	\$ 62,577	\$ 27,871	\$ 46,000	\$ 46,000	\$ 46,000
Office Supplies	\$ 28,139	\$ 38,840	\$ 22,306	\$ 36,110	\$ 28,400	\$ 28,400	\$ 28,400
Postage	\$ 6,000	\$ 13,444	\$ 3,885	\$ 5,500	\$ 13,000	\$ 13,000	\$ 13,000
Maintenance & Repairs	\$ 310,832	\$ 417,694	\$ 1,177,835	\$ 1,275,800	\$ 1,763,500	\$ 1,763,500	\$ 1,763,500
Minor Equipment Purchase	\$ 22,000	\$ 6,370	\$ 12,467	\$ 33,600	\$ 53,000	\$ 53,000	\$ 53,000
Vehicle Maintenance	\$ 10,492	\$ 20,912	\$ 15,816	\$ 30,083	\$ 25,000	\$ 25,000	\$ 25,000
Subscriptions	\$ 3,120	\$ 539	\$ 858	\$ 4,160	\$ 1,850	\$ 1,850	\$ 1,850
Registration, Dues & Fees	\$ 56,787	\$ 94,328	\$ 65,709	\$ 88,423	\$ 63,850	\$ 63,850	\$ 63,850
Travel & Training Expenses	\$ 34,759	\$ 53,634	\$ 46,601	\$ 82,586	\$ 66,250	\$ 66,250	\$ 66,250
Permits & Fees	\$ 69,979	\$ 95,283	\$ 86,726	\$ 97,084	\$ 161,000	\$ 161,000	\$ 161,000
Miscellaneous	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Materials and Services	\$ 1,724,286	\$ 2,159,805	\$ 2,690,115	\$ 3,679,764	\$ 3,837,880	\$ 3,837,880	\$ 3,837,880
Capital Outlay							
Land	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Buildings	\$ 0	\$ 0	\$ 0	\$ 150,000	\$ 0	\$ 0	\$ 0
Improvements	\$ 620,772	\$ 732,368	\$ 741,654	\$ 2,750,000	\$ 3,491,911	\$ 3,491,911	\$ 3,491,911
Machinery and Equipment	\$ 7,500	\$ 0	\$ 0	\$ 452,000	\$ 20,000	\$ 20,000	\$ 20,000
Vehicles	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Infrastructure	\$ 0	\$ 0	\$ 0	\$ 800,000	\$ 0	\$ 0	\$ 0
Total Capital Outlay	\$ 628,272	\$ 732,368	\$ 741,654	\$ 4,152,000	\$ 3,511,911	\$ 3,511,911	\$ 3,511,911
Debt Service							
Principal	\$ 622,077	\$ 255,950	\$ 312,591	\$ 226,355	\$ 232,406	\$ 232,406	\$ 232,406
Interest	\$ 568,913	\$ 397,232	\$ 452,801	\$ 160,387	\$ 151,101	\$ 151,101	\$ 151,101
Total Debt Service	\$ 1,190,990	\$ 653,182	\$ 765,392	\$ 386,742	\$ 383,507	\$ 383,507	\$ 383,507
Total Contingency	\$ 1,315,145	\$ 271,228	\$ 3,062,743	\$ 6,439,958	\$ 12,239,063	\$ 12,239,063	\$ 12,239,063
Total Ending Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Budget	\$ 6,765,462	\$ 5,854,685	\$ 9,772,979	\$ 17,564,969	\$ 23,108,209	\$ 23,108,209	\$ 23,108,209

Capital Projects

Fiscal year 2026

PROJECTS	Proposed
	FY 2025-26
<u>CBC</u>	
No capital projects	\$ 0
<u>Columbia City</u>	
Total: Phase 1 - Clearwater Dock Piles	\$ 250,000
<u>McNulty Creek</u>	
Total: Site Readiness - Engineering & Permitting	\$ 200,000
<u>Milton Creek Industrial Park</u>	
Total: Roof Assessment/Replacement Allowance	\$ 180,000
<u>Multnomah Industrial Park</u>	
Shop Building - Roof Replacement	\$ 38,000
Roof Assessment/Replacement Allowance	\$ 250,000
Total: Multnomah Industrial Park	\$ 288,000
<u>Port Westward</u>	
Beaver Dock - Seismic Ph. 1	\$ 3,900,000
Contingency	\$ 200,000
Connect OR Grant	\$ (2,700,000)
SubTotal: Beaver Dock - Seismic Ph. 1 - Net Port Cash	\$ 1,400,000
Beaver Dock - Substructure - Walkway	\$ 250,000
Total: Port Westward	\$ 1,650,000
<u>Pope & Talbot at Railroad Ave.</u>	
Total: Pope & Talbot - Action Area 1	\$ 500,000
<u>SB Marine Park</u>	
No capital Projects	\$ 0
<u>Scappoose Airport</u>	
Runway Rehab Phase III	\$ 323,911
<u>General Admin & Operations</u>	
All Terrain Forklift	\$ 20,000
Accounting/CRM Software Conversion	\$100,000
Total: General Admin & Operations	\$ 120,000
<u>Total Capital Projects</u>	\$ 3,511,911

Note: Major Maintenance Projects Included in Department Budgets

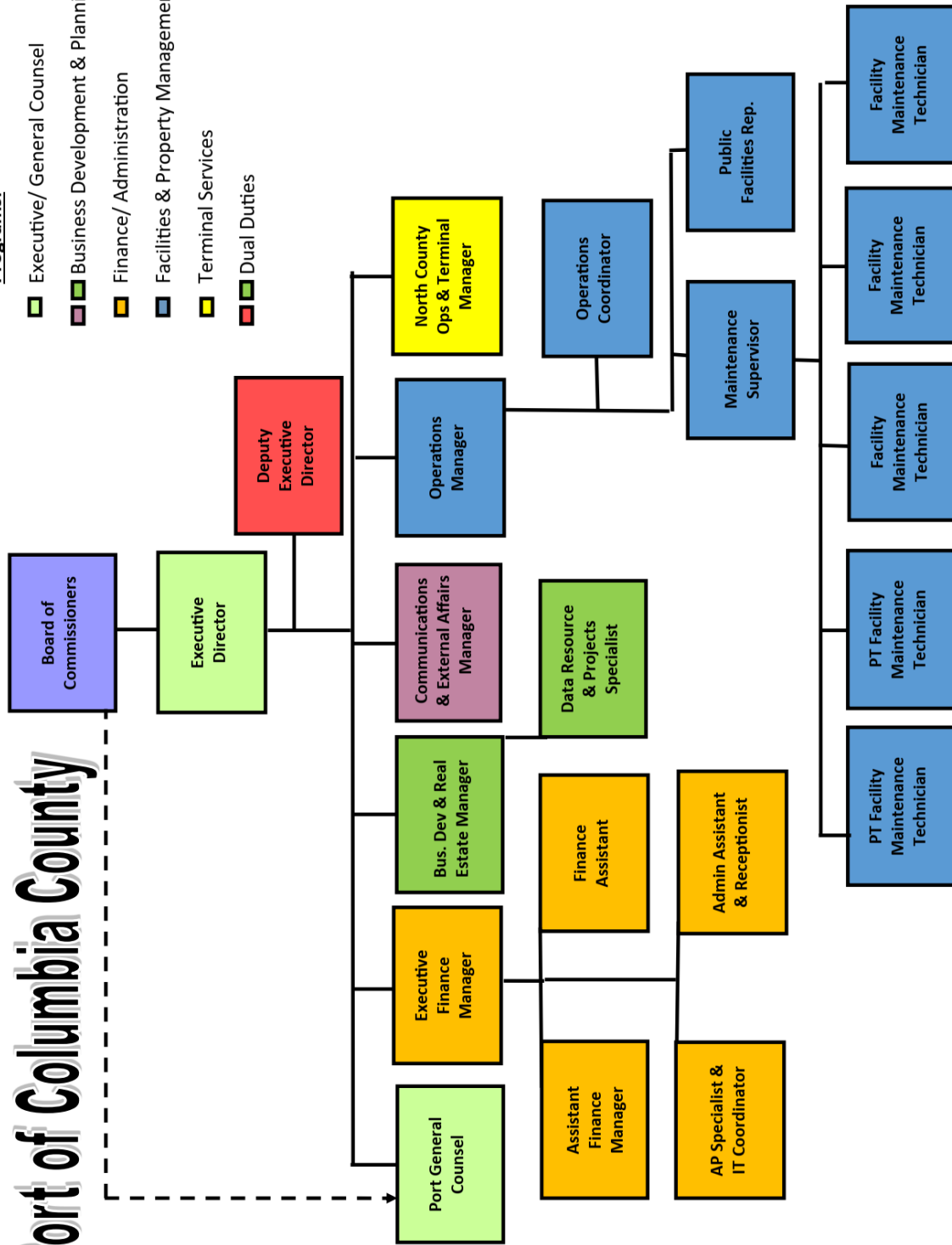
Debt Service

Category	Interest	Final Payment	Balance at July 1, 2025	Budget FY 2025-26	Notes
<u>Active</u>					
Debt service					
Loans					
CPBR Rail/Col County					
Oregon Aero Building	3.92	12.01.32	\$ 598,464	\$ 94,980	
Mult. Bldg. B improv.	3.30	12.01.37	\$ 99,667	\$ 10,364	
RainShadow Labs	3.37	01.01.26	\$ 158,547	\$ 11,869	
Mult. Composite Bldg E	3.43	01.01.40	\$ 709,393	\$ 62,371	
SIA Water/Sewer	3.96	04.01.45	\$ 450,151	\$ 32,963	
SA Hangar Bldg	3.31	10.01.41	\$ 2,358,084	\$ 170,959	
<u>Planned</u>					
Loans					
None			\$ -	\$ -	
Total requirements			\$ 4,374,305	\$ 383,507	

Port of Columbia County

Programs:

- Executive/ General Counsel
- Business Development & Planning
- Finance/ Administration
- Facilities & Property Management
- Terminal Services
- Dual Duties



PORT OF COLUMBIA COUNTY COMMISSION

Port of Columbia County Commissioners are elected by Port District residents and serve a four-year term.

<u>Position</u>	<u>Name</u>	<u>Title</u>	<u>Term of Office</u>
Position 1	Nancy Ward	2 nd Vice President	2023-2027
Position 2	Chip Bubl	Vice President	2023-2027
Position 3	Nick Sorber	Treasurer	2023-2027
Position 4	Robert Keyser	Secretary	2021-2025
Position 5	Brian Fawcett	President	2021-2025

Budget Committee members consist of the Port Commissioners and an equal number of citizens appointed by the Commission to serve three-year terms. Currently, appointed members include:

Position	Name	Term of Office
Position 1	Rachel Armitage	2024-2026
Position 2	Dan Garrison	2024-2026
Position 3	Rachael Barry	2023-2025
Position 4	Paul Langner	2024-2026
Position 5	Robert Gadotti	2023-2025

FORM LB-1

NOTICE OF BUDGET HEARING

A public meeting of the Port of Columbia County will be held on June 11, 2025 at 8:30am at the Port of Columbia County boardroom, 100 E. Street, Columbia City, Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2025 as approved by the Port of Columbia County Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at 100 E. Street Columbia City, Oregon, between the hours of 8:00 a.m. and 5:00 p.m. or online at Port of Columbia County website(www.portofcolumbiacounty.org). This budget is for an annual budget period. This budget was prepared on a basis of accounting that is the same as the preceding year.

Contact: Guy Glenn

Telephone: 503-410-5904

Email: glenn@portofcolumbiacounty.org

FINANCIAL SUMMARY - RESOURCES			
TOTAL OF ALL FUNDS	Actual Amount 2023-2024	Adopted Budget This Year 2024-2025	Approved Budget Next Year 2025-2026
Beginning Fund Balance/Net Working Capital	9,771,350	9,771,350	13,648,141
Fees, Licenses, Permits, Fines, Assessments & Other Service Charges	6,789,274	6,208,603	5,535,050
Federal, State and all Other Grants, Gifts, Allocations and Donations	377,292	1,305,000	2,720,000
Revenue from Bonds and Other Debt	0	0	0
Interfund Transfers / Internal Service Reimbursements	0	0	0
All Other Resources Except Current Year Property Taxes	4,362,264	280,018	705,018
Current Year Property Taxes Estimated to be Received	8,237	0	500,000
Total Resources	21,308,417	17,564,971	23,108,209

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION			
Personnel Services	2,513,075	2,906,505	3,135,848
Materials and Services	2,370,134	3,679,763	3,837,880
Capital Outlay	741,454	4,152,000	3,511,911
Debt Service	765,391	386,743	383,507
Interfund Transfers	0	0	0
Contingencies	14,918,363	6,439,959	12,239,063
Special Payments	0	0	0
Unappropriated Ending Balance and Reserved for Future Expenditure	0	0	0
Total Requirements	21,308,417	17,564,971	23,108,209

FINANCIAL SUMMARY - REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM *			
Name of Organizational Unit or Program FTE for that unit or program			
Executive	636,511	1,193,132	867,389
FTE	2	2	2
Business Development & External Communications	498,545	636,696	655,006
FTE	3	3	3
Finance Administration	812,802	822,526	956,370
FTE	5	5	5
Facility and Property Management	3,637,236	5,330,100	5,258,271
FTE	8	8	8
Terminal Services	1,137,048	2,666,574	2,492,852
FTE	1	1	1
Not Allocated to Organizational Unit or Program	14,586,275	6,876,849	12,878,321
FTE	0	0	0
Not Allocated to Organizational Unit or Program	0	0	0
FTE	0	0	0
Total Requirements	21,308,417	17,525,877	23,108,209
Total FTE	19	19	19

STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING *

PROPERTY TAX LEVIES			
	Rate or Amount Imposed 2023-2024	Rate or Amount Imposed This Year 2024-2025	Rate or Amount Approved Next Year 2025-2026
Permanent Rate Levy (rate limit 0.0886 per \$1,000)	0	0	0.0882
Local Option Levy	0	0	0
Levy For General Obligation Bonds	0	0	0

STATEMENT OF INDEBTEDNESS		
LONG TERM DEBT	Estimated Debt Outstanding on July 1.	Estimated Debt Authorized, But Not Incurred on July 1
General Obligation Bonds	\$0	\$0
Other Bonds	\$0	\$0
Other Borrowings	\$4,431,350	\$4,431,350
Total	\$4,431,350	\$4,431,350

* If more space is needed to complete any section of this form, insert lines (rows) on this sheet. You may delete blank lines.

Notice of Property Tax and Certification of Intent to Impose a Tax, Fee, Assessment, or Charge on Property

FORM OR-LB-50
2025–2026

To assessor of _____ County

• Be sure to read instructions in the current Notice of Property Tax Levy Forms and Instructions.

☐ Check here if this is
an amended form.

The _____ has the responsibility and authority to place the following property tax, fee, charge, or assessment
on the tax roll of _____ County. The property tax, fee, charge, or assessment is categorized as stated by this form.

Mailing address of district

City

State

ZIP code

Date submitted

Contact person

Title

Daytime telephone number

Contact person e-mail address

CERTIFICATION— You **must** check one box if you are subject to Local Budget Law.

- ☐ The tax rate or levy amounts certified in Part I are within the tax rate or levy amounts approved by the budget committee.
- ☐ The tax rate or levy amounts certified in Part I were changed by the governing body and republished as required in ORS 294.456.

PART I: TAXES TO BE IMPOSED

		Subject to General Government Limits	
		Rate —or— Dollar Amount	
1. Rate per \$1,000 or total dollar amount levied (within permanent rate limit) ... 1			Excluded from Measure 5 Limits
2. Local option operating tax 2			
3. Local option capital project tax 3			
4. City of Portland Levy for pension and disability obligations 4			
5a. Levy for bonded indebtedness from bonds approved by voters prior to October 6, 2001 5a			Dollar Amount of Bond Levy
5b. Levy for bonded indebtedness from bonds approved by voters after October 6, 2001 5b			
5c. Total levy for bonded indebtedness not subject to Measure 5 or Measure 50 (total of 5a + 5b) 5c			

PART II: RATE LIMIT CERTIFICATION

6. Permanent rate limit in dollars and cents per \$1,000 6	
7. Election date when your new district received voter approval for your permanent rate limit 7	
8. Estimated permanent rate limit for newly merged/consolidated district 8	

PART III: SCHEDULE OF LOCAL OPTION TAXES— Enter all local option taxes on this schedule. If there are more than two taxes, attach a sheet showing the information for each.

Purpose (operating, capital project, or mixed)	Date voters approved local option ballot measure	First tax year levied	Final tax year to be levied	Tax amount —or— rate authorized per year by voters

PART IV: SPECIAL ASSESSMENTS, FEES, AND CHARGES*

Description	ORS Authority**	Subject to General Government Limitation	Excluded from Measure 5 Limitation
1			
2			

*If fees, charges, or assessments will be imposed on specific property within your district, you must attach a complete listing of properties, by assessor's account number, to which fees, charges, or assessments will be imposed. Show the fees, charges, or assessments uniformly imposed on the properties. If these amounts are not uniform, show the amount imposed on each property.

**** The ORS authority for putting these assessments on the roll must be completed if you have an entry in Part IV.**

RESOLUTION NO. 2025-15

IMPOSING THE TAX

BE IT RESOLVED that the following ad valorem property taxes are hereby imposed upon the assessed value of all taxable property within the district for tax year 2025-2026 only:

At the rate of \$0.0886 per \$1,000 of assessed value for permanent tax rate.

CATEGORIZING

BE IT RESOLVED that the taxes imposed are hereby categorized for purposes of Article XI section 11b as:

Subject to the General Government Limitation

Permanent Rate Tax \$0.0886/\$1000

BE IT RESOLVED by the Board of Commissioners of the Port of Columbia County as follows:
The above resolution statements were approved and declared,

PASSED AND ADOPTED this 11th day of June 2025 by the following vote:

AYES: 4

NAYS: 1

Port of Columbia County

By: 
President

Attested By:


Secretary

RESOLUTION NO. 2025-16

ADOPTING THE FY 2025-2026 BUDGET, MAKING APPROPRIATIONS

BE IT RESOLVED that the Board of Commissioners of the Port of Columbia County hereby adopts the budget for the fiscal year 2025-2026 in the total amount of \$23,108,209. This budget is now on file at 100 E Street in Columbia City, Oregon.

MAKING APPROPRIATIONS

BE IT RESOLVED that the amounts shown below are hereby appropriated for the fiscal year beginning July 1, 2025, for the following purposes:

Enterprise Fund

Executive	\$	867,389
Business Development & Planning		655,006
Finance/Administration		956,370
Facilities & Property Management		5,258,271
Terminal Services		2,492,852
<u>Not Allocated to Organizational Unit or Program:</u>		
Personnel Services	\$	17,000
Materials and Services		24,500
Debt Service		383,507
Contingency		12,453,314
Total	\$	23,108,209

Total Appropriations, All Funds	23,108,209*
Total Unappropriated, All Funds	0
TOTAL ADOPTED BUDGET	\$ 23,108,209*

(*amounts with asterisks must match)

BE IT RESOLVED by the Board of Commissioners of the Port of Columbia County as follows: The above resolution statements were approved and declared

PASSED AND ADOPTED this 11th day of June 2025 by the following vote:

AYES: 4


NAYS: 1

Port of Columbia County

By: 

President

Attested By:



Secretary