

Port Reserve Discussion

Operational Reserves

- Change from 3 months to 2 months of Operational Expenses

Emergency Reserve

- Change from \$500k to 1 month of Operational Expenses

Capital Reserves

- Manufacturing Companies invest 10% - 20% of operational revenues annually to invest in manufacturing infrastructure
- Keep rates equal or above CPI to maintain operational NOI
- Add capital surcharge to every transaction

Capital IDD Reserves

- IDD 3
2027 vote for 2028 property tax revenue
Keeps levy consistent to the taxpayer

Debt Payoff / General Property Tax Option Discussion

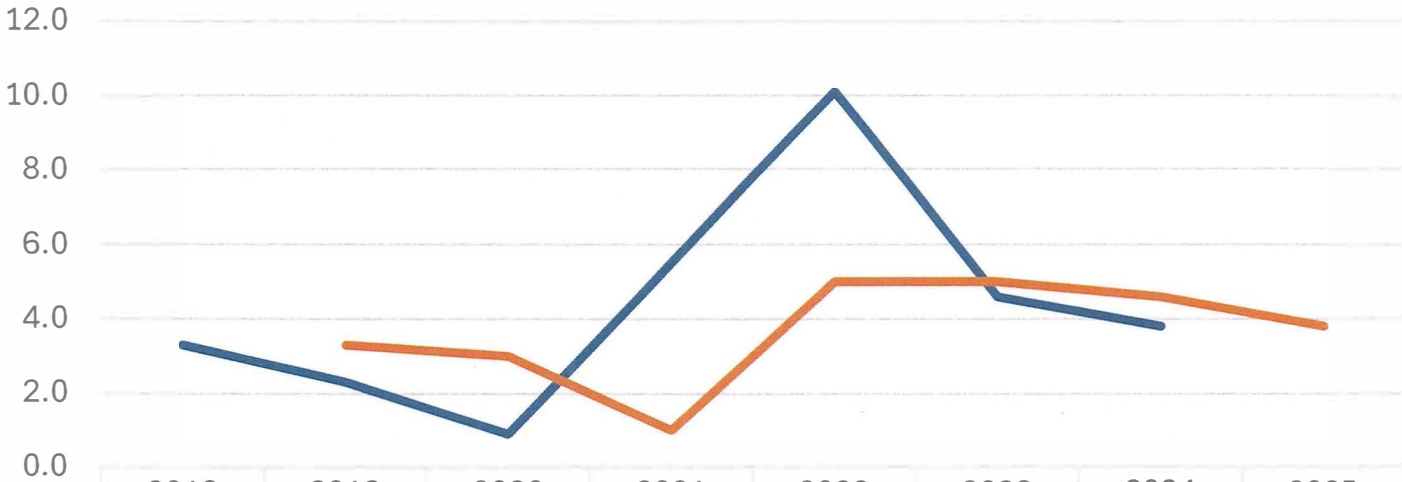
With Debt Payoff, Possible strategic opportunities for public tax money

Use General Property Tax \$\$ left after debt payments

Current = \$1.1 m

- Strategic Investment Fund
 - Criteria
 - Investment in Port Infrastructure
 - Establish ROI (Return on Investment)
 - Performance Criteria
 - Economic Impact
- Property Tax Subsidy to departments with negative NOI
- Target Property Tax \$\$ for future debt payment

Comparison CPI vs Rates & Fees



| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|------------------------|------|------|------|------|------|------|------|------|
| June-June CPI | 3.3 | 2.3 | 0.9 | 5.5 | 10.1 | 4.6 | 3.8 | |
| Rates & Fees Increases | | 3.3 | 3.0 | 1.0 | 5.0 | 5.0 | 4.6 | 3.8 |

— June-June CPI
 — Rates & Fees Increases