



State of the Port 2020

Presented by:

Executive Director – Chris Michalopoulos

State of the Port 2020

Accomplishments / Milestones

- **JARPA submitted to USACOE January 4, 2020. Accepted by Dept. of Ecology.**
- **Growing Vets kicked off their farming program in January.**
- **Salty Acres leased an additional 16,500 square feet to grow specialty Elderberries.**
- **Results for The State Historic Preservation Association/ELNHR grant submitted on November 14th awarded the wharf project \$303,000.00.**
- **Wharf Manager reclassified to seasonal hourly to accommodate need and reduce labor expenses during the off-season.**
- **AMO construction hired to rebuild center infrastructure section of dock.**
- **Forever Ebays Grant awarded for 24 Front St. Roof in the amount of \$8500.00.**
- **Greenbank Farm donation of \$2000 applied to new fence line built by staff only.**

State of the Port 2020

Accomplishments / Milestones

- The PoC declares a State of Emergency and implements a rent deferment program.
- Due to COVID-19, three (3) tenants immediately vacated their leases between April and May.
- Remote working capabilities were launched in March through QNAP Portal, allowing work from anywhere.
- Hollis Lopez claim settled.
- Port joins Island County Economic Recovery Task Force to distribute CARES funding.
- Port received grant through CARES funding via Island County for COVID expenses.
- Pea Patch is at 100% capacity for first time in over 5 years.
- CERB Grant funded Broadband study, Phase 1, completed by task force.
- Solar panels Quit Claim Deeded to PoC. PPA's set up with PSE for revenue generation.
- Line of Credit application processed researched and started.
- By September 1st, two of the three open units were rented. Third rented to Dorcas Young.

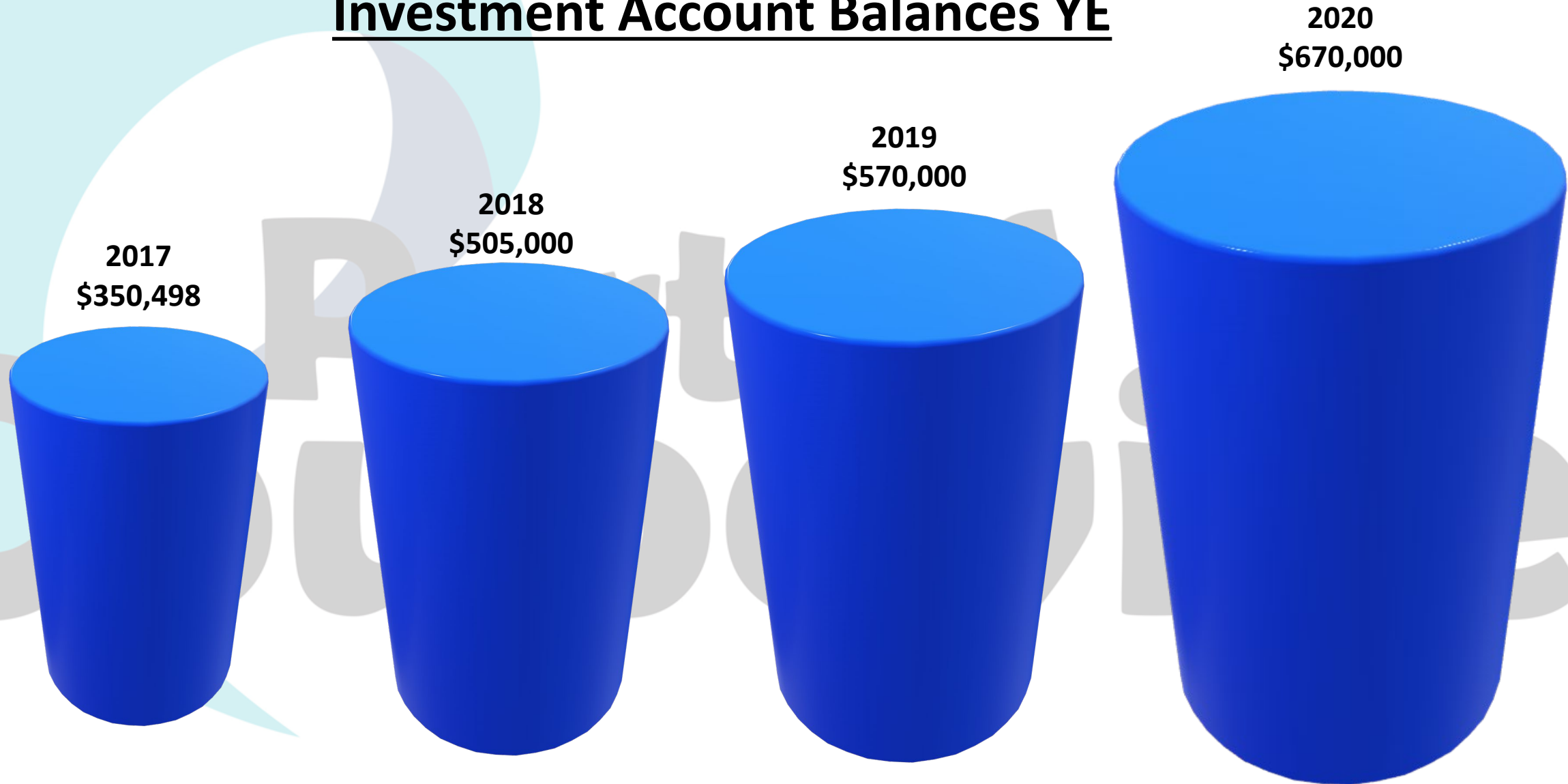
State of the Port 2020

Accomplishments / Milestones

- **Jim Davis House side office prepped and rented for first time.**
- **Wharf lease confirmed with DNR utilizing Captain Whidbey Inn. No back rent pursued at this time.**
- **Approximately 70' of fire suppression pipe burst under the wharf. Complete repair approved by PoC Board of Commissioners.**
- **A pop-up event called Fall Fest was executed by One Willow Farm and Salty Acres Farm on September 19th.**
- **USACOE was prepared to issue pre-approval on Wharf permit pending NMFS.**
- **An abandoned vessel called Platypus was secured to the PoC dock after breaking loose a third time. The PoC completed removal of the vessel through DNR.**
- **Phase 1 of the Wharf entryway project was completed utilizing pressed gravel. Kiosks being rehabilitated with new paint and cedar shingles left over from the 24 Front St project.**
- **The 24 Front St roof project was completed.**
- **Biological Evaluation contracted to MSA for Phase 1 of wharf project.**
- **Kelly LaFave contracted for engineering and project management for wharf project.**
- **Solar lease with Cascade Community Wind was terminated.**

Financial Analysis

Investment Account Balances YE



Grant Procurement

2018 to 2020

Grants Awarded = \$1,423,528

Forever Ebey's – Wharf Roof Stabilization = \$5,000

Forever Ebey's – Wharf Fire Panel Replacement = \$1,550

Forever Ebey's – 24 Front St. Roof Replacement = \$8,100

PSE – GF Inside lighting conversion to LED = \$14,285

RCEDF – GF Pond Dredging = \$40,000

RCEDF - Wharf Roof Stabilization = \$10,000

RCEDF – GF Barn A Metal Roof = \$18,000

RCEDF – Wharf Pile/Cap Phase 1 = \$972,180

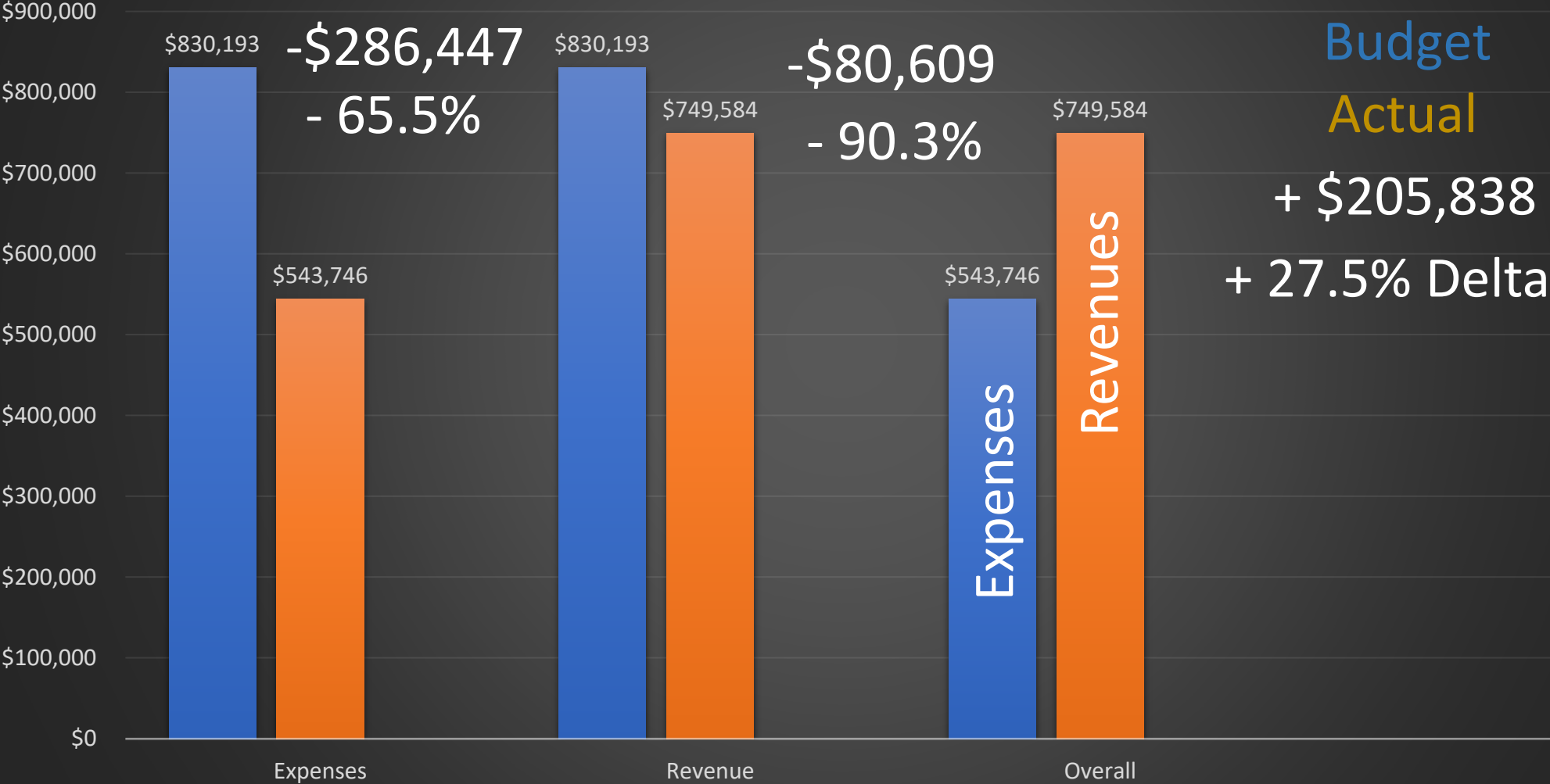
CERB – Broadband Feasibility Study Phase 1 = \$50,000

DAHP – Wharf Roof & Seismic Stabilization = \$303,000

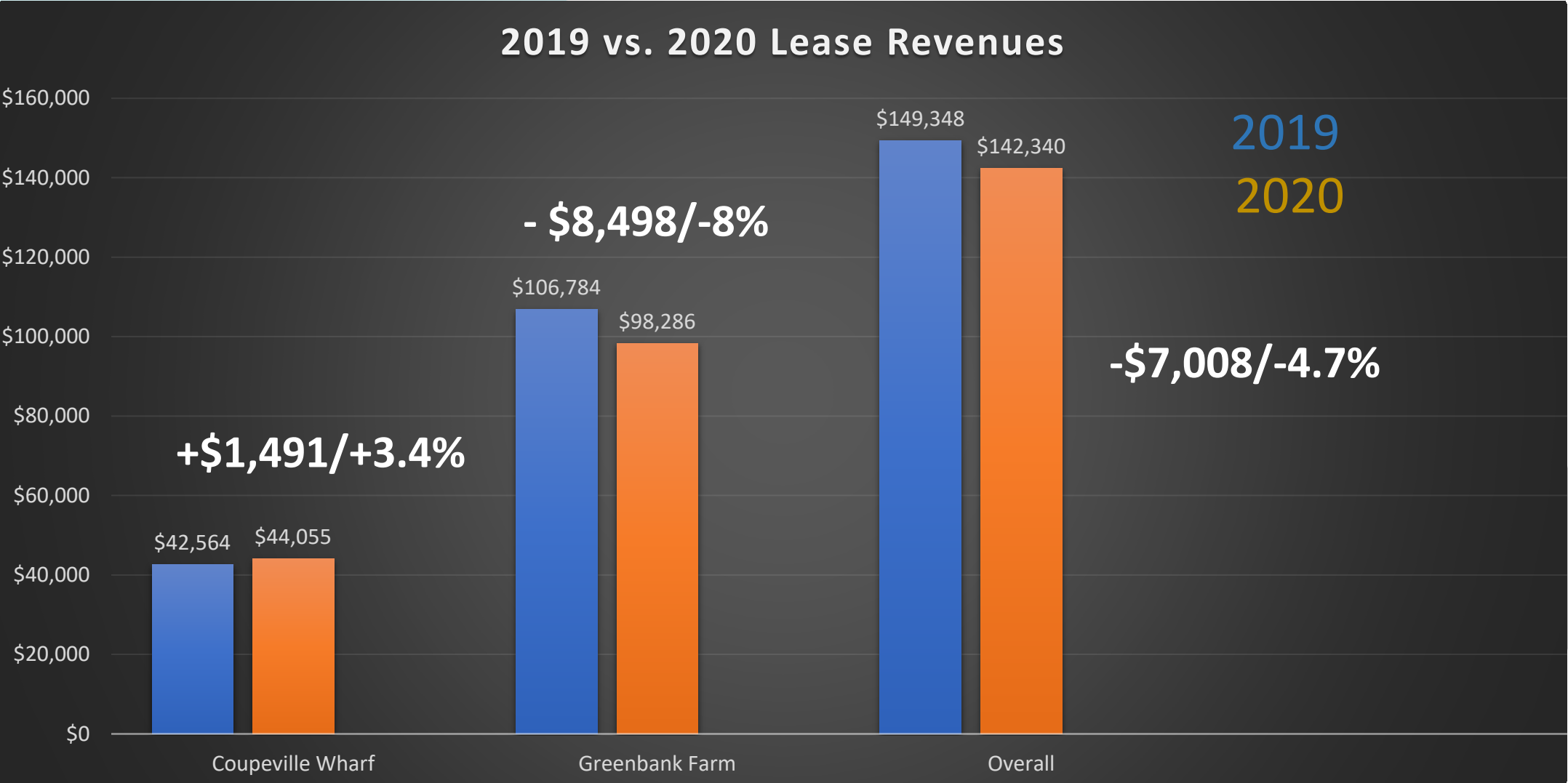
CARES – COVID-19 PPE Port Expenses = \$1,413

Financial Analysis

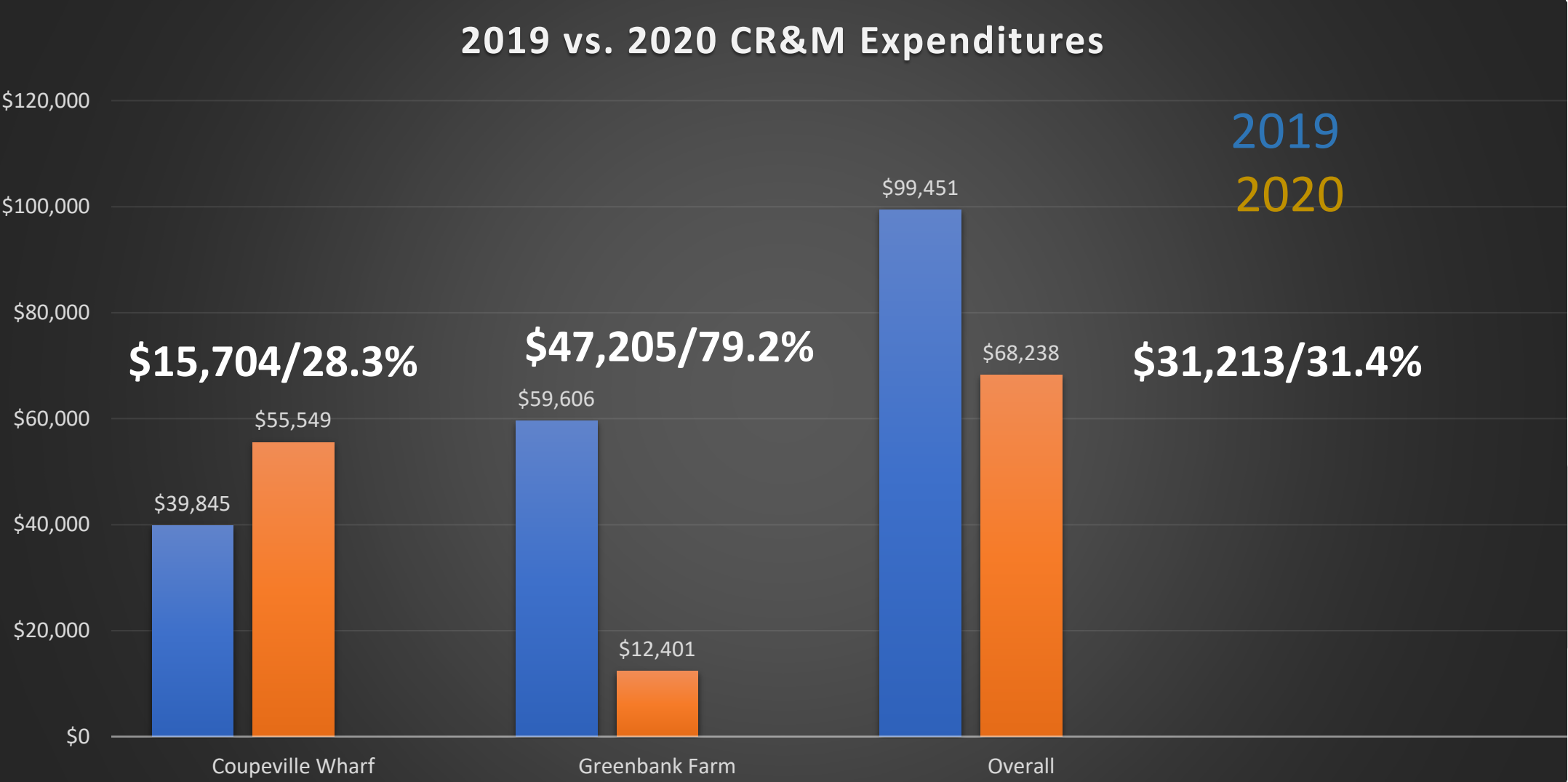
2020 Budget vs. Actual Execution



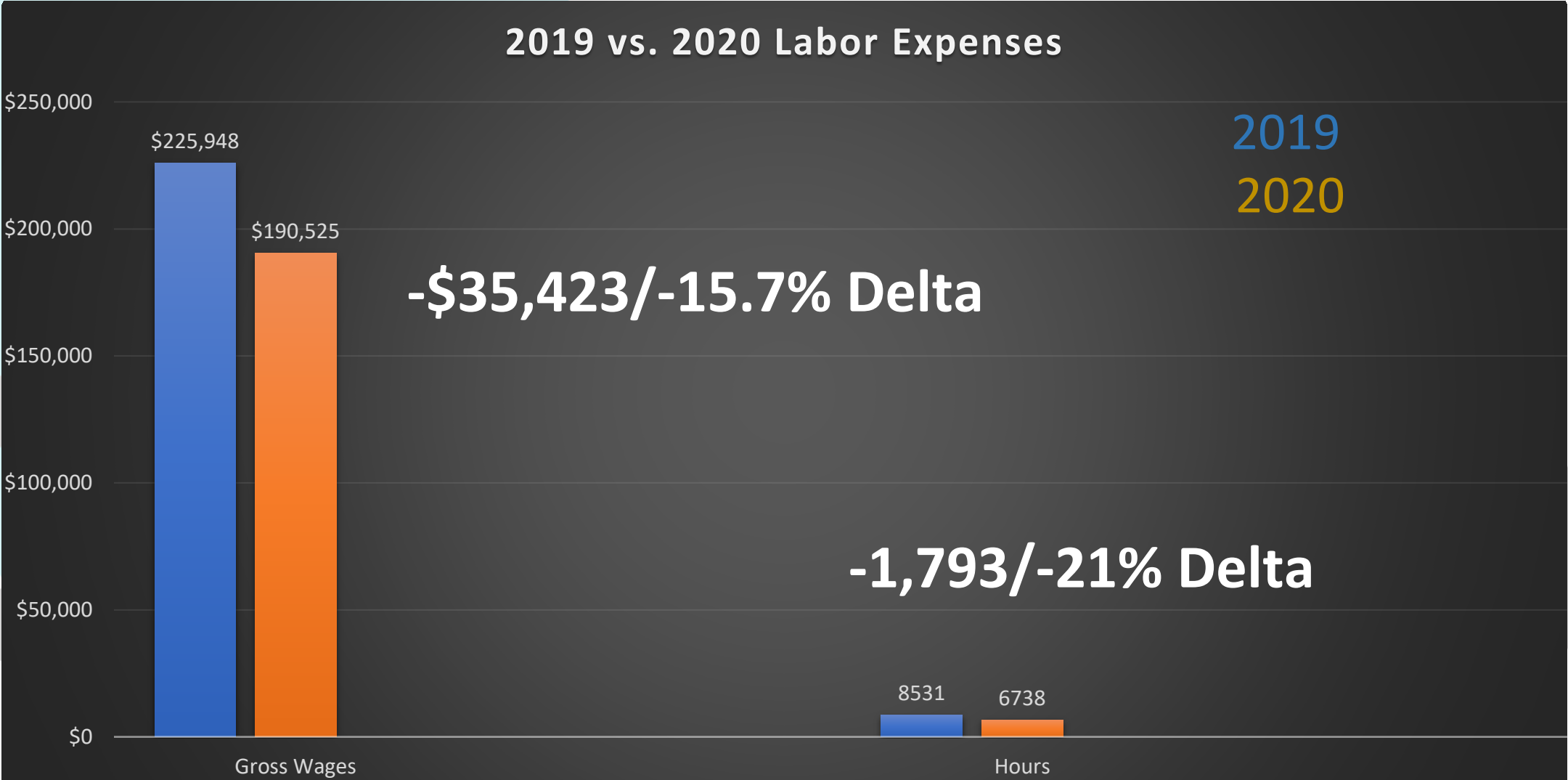
Financial Analysis



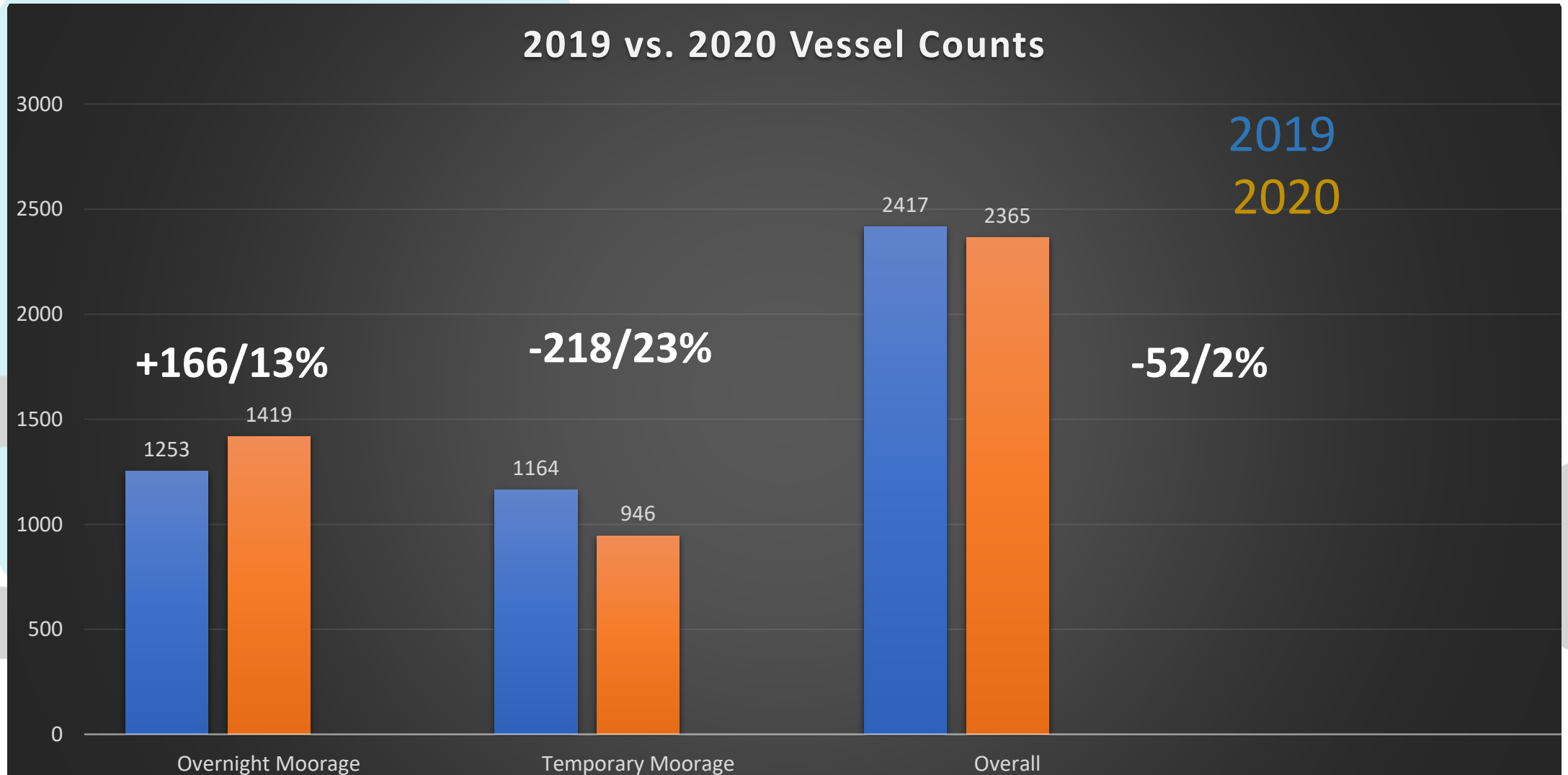
Financial Analysis



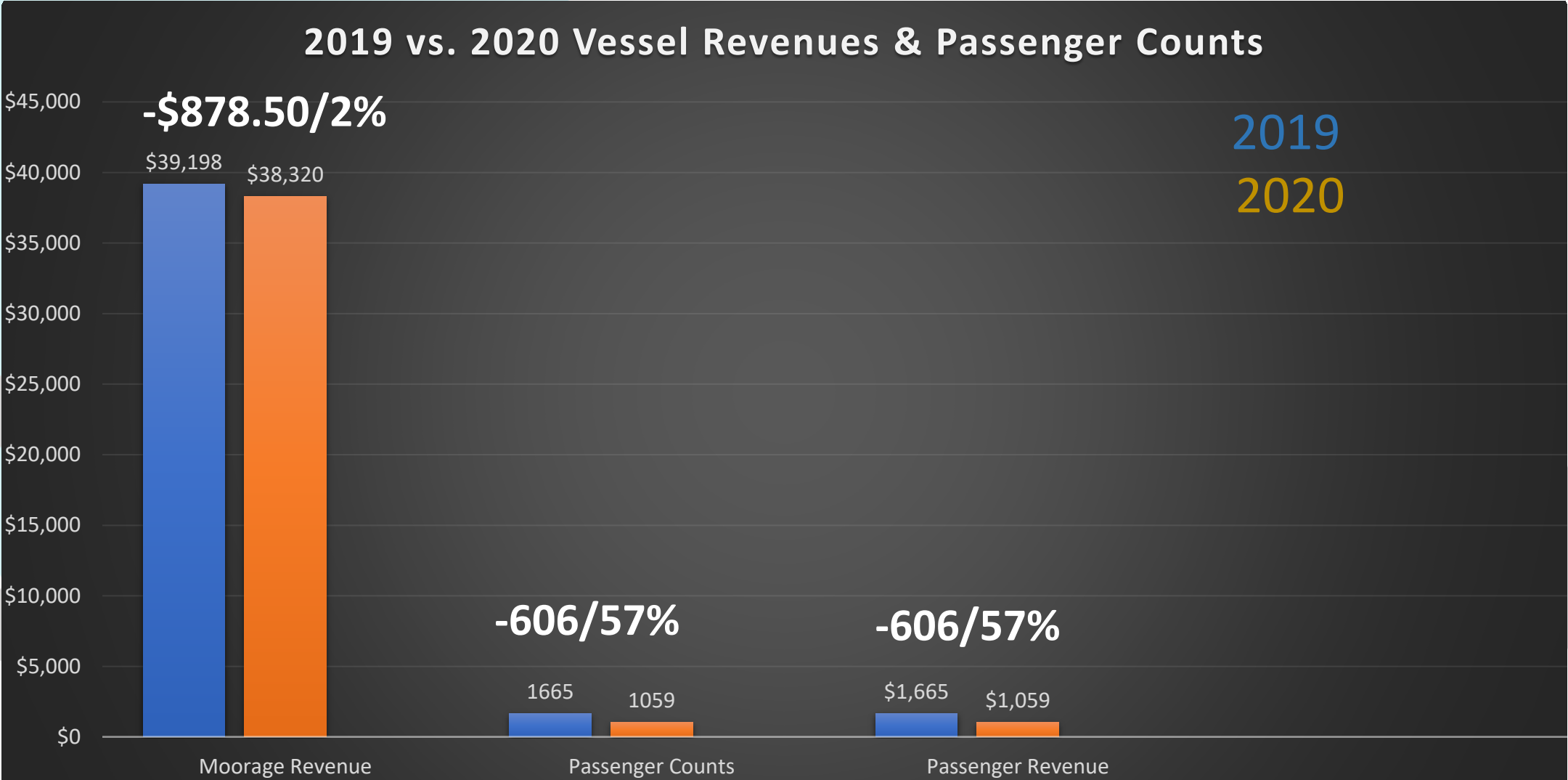
Financial Analysis



Financial Analysis



Financial Analysis





Port of Coupeville

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of Serving You!**