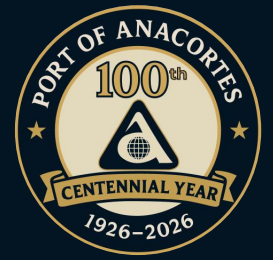


100 Years of *creating* Jobs and Commerce

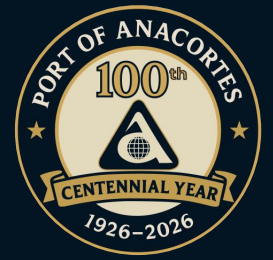
THE 1926 VISION



“Commercial and manufacturing importance [of the future] will require a great extent of developed harbor on Puget Sound and port facilities Anacortes must prepare for it – must make its start now, and no longer be permitted to lag behind its competitors for industry and commerce....The opportunity is here for building a great manufacturing and shipping center.”

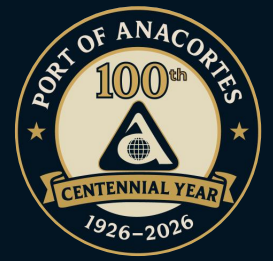
Joint Statement – newly formed Commission, 1927

The Mission Today



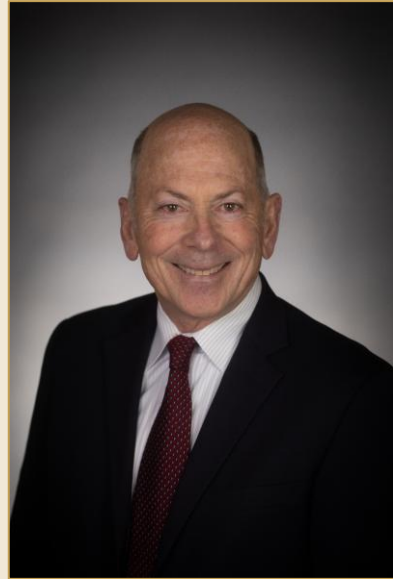
In ***partnership*** with public agencies and private business, the Port of Anacortes ***develops and manages facilities and services*** which ***stimulate private job creation and commerce***, while ***protecting*** the quality of life, needs and desires of area residents.

ELECTED COMMISSION



Mary LaFleur

District 1



Bob Papadakis

District 2



**Shawn
Ottenbreit**

District 3



Bonnie Bowers

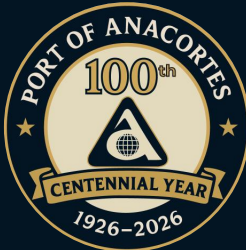
District 4



Kathy Pittis

District 5

STAFF LEADERSHIP



Strategic Organizational



Jill Brownfield
CFO



Kevin Anderson
PPE



Lindsey Herrick
HR



Marissa Jagnow
Executive Support

Bottom Up Servant Mind



Sawyer Sponholz
Facilities



Brad Johnson
Marina

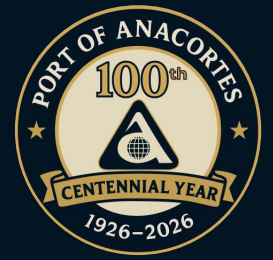


Anthony Esposito
IT



Wendy Fauver
Accounting

PORT TEAM

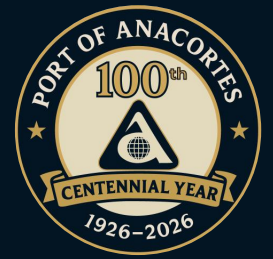


38 Full-Time Employees

23 Seasonal Employees

7 On-Call Security Employees

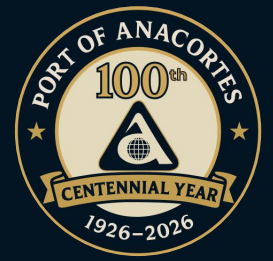
WORKFORCE DEVELOPMENT



Seasonal Program
Managed like FTE's
Educational Tuition Assistance



NAVIGATING CHANGE



CHALLENGES

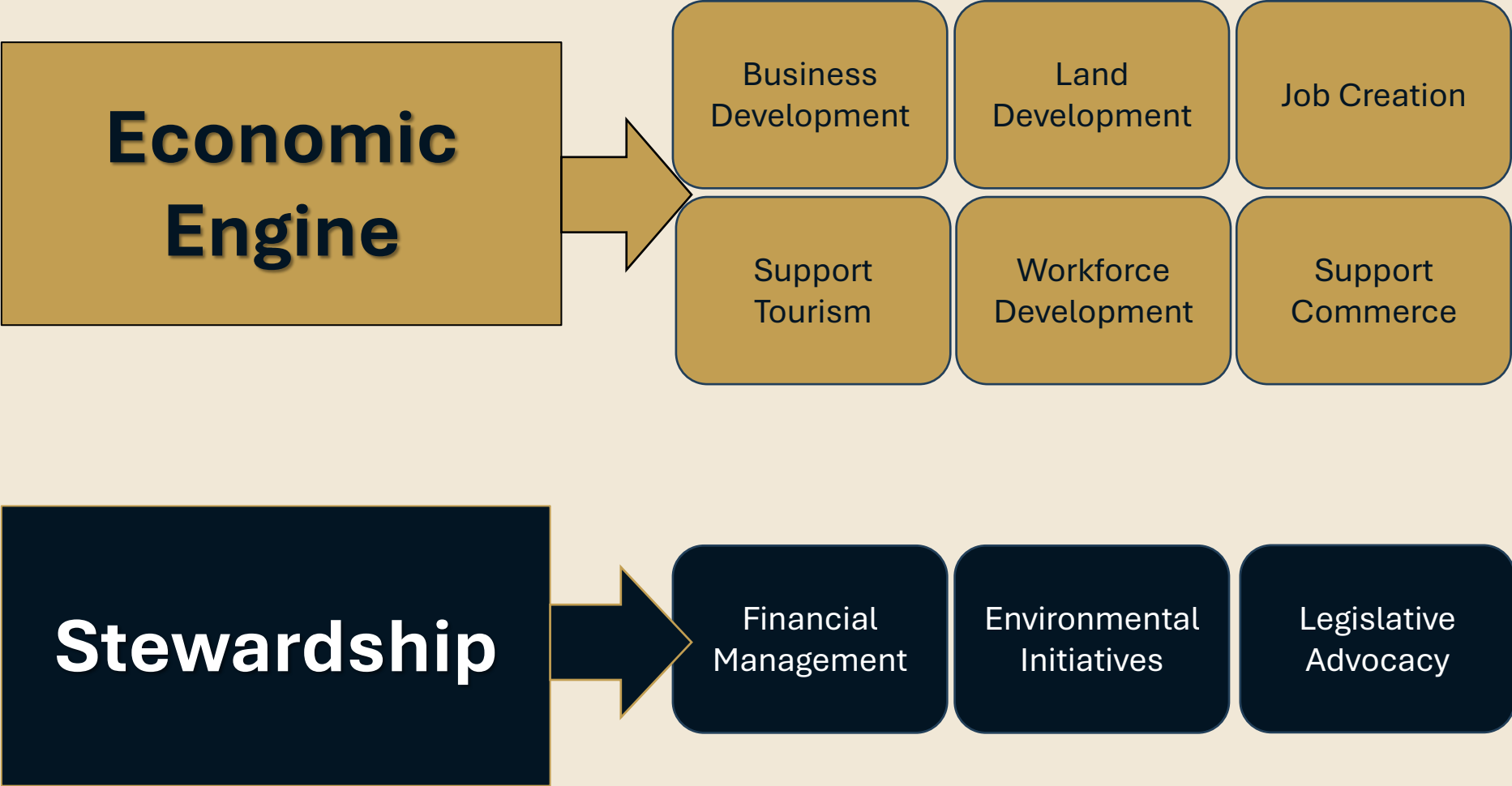
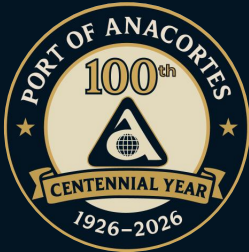
- Multiple Leadership Changes in short period
- Staff Changeover – Loss of Knowledge
- Return from Remote Work Environment

MANAGING CHANGE AND CHALLENGES

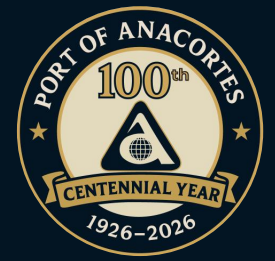
- Consistent Mission Messaging
- Constant Communications
- Crucial Conversations
- Forward Looking



STAYING ON MISSION



OPERATIONAL CENTERS



Marine Terminal



Marina



Airport



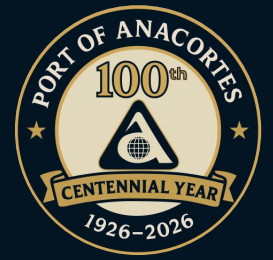
Properties





Anacortes Airport

ECONOMIC BENEFITS



Services include passenger flights, cargo flights, fuel, hangars, and tie downs



Unique and innovative tenants



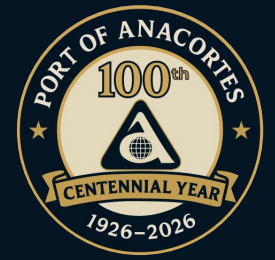
Supports regional resiliency



Enhances community



OVERVIEW



Infrastructure

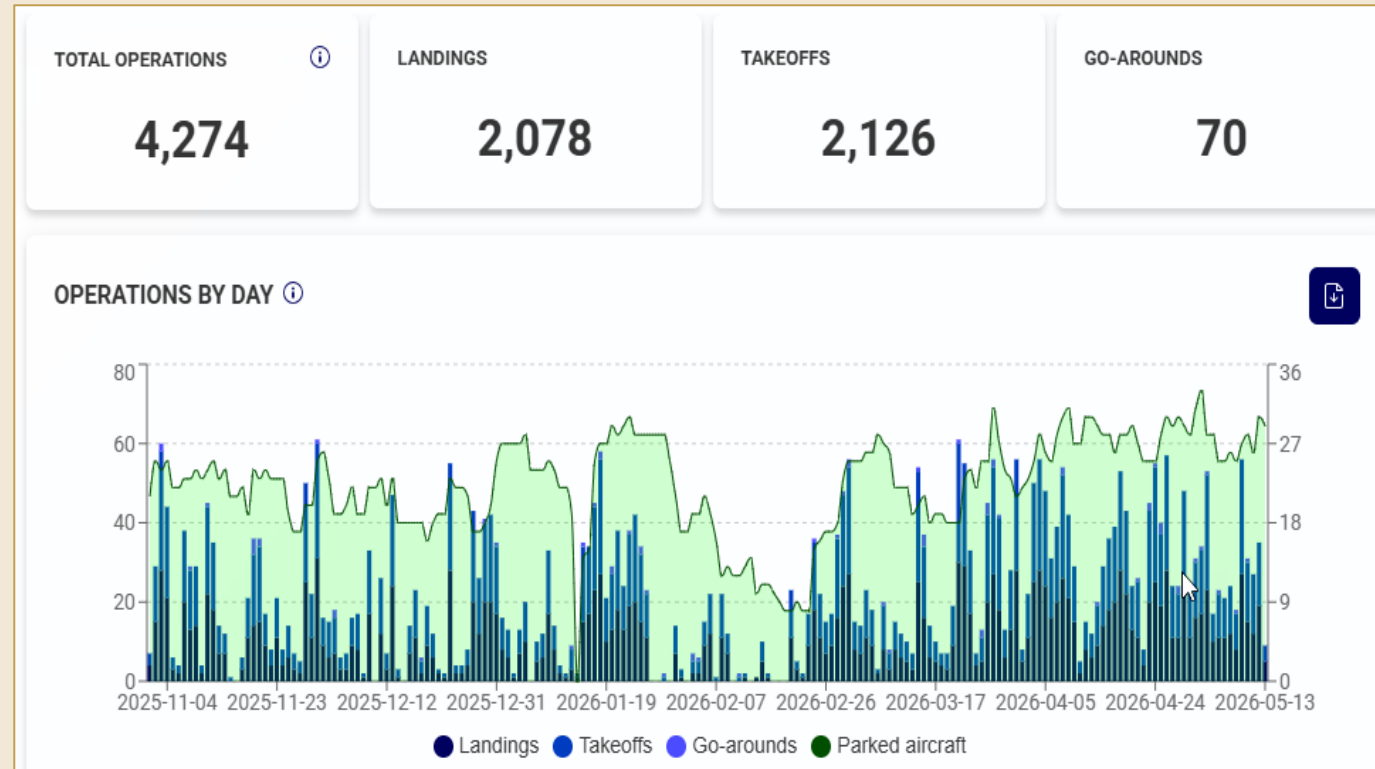
- *3,018 ft Runway*
- *Micro-Tower*
- *Visual Indicatory System*
- *Airport Operations Tracking System*

Services

- *100LL Fuel (JET A Offline)*
- *Tie Down*
- *Port and Private Hangars*

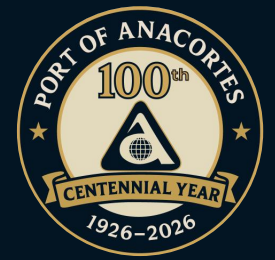
Leases

- *10 ground or building leases*
 - *2 manufacturing*
 - *2 commercial businesses*
 - *3 Aviation Services*
 - *3 Private Hangar Land Leases*



6 Month Snapshot – Airport Operations

CAPITAL PLANNING



**Airport Lighting
Replacement**

\$1.3m
FAA/WSDOT Grant

**Stormwater System
Improvement**

\$2.3m
FAA Grant

**Seal Coating- Runway,
Taxiway, Aprons**

\$500k
FAA Grant Funded

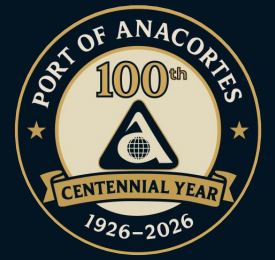
**Airport Master Layout
Plan Update**



\$500k
FAA Grant Funded





Cap Sante Marina


ECONOMIC BENEFITS



  Over 21,000 guest nights in 2025

 \$12 million in local spending

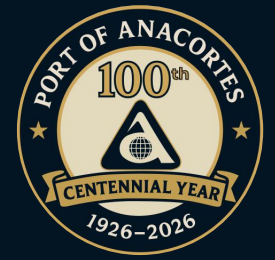
 70 marine trade jobs and \$3+ million in labor income connected to Guest Boaters

 T-Dock facilitates \$14+ million in commercial activity

 Voted Anacortes' Best Moorage Facility



OVERVIEW



1,000 Slip Marina

- 122 Transient Slips
- 130 Commercial Slips
- 85 Brokerage Slips
- 635 Recreational Slips
- 28 Dinghy Dock Slips

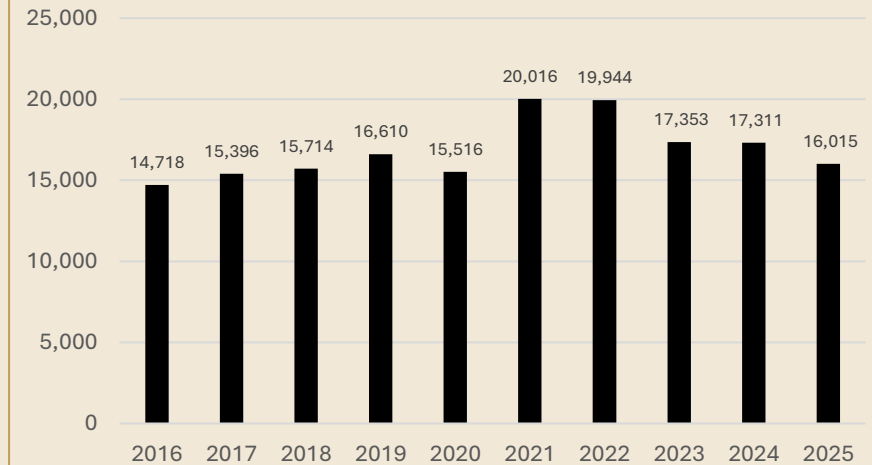
Services

- 25 Site RV Park
- Pump Out Float & Mobile Units
- Fuel (1.0m + gallons per year)
- Active Marine Trades Base

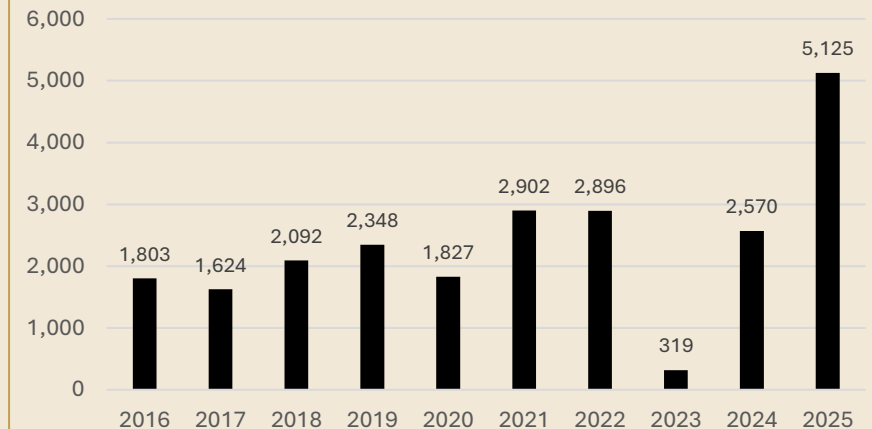
Leases

- 6 building leases
 - ~ ACB Small Boat Center
 - ~ NW Career Technical Center
 - ~ Yacht Brokerages and Services

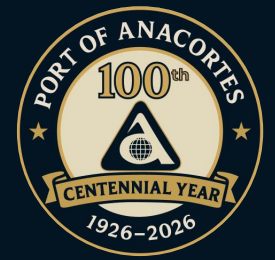
Marina - Monthly Guest Moorage Nights



Marina - RV Nights



CAPITAL PLANNING



**Dock Electrification –
A and T Dock**

\$2.1m
Grant Funded

T-Dock Replacement

\$9.3m
Grant Funded

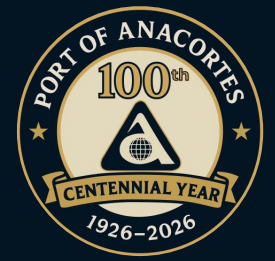
**North Basin
Recapitalization**

\$40-60m
Grant Potential

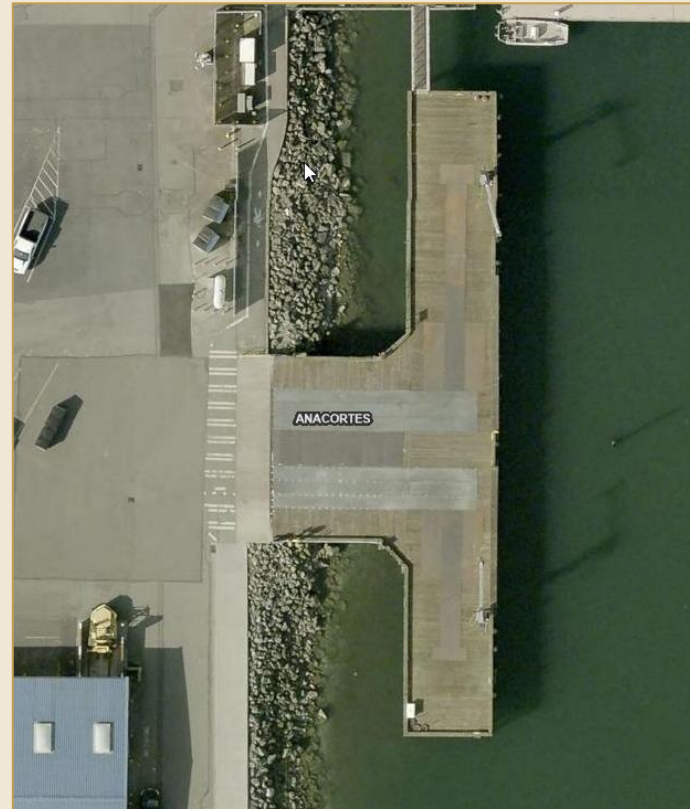
**Restroom/Laundry
Remodel**

\$2.1m

T-DOCK REPLACEMENT

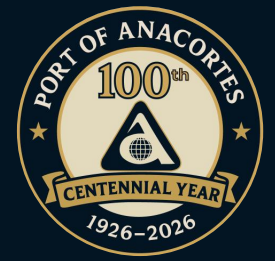


- \$14m+ Commercial Marine/Fishing Economy,
- 80% of seafood landings in Anacortes go over T Dock
- Replaces 1977 infrastructure
- Doubles working surface
- Removes creosote pilings and deck with steel and cement



Status: Finalizing NEPA Permitting

NORTH BASIN RECAPITALIZATION



- G-Q Docks built in 1983
- 26 ft to 50 ft slip sizes
- Primarily permanent moorage agreements, but some mix of brokerage and transient
- Complete replacement with market trends and future boating demand considered
- Feasibility planning underway, with public outreach in next 12 months

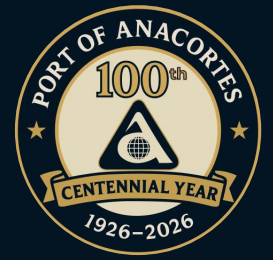


Status: Work Study Sessions on Market Trends and Demand



Marine Terminal

ECONOMIC BENEFITS



Critical maritime infrastructure



\$85,000+ average annual salary, plus benefits

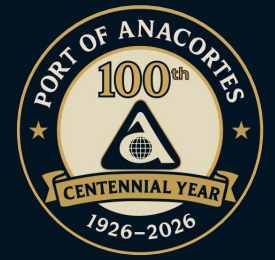


Directly and indirectly supports nearly 1,000 jobs and over \$60 million in annual wages



\$100+ million in annual commercial activity

OVERVIEW



3 Berthing Terminals

- *Pier 1*
- *Pier 2*
- *Curtis Wharf*

Cargo

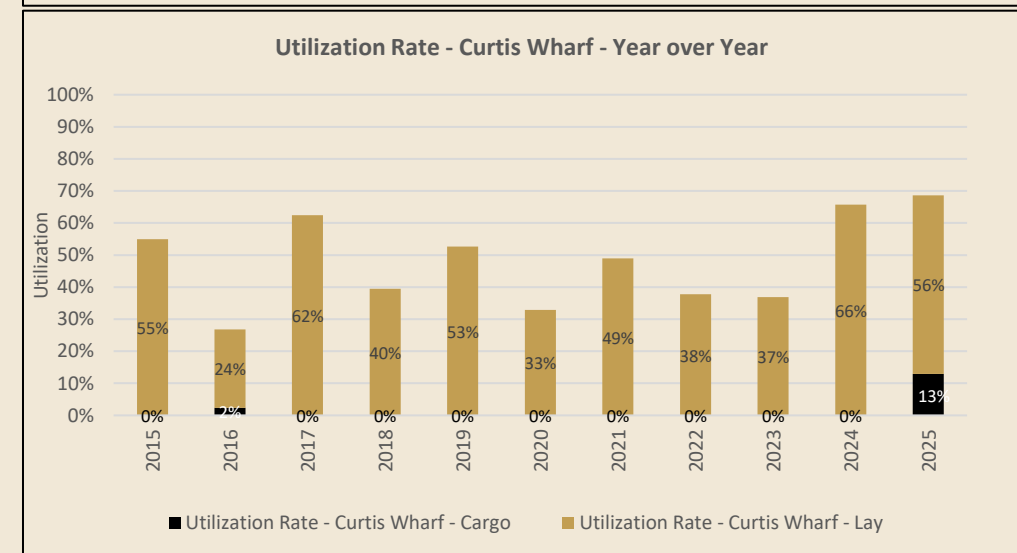
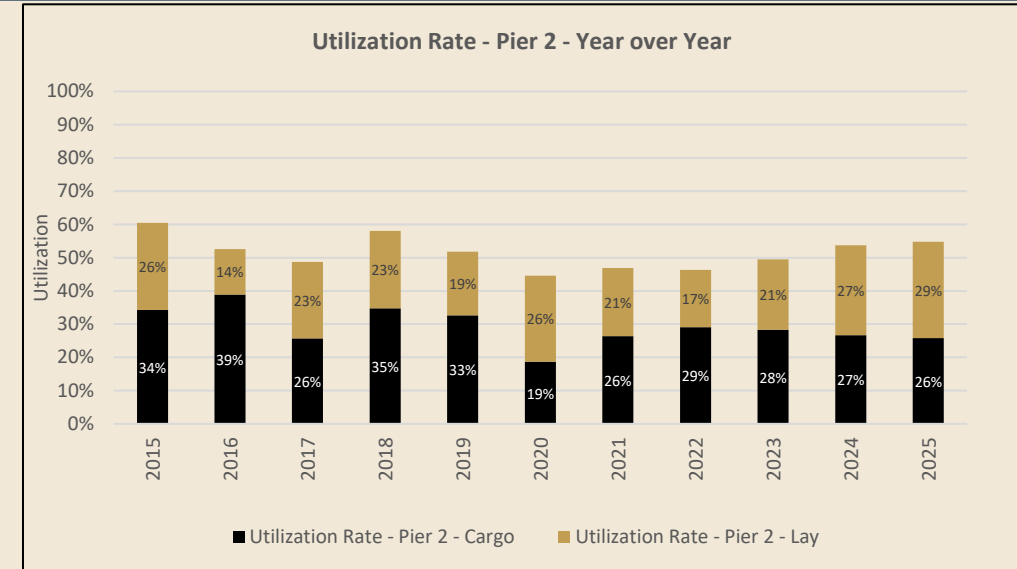
- *Bulk Commodity – Pet Coke, Sulfur*
- *Heavy and High Project Cargo*

Services

- *Water, Fuel*
- *Shore Power*
- *Commercial Pump Out (Coming early Fall)*

Leases

- *Dakota Creek Industries*
- *Transpac Marinas*
- *Temporary Production/Fabrication Leases*



CAPITAL PLANNING



Pier 61 Replacement

\$8m
MARAD Planning Grant

**Pier 2
Accessibility and
Fendering Repair Project**

\$1.7m

**Curtis Wharf
Shore to Ship Power**

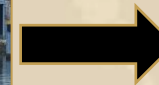
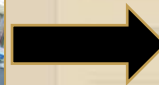
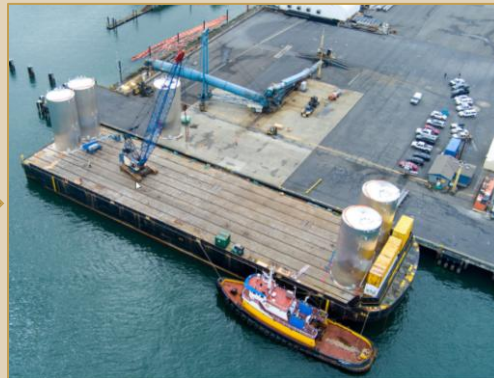
\$2.2m
Grant Funded

**Curtis Wharf Commercial
Pump Out**

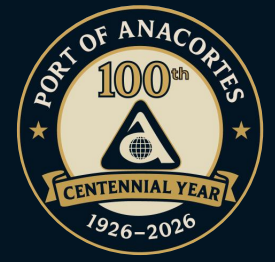
\$800k
Grant Funded

Santos Slop Tank Build and Load Out Project

Leveraging and promoting Marine Highway M5



PIER 61 REPLACEMENT



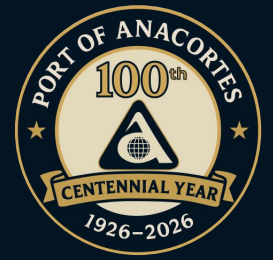
- 1960's infrastructure – emergency repairs conducted
- Critical maritime infrastructure for inter-island transportation
- \$7-8m pier replacement - \$12m Environmental Clean Up





Properties

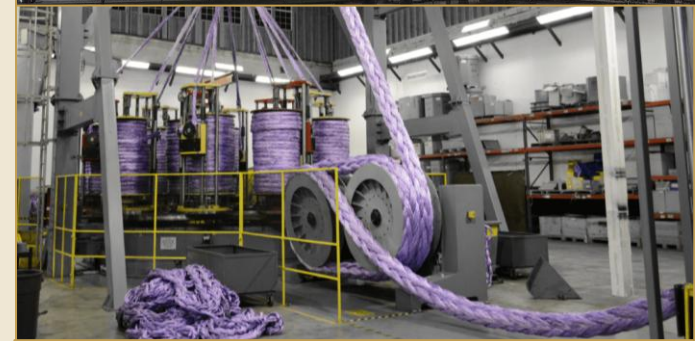
ECONOMIC BENEFITS



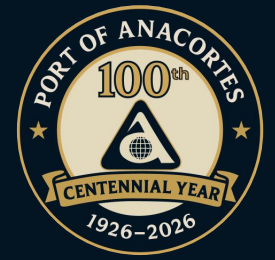
Leasing to a variety of business types, creating significant indirect and induced economies



In financial position for organic growth opportunities through development of existing properties or new acquisition



OVERVIEW



37 Port Leases

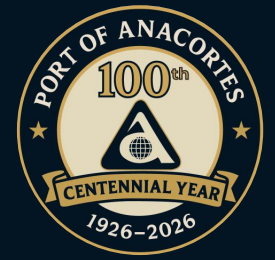
- *Shipbuilding and Repair*
- *Manufacturing*
- *Aviation*
- *Hospitality Industry*
- *Marine Sciences*
- *Education & Workforce Development*
- *Government – State and Federal*

Major Tenants

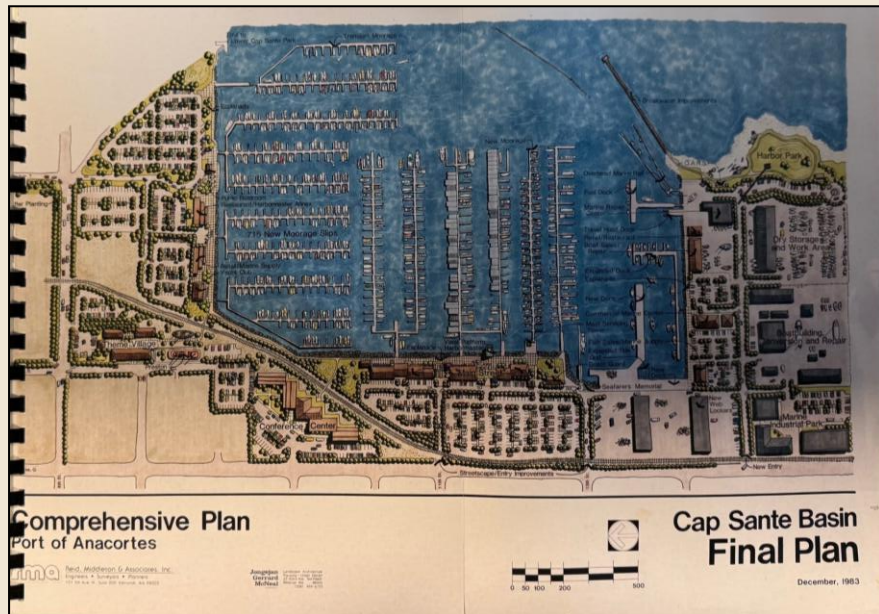
- *Dakota Creek Industries*
- *Washington State Ferries*
- *Transpac Marinas*
- *Cortland International*
- *Rainier Welding*
- *Anthony's*



WEST BASIN REDEVELOPMENT



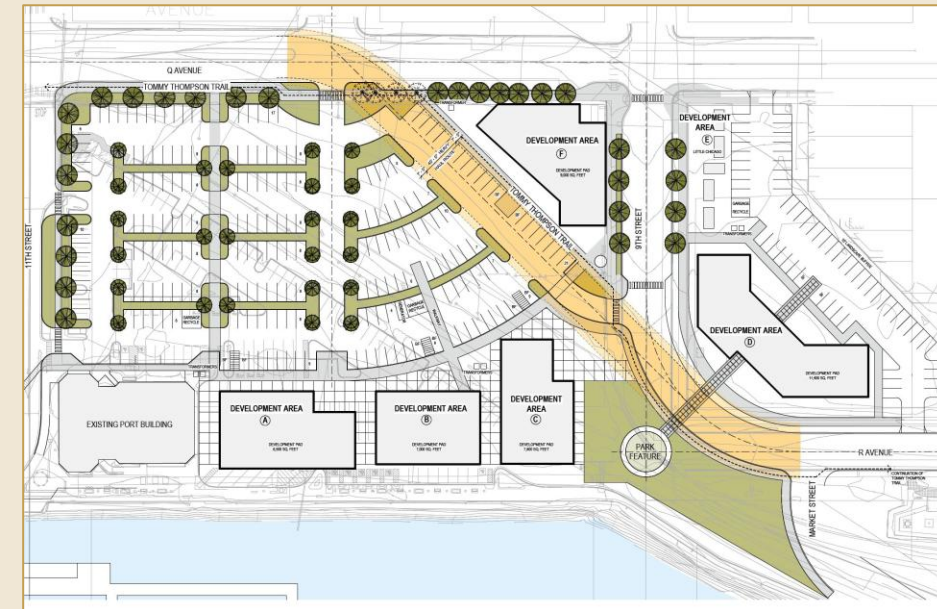
A long-standing vision nearing reality



1983 Port Comprehensive Plan

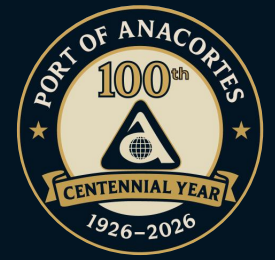


Today



Coming Soon

WEST BASIN REDEVELOPMENT



Objective

- Create 5 Building Pads for specific development
- Additional two port lease spaces
- Formalize and optimize parking
- Create public access to water
- Anchor tenant will be Anacortes Event Facility

Timeline

- Feasibility and Planning – 2022
- Framework Plan Permitting - 2023
- Event Facility Interlocal Agreements – 2024
- Design Team established – 2025
- Final Design, Out to Bid – October 2026
- Construction - 2027



Design and civil at 60% with 90% due at end of summer

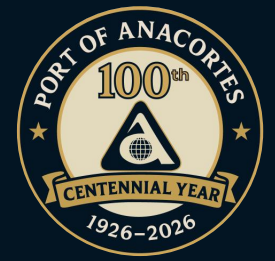
Development RFP's:

Hotel (releasing in June)

2 Restaurant Pads (releasing end of summer)

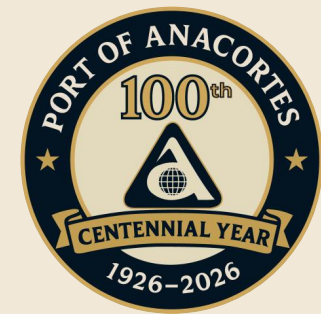
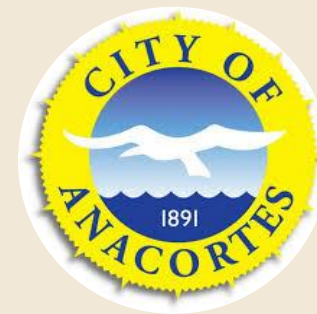
Mixed use building (TBD)

PARTNERSHIP IN ACTION

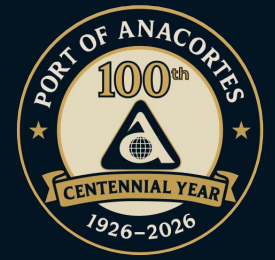


Anacortes Event Facility

- *3 Interlocal Agreements between governments*
- *All design and planning costs split 50/50*
- *City responsible for construction cost of Event Facility*
- *Port responsible for construction cost of public space and surrounding area, as well as two (2) leasing footprints in facility*
- *Port will manage facility and be responsible for Operations and Maintenance costs*



EPA CLEAN PORTS

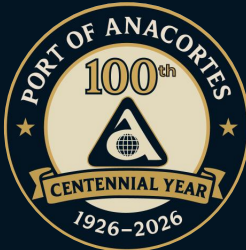


A public private partnership delivering a potential \$74m Working Waterfront Investment

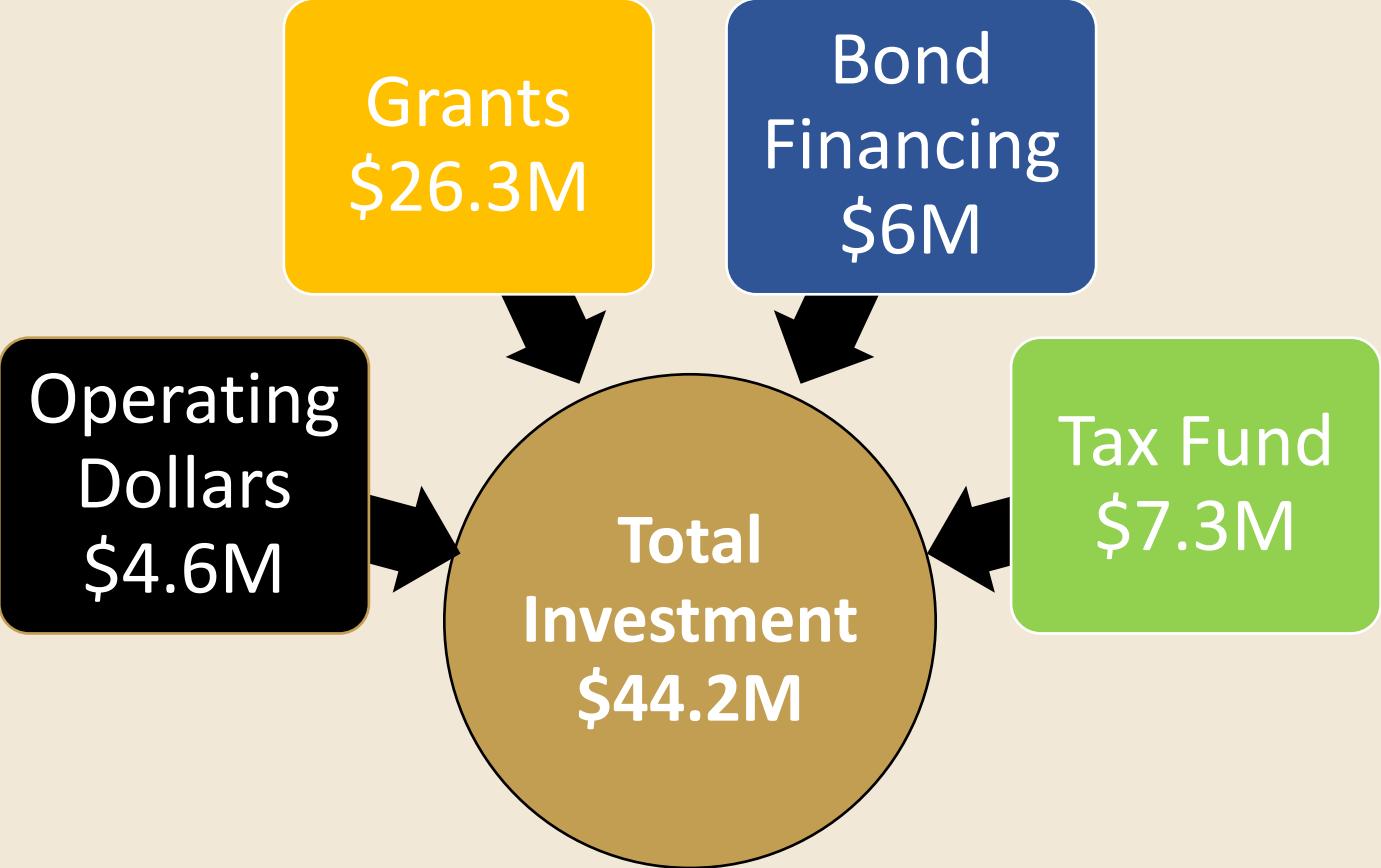
| Port | Stabbert Marine & Industrial | Culbertson Marine Construction | Arrow Launch Services | Island Express Charters | Skyline Marine Center | WSF |
|--------------|------------------------------|--------------------------------|-----------------------|-------------------------|-----------------------|-----------------|
| 5 Forklifts | 2 Vessels | 4 Cranes | 2 Vessels | 3 Vessels | 1 Crane | 5 Tractor Bulls |
| Boom Lift | 1 Travel Lift | 5 Forklifts | | | 3 Forklifts | |
| T Dock Power | 3 Forklifts | 2 Material Handlers | | | | |
| | 2 Boom Lifts | 2 Manlifts | | | | |



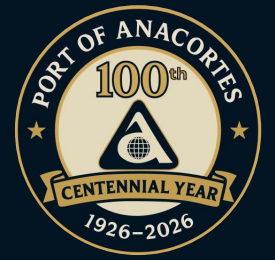
5 YEAR CAPITAL PLANNING



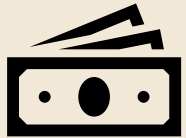
Great Slide Show – how are you going to pay for it?



THREATS



Federal Trade Policy, State Business Climate



Continued inflationary costs of supplies and materials

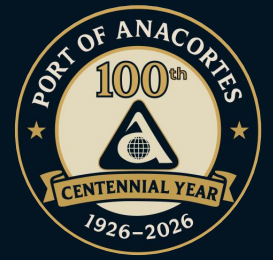


Permitting process and delays



Aging Infrastructure vs. New Opportunities

STRENGTHS



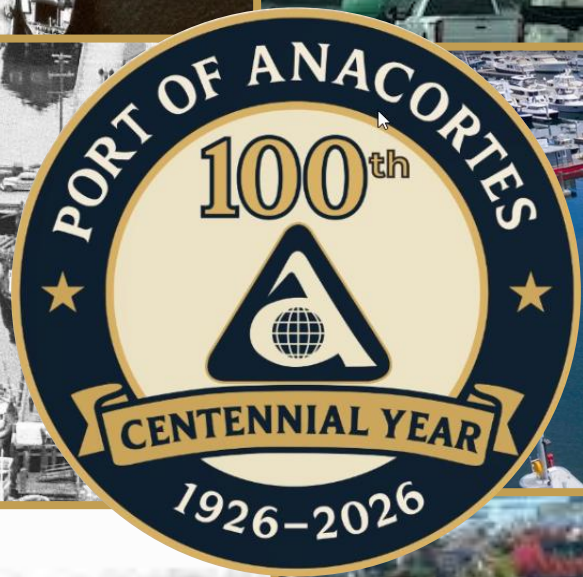
Focused Commission



Focused & service minded staff



Solid financial position



Questions?