

2000 Anchorage Port Road Anchorage, Alaska 99501 907-343-6200 PortOfAlaska@anchorageak.gov PortOfAlaska.com

Anchorage Port Commission Meeting Agenda Date: February 1, 2023 Time: 12pm – 2pm

- I. Call to Order and Roll Call
- II. Pledge of Allegiance
- III. Port Safety Minute (Paul Rotkis)
- IV. Approval of Agenda
- V. Approval of Meeting Minutes from December 14, 2022
- **VI.** Port Director Comments

## VII. Staff Reports:

- A. Operations & Maintenance
- B. Engineering
- C. PAMP
- D. Finance
- E. Security & Business Development
- VIII. Old Business A. Review of Draft Terminal Operators Manual
- IX. Correspondence Received by the Commission
- X. New Business
- XI. Public Comments
- XII. Port Director's Closing Comments
- XIII. Commissioner Comments
- XIV. Meeting Schedule
- XV. Adjourn

## Port of Alaska Budget to YTD Actual Comparison - Unaudited @ 12/31/2022



Budget       Actuals       Target 100%         Cruise Ship Head Tax       -       66,755.00       -         Reimbursed Cost       20,000.00       52,899.49       264%         Dockage       1,110.413.00       1,257,518.63       113%         Wharfage, Bulk Dry       109,709.62       218,045.73       199%         Wharfage, Bulk Uquid       1,893,143.00       3,197,377.00       169%         Wharfage, Bulk Uquid       1,893,143.00       3,197,377.00       169%         Wharfage, Bulk Uquid Debt Service       793,224.00       1,307,811.27       155%         Wharfage, Bulk Uquid Debt Service       4,031,278.00       3,945,833.2       98%         Miscellaneous       233,025.00       118,911.57       51%         Office Rental       40,000.00       44,873.16       112%         Utilities, Water       4,773,000.0       12,289.01       123%         Pipe ROW Fee       231,096.00       464,803.07       159%         Security Fees       1,477,975.00       1,544,522.00       105%         Indu strial Park Lease       4,273,135.00       4,730,515.22       111%         Moreteps tosis Short-Term Int       (6,000.0		2022	2022	2022 Budget vs Actual %	
Cruise Ship Head Tax       -       66,755.00       -         Reimbursed Cost       20,000.00       52,889.49       264%         Dockage       1,110,413.00       1,257,518.63       133%         Wharfage, Bulk Dry       109,709.62       218,045.73       199%         Wharfage, Bulk Liquid       1,893,143.00       3,197,377.00       169%         Wharfage, Bulk Liquid       1,893,143.00       3,197,377.00       169%         Wharfage, Bulk Liquid       1,893,143.00       3,197,377.00       169%         Wharfage, Bulk Liquid       0,000.00       44,873.16       112%         Miracellaneous       233,025.00       118,911.57       51%         Office Rental       40,000.00       44,873.16       112%         Utilities, Water       44,704.00       36,837.63       82%         Crane Rental       56,500.00       13,022.1.74       232%         Pipe ROW Fee       173,000.00       212,289.91       123%         POL Value Yard Fee       294,696.00       464,803.07       159%         Gains & Losse on Investments       100,000.00       (273,124.31       -273%         Cash Pools Short-Term Int       165,		Budget	Actuals	Target 100%	
Reimbursed Cost       20,000.00       52,889.49       264%         Dockage       1,110,413.00       1,257,618.63       113%         Wharfage, Bulk Dry       109,709,62       218,045.73       199%         Wharfage, Bulk Dry       1,893,143.00       3,197,377.00       169%         Wharfage, Bulk Liquid - Debt Service       79,1924.00       1,307,811.27       155%         Wharfage, General Cargo       4,031,278.00       3,945,833.32       98%         Miscelaneous       233,025.00       118,811.57       51%         Office Rental       40,000.00       44,873.16       112%         Utilities, Water       44,704.00       36,637.63       82%         Crane Rental       56,500.00       130,821.74       233%         Pipe ROW Fee       213,025.00       12,289.91       123%         POL Value Yard Fee       291,696.00       464,803.07       159%         Security Fees       1,477,975.00       1,544.552.20       105%         Industrial Park Itease       6,070.00       17,498,247.00       147%         MOA Property Sales       -       21,281.44       -         Total Operating/Non-Operating Revenue:	Revenues				
Dockage       1,110,413.00       1,257,618.63       113%         Wharfage, Bulk Dry       109,709.62       218,045,73       199%         Wharfage, Bulk Liquid       1893,143.00       3,197,377.00       169%         Wharfage, Bulk Liquid       1893,143.00       3,197,377.00       169%         Wharfage, General Cargo       4,031,278.00       3,345,833.32       98%         Miscellaneous       233,025.00       118,911.57       51%         Office Rental       40,000.00       44,873.16       112%         Utilities, Water       44,704.00       36.837.63       82%         Crane Rental       56,500.00       130,821.74       232%         Pipe ROW Fee       173,000.00       212,289.91       123%         POL Value Yard Fee       291,696.00       464,803.07       159%         Security Fees       1477,975.00       1,544,552.20       105%         Industrial Park Lease       4,273,135.00       4,730,515.22       111%         MAR Rental/Storage       697,781.00       279,478.76       40%         Gains & Losses on Investments       100,000.00       17,519,528.24       114%         NOA Property Sales	Cruise Ship Head Tax	-	66,755.00	-	
Wharfage, Bulk Dry       109,709.62       215,045.73       199%         Wharfage, Bulk Dry - Debt Service       62,319.38       123,681.79       198%         Wharfage, Bulk Liquid       1,893,143.00       3,197,377.00       169%         Wharfage, Bulk Liquid       1,893,143.00       3,197,377.00       169%         Wharfage, Bulk Liquid       1,893,143.00       3,197,377.00       169%         Wharfage, Bulk Liquid       233,025.00       1,89,11.57       51%         Miscellaneous       233,025.00       148,911.57       51%         Office Rental       40,000.00       44,873.16       112%         Villilles, Water       44,704.00       38,837.63       82%         Crane Rental       56,500.00       130,821.74       232%         Pipe ROW Fee       231,696.00       464,803.07       159%         Security Fees       1,477,975.00       1,544,552.20       105%         Industrial Park Lease       1,677,975.00       279,478.76       40%         Gains & Losses on Investments       100,000.00       (273,212.43)       -273%         Cash Pools Short-Term Int <b>Expenses</b> -       21,281.24       -	Reimbursed Cost	20,000.00	52,889.49	264%	
Wharfage, Bulk Dry - Debt Service       62,319.38       123,681.79       198%         Wharfage, Bulk Liquid       1,893,143.00       3,197,377.00       169%         Wharfage, Bulk Liquid       0.803,1278.00       3,307.811.27       165%         Wharfage, General Cargo       4,031,278.00       3,945,833.32       98%         Miscellaneous       233,025.00       118,911.57       51%         Office Rental       40,000.00       44,873.16       112%         Utilities, Water       44,704.00       36,837.63       82%         Crane Rental       56,500.00       130,821.74       232%         Pipe ROW Fee       173,000.00       212,289.91       123%         POL Value Yard Fee       291,696.00       464,803.07       159%         Security Fees       1,477,975.00       1,544,552.20       105%         Industrial Park Lease       4,273,135.00       4,730,515.22       111%         Ind Park Rental/Storage       697,781.00       279,478.76       40%         Gains & Losses on Investments       100,000.00       17,498,474.00       114%         MOA Property Sales       -       21,281.24       -         Total Opera	Dockage	1,110,413.00	1,257,618.63	113%	
Wharfage, Bulk Liquid       1,893,143.00       3,197,377.00       169%         Wharfage, Bunk Liquid       1,893,143.00       3,197,377.00       169%         Wharfage, Beneral Cargo       4,031,278.00       3,045,833.22       98%         Miscellaneous       233,025.00       118,911.57       51%         Office Rental       40,000.00       44,873.16       112%         Uiltities, Water       44,704.00       36,837.63       82%         Crane Rental       56,500.00       130,821.74       223%         Pipe ROW Fee       213,696.00       444,803.07       159%         Security Fees       1,477,975.00       1,544,552.20       105%         Industrial Park Lease       4,273,135.00       4,730,515.22       115%         MOA Property Seas       100,000.00       (273,212.43)       -273%         Cash Pools Short-Term Int       6(0,000.00)       38,363.94       739%         NoA Property Sales       -       21,281.24       114%         WESA & Dividend payments       2,305,524.00       2,602,308.24       89%         Nor-Labor       7,293,289.00       7,122,181.87       98%         VietSA & Dividend payments <td>Wharfage, Bulk Dry</td> <td>109,709.62</td> <td>218,045.73</td> <td>199%</td>	Wharfage, Bulk Dry	109,709.62	218,045.73	199%	
Wharfage Bulk Liquid - Debt Service       791,924.00       1,307,811.27       165%         Wharfage, General Cargo       4,031,278.00       3,945,833.32       98%         Miscellaneous       233,025.00       118,911.57       51%         Office Rental       40,000.00       44,873.16       112%         Utilities, Water       44,704.00       36,837.63       82%         Crane Rental       56,500.00       130.821.74       2223%         Pipe ROW Fee       173,000.00       212,289.91       123%         POL Value Yard Fee       291,696.00       464,803.07       159%         Security Fees       1,477,975.00       1,544,552.20       105%         Industrial Park Lease       4,273,135.00       4,730,515.22       111%         Industrial Park Lease       100,000.00       (273,212.43)       -273%         Cash Pools Short-Term Int       (6,000.00)       38,363.94       739%         Total Operating/Non-Operating Revenue:       15,400,603.00       17,498,247.00       114%         NOA-Property Sales       -       21,281.24       -       12,281.87         Personnel Services       Seneral (PIEP Litigation)       1,617,462.00       <	Wharfage, Bulk Dry - Debt Service	62,319.38	123,681.79	198%	
Wharfage, General Cargo     4,031,278.00     3,945,833.32     98%       Miscellaneous     233,025.00     118,911.57     51%       Office Rental     40,000.00     44,873.16     112%       Utilities, Water     44,704.00     36,837.63     82%       Crane Rental     56,500.00     130,821.74     232%       Pipe ROW Fee     173,000.00     212,289.91     123%       POL Value Yard Fee     291,696.00     464,803.07     159%       Security Fees     1,477,975.00     1,544,552.20     105%       Industrial Park Lease     4,273,135.00     4,730,515.22     111%       Industrial Park Lease     100,000.00     273,243.67     40%       Gains & Losses on Investments     100,000.00     273,212.43     -273%       Cash Pools Short-Term Int     (6,000.00)     38,363.94     739%       MOA Property Sales     -     21,281.24     -       Total Revenue (Operating NonOperating Expenses:     7,293,289.00     7,122,181.87     98%       Non-Labor     1,617,462.00     296,582.08     18%       MESA & Dividend payments     2,126,920.00     2,126,920.00     100%	Wharfage, Bulk Liquid	1,893,143.00	3,197,377.00	169%	
Miscellaneous     233,025.00     118,911.57     51%       Office Rental     40,000.00     44,873.16     112%       Utilities, Water     40,000.00     30,821.74     232%       Crane Rental     56,500.00     130,821.74     233%       Pipe ROW Fee     173,000.00     212,289.91     123%       POL Value Yard Fee     291,666.00     464,803.07     159%       Security Fees     1,477,975.00     1,544,552.20     105%       Industrial Park Lease     4,273,135.00     4,730,515.22     111%       Ind Park Rental/Storage     697,781.00     273,478.76     40%       Gains & Losses on Investments     100,000.00     (273,212.43)     -273%       Cash Pools Short-Term Int     105,400,603.00     17,749,8247.00     114%       Expenses       Personnel Services     2,933,524.00     2,602,308.24     89%       Non-Labor     1,617,462.00     296,582.08     18%       MESA & Dividend payments     2,126,920.00     2,126,920.00     100%       Depreciation and Amortization     7,937,791.00     7,937,791.00     100%       Charges from Depts (IGC)     1,426,255.00 <td>Wharfage Bulk Liquid - Debt Service</td> <td>791,924.00</td> <td>1,307,811.27</td> <td>165%</td>	Wharfage Bulk Liquid - Debt Service	791,924.00	1,307,811.27	165%	
Office Rental       40,000.00       44,873.16       112%         Utilities, Water       44,704.00       36,887.63       82%         Crane Rental       56,500.00       130,821.74       232%         Pipe ROW Fee       173,000.00       212,289.91       123%         POL Value Yard Fee       291,696.00       464,803.07       159%         Security Fees       1,477,975.00       1,544,552.20       105%         Industrial Park Lease       4,273,15.00       279,478.76       40%         Gains & Losses on Investments       100,000.00       (273,212.43)       -273%         Cash Pools Short-Term Int       (6,000.00)       38,363.94       739%         MOA Property Sales       -       21,281.24       114%         MOA Property Sales       -       21,281.24       114%         Fersonnel Services       2,933,524.00       2,602,308.24       89%         Non-Labor       Total Operating Expenses:       7,293,289.00       7,122,181.87       98%         Legal Services - General (PIEP Litigation)       1,617,462.00       296,582.08       18%         MESA & Dividend payments       2,126,220.00       100%       7,937,791.00	Wharfage, General Cargo	4,031,278.00	3,945,833.32	98%	
Utilities, Water       1,47,704.00       36,837.63       82%         Crane Rental       56,500.00       130,821.74       232%         Pipe ROW Fee       173,000.00       212,289.91       123%         Pipe ROW Fee       291,696.00       464,803.07       159%         Security Fees       1,477,975.00       1,544,552.20       105%         Industrial Park Lease       4,273,135.00       4,730,515.22       111%         Industrial Park Lease       697,781.00       273,9478.76       40%         Gains & Losses on Investments       100,000.00       (273,212.43)       -273%         Cash Pools Short-Term Int       (6,000.00)       38,363.94       739%         Total Operating/Non-Operating Revenue:       15,400,603.00       17,519,528.24       114%         Expenses         Personnel Services       2,933,524.00       2,602,308.24       89%         Non-Labor       -       7,293,289.00       7,122,181.87       98%         Legal Services - General (PIEP Litigation)       1,617,462.00       296,582.08       18%         MESA & Dividend payments       2,126,920.00       2,126,920.00       100%         T	Miscellaneous	233,025.00	118,911.57	51%	
Crane Rental       56,500.00       130,821.74       232%         Pipe ROW Fee       173,000.00       212,289.91       123%         POL Value Yard Fee       291,696.00       464,803.07       159%         Security Fees       1,477,975.00       1,544,552.20       105%         Industrial Park Lease       4,273,135.00       4,730,515.22       111%         Industrial Park Lease       697,781.00       279,478.76       40%         Gains & Losses on Investments       100,000.00       (273,212.43)       -273%         Cash Pools Short-Term Int       (6,000.00)       38,363.94       739%         Total Operating/Non-Operating Revenue:       15,400,603.00       17,498,247.00       114%         MOA Property Sales       -       21,281.24       -         Total Operating/Non-Operating:       15,400,603.00       17,519,528.24       114%         MOA Property Sales       2,933,524.00       2,602,308.24       89%         Non-Labor       -       7,293,289.00       7,122,181.87       98%         Legal Services - General (PIEP Litigation)       1,617,462.00       296,582.08       18%         MESA & Dividend payments       2,126,520.00       2,	Office Rental	40,000.00	44,873.16	112%	
Pipe ROW Fee     173,000.00     212,289,91     123%       POL Value Yard Fee     291,696.00     464,803.07     159%       Security Fees     1,477,975.00     1,544,552.20     105%       Industrial Park Lease     4,273,135.00     4,730,515.22     111%       Ind Park Rental/Storage     697,781.00     279,478.76     40%       Gains & Losses on Investments     100,000.00     (273,212.43)     -273%       Cash Pools Short-Term Int     (6,000.00)     38,363.94     739%       MOA Property Sales     -     21,281.24     114%       MOA Property Sales     -     21,281.24     114%       Fersonnel Services       Non-Labor     2,933,524.00     2,602,308.24     89%       Non-Labor     4,359,765.00     4,519,873.63     104%       MESA & Dividend payments     2,126,920.00     2,126,920.00     100%       Depreciation and Amortization     7,937,791.00     7,937,791.00     100%       Total Operating Expenses:     1,426,255.00     1,426,255.00     100%       Call Operating Colspan= 200.00     100%       Depreciation and Amortization     7,937,791.00	Utilities, Water	44,704.00	36,837.63	82%	
POL Value Yard Fee     291,696.00     464,803.07     159%       Security Fees     1,477,975.00     1,544,552.20     105%       Industrial Park Lease     4,273,350.00     4,730,515.22     111%       Ind Park Rental/Storage     697,781.00     279,478.76     40%       Gains & Losses on Investments     100,000.00     (273,212.43)     -273%       Cash Pools Short-Term Int     (6,000.00)     38,363.94     739%       MOA Property Sales     -     -     21,281.24       Total Operating/Non-Operating Revenue:     15,400,603.00     17,519,528.24     114%       MOA Property Sales     -     21,281.24     114%       Expenses       Personnel Services     2,933,524.00     2,602,308.24     89%       Non-Labor     -     21,221,81.87     98%       Legal Services - General (PIEP Litigation)     1,617,462.00     296,582.08     18%       MESA & Dividend payments     2,126,920.00     100%     26,675,000.00     3,113,399.53     116%       Depreciation and Amortization     7,937,791.00     7,937,791.00     100%     24,6255.00     100%       Charges from Depts (IGC)     1,426,	Crane Rental	56,500.00	130,821.74	232%	
Security Fees       1,477,975.00       1,544,552.20       105%         Industrial Park Lease       4,273,135.00       4,730,515.22       111%         Ind Park Rental/Storage       697,781.00       279,478.76       40%         Gains & Losses on Investments       100,000.00       (273,212.43)       -273%         Cash Pools Short-Term Int       (6,000.00)       38,363.94       739%         Total Operating/Non-Operating Revenue:       15,400,603.00       17,498,247.00       114%         MOA Property Sales       -       21,281.24       -         Total Revenue (Operating/NonOperating):       15,400,603.00       17,519,528.24       114%         Expenses       2,933,524.00       2,602,308.24       89%         Non-Labor       4,359,765.00       4,519,873.63       104%         MESA & Dividend payments       2,126,920.00       2,126,920.00       100%         Debt Service       2,675,000.00       3,113,399.53       116%         Depreciation and Amortization       7,937,791.00       7,937,791.00       100%         Charges from Depts (IGC)       1,426,255.00       1,426,255.00       100%         Total Operating Expenses:       23,076,717.00	Pipe ROW Fee	173,000.00	212,289.91	123%	
Industrial Park Lease     4,273,135.00     4,730,515.22     111%       Ind Park Rental/Storage     697,781.00     279,478.76     40%       Gains & Losses on Investments     100,000.00     (273,212.43)     -273%       Cash Pools Short-Term Int     (6,000.00)     38,363.94     739%       MOA Property Sales     -     21,281.24     114%       MOA Property Sales     -     21,281.24     114%       Total Revenue (Operating/NonOperating):     15,400,603.00     17,519,528.24     114%       MOA Property Sales     -     21,281.24     114%       Total Revenue (Operating/NonOperating):       Total Operating Expenses:       Personnel Services     2,933,524.00     2,602,308.24     89%       Non-Labor     4,359,765.00     4,519,873.63     104%       MESA & Dividend payments     2,126,920.00     2,126,920.00     100%       Debt Service     2,675,000.00     3,113,399.53     116%       Depreciation and Amortization     7,937,791.00     7,937,791.00     100%       Total Non-Operating Expenses:     23,076,717.00     22,023,129.48     95%       *Net Income:	POL Value Yard Fee	291,696.00	464,803.07	159%	
Ind Park Rental/Storage     697,781.00     279,478.76     40%       Gains & Losses on Investments     100,000.00     (273,212.43)     -273%       Cash Pools Short-Term Int     (6,000.00)     38,363.94     739%       Total Operating/Non-Operating Revenue:     15,400,603.00     17,498,247.00     114%       MOA Property Sales     -     21,281.24     114%       Total Revenue (Operating/NonOperating):     15,400,603.00     17,519,528.24     114%       Expenses       Personnel Services     2,933,524.00     2,602,308.24     89%       Non-Labor     4,359,765.00     4,519,873.63     104%       MESA & Dividend payments     2,126,920.00     2,126,920.00     100%       Debt Service     2,675,000.00     3,113,399.53     116%       Depreciation and Amortization     7,937,791.00     7,937,791.00     100%       Charges from Depts (IGC)     1,426,255.00     1,426,255.00     1,00%       Total Operating/Non-Operating Expenses:     23,076,717.00     22,023,129.48     95%       *Net Income:     (4,503,601.24)       Depreciation - Non Cash Item (Add back):     7,937,791.00     7,937,791.00 <td>Security Fees</td> <td>1,477,975.00</td> <td>1,544,552.20</td> <td>105%</td>	Security Fees	1,477,975.00	1,544,552.20	105%	
Gains & Losses on Investments       100,000.00       (273,212.43)       -273%         Cash Pools Short-Term Int       (6,000.00)       38,363.94       739%         MOA Property Sales       -       21,281.24       114%         MOA Property Sales       -       21,281.24       114%         Total Revenue (Operating/NonOperating):       15,400,603.00       17,498,247.00       114%         Expenses       -       21,281.24       114%         Total Revenue (Operating/NonOperating):       15,400,603.00       17,519,528.24       114%         Expenses         Personnel Services       2,933,524.00       2,602,308.24       89%         Non-Labor       4,359,765.00       4,519,873.63       104%         MESA & Dividend payments       2,126,920.00       2,126,920.00       100%         Debt Service       2,675,000.00       3,113,399.53       116%         Depreciation and Amortization       7,937,791.00       100%       100%         Charges from Depts (IGC)       1,426,255.00       1,426,255.00       1,426,255.00       1,426,255.00       1,426,255.00       1,426,255.00       1,426,255.00       1,426,255.00       1,426,255.00 <td< td=""><td>Industrial Park Lease</td><td>4,273,135.00</td><td>4,730,515.22</td><td>111%</td></td<>	Industrial Park Lease	4,273,135.00	4,730,515.22	111%	
Cash Pools Short-Term Int       (6,000.00)       38,363.94       739%         Total Operating/Non-Operating Revenue:       15,400,603.00       17,498,247.00       114%         MOA Property Sales       -       21,281.24       -         Total Revenue (Operating/NonOperating):       15,400,603.00       17,519,528.24       114%         Expenses         Personnel Services       2,933,524.00       2,602,308.24       89%         Non-Labor       4,359,765.00       4,519,873.63       104%         MESA & Dividend payments       2,126,920.00       2,126,920.00       100%         Depreciation and Amortization       7,937,791.00       7,937,791.00       100%         Total Operating Expenses:       14,357,173.00       13,474,692.61       94%         Charges from Depts (IGC)       1,426,255.00       1,426,255.00       100%         Total Operating/Non-Operating Expenses:       23,076,717.00       22,023,129.48       95%         *Net Income:       (4,503,601.24)         Depreciation - Non Cash Item (Add back):       7,937,791.00       7,937,791.00	Ind Park Rental/Storage	697,781.00	279,478.76	40%	
Total Operating/Non-Operating Revenue:       15,400,603.00       17,498,247.00       114%         MOA Property Sales       -       21,281.24       114%         Expenses       -       21,281.24       114%         MOA Property Sales       -       21,281.24       114%         Expenses       -       21,281.24       114%         Expenses       -       21,281.24       114%         Expenses       -       21,281.24       114%         MOA Property Sales       2,933,524.00       2,602,308.24       89%         Non-Labor       4,359,765.00       4,519,873.63       104%         MESA & Dividend payments       2,126,920.00       2,126,920.00       100%         Debt Service       2,675,000.00       3,113,399.53       116%         Depreciation and Amortization       7,937,791.00       7,937,791.00       100%         Charges from Depts (IGC)       1,426,255.00       1,426,255.00       100%         Total Operating/Non-Operating Expenses:       23,076,717.00       22,023,129.48       95%         *Net Income:       (4,503,601.24)         Depreciation - Non Cash Item (Add back):       7,937,791.00       <	Gains & Losses on Investments	100,000.00	(273,212.43)	-273%	
MOA Property Sales       -       21,281.24         Total Revenue (Operating/NonOperating):       15,400,603.00       17,519,528.24       114%         Expenses       2,933,524.00       2,602,308.24       89%         Non-Labor       4,359,765.00       4,519,873.63       104%         Total Operating Expenses:       7,293,289.00       7,122,181.87       98%         Legal Services - General (PIEP Litigation)       1,617,462.00       296,582.08       18%         MESA & Dividend payments       2,126,920.00       2,126,920.00       100%         Debt Service       2,675,000.00       3,113,399.53       116%         Depreciation and Amortization       7,937,791.00       7,937,791.00       100%         Charges from Depts (IGC)       1,426,255.00       1,426,255.00       100%         Total Operating Expenses:       23,076,717.00       22,023,129.48       95%         *Net Income:       (4,503,601.24)         Depreciation - Non Cash Item (Add back):       7,937,791.00       7,937,791.00	Cash Pools Short-Term Int	(6,000.00)	38,363.94	739%	
Total Revenue (Operating/NonOperating):       15,400,603.00       17,519,528.24       114%         Expenses       2,933,524.00       2,602,308.24       89%         Non-Labor       4,359,765.00       4,519,873.63       104%         Total Operating Expenses:       7,293,289.00       7,122,181.87       98%         Legal Services - General (PIEP Litigation)       1,617,462.00       296,582.08       18%         MESA & Dividend payments       2,126,920.00       2,126,920.00       100%         Debt Service       2,675,000.00       3,113,399.53       116%         Depreciation and Amortization       7,937,791.00       7,937,791.00       100%         Charges from Depts (IGC)       1,426,255.00       1,426,255.00       100%         Total Operating/Non-Operating Expenses:       23,076,717.00       22,023,129.48       95%         *Net Income:       (4,503,601.24)         Depreciation - Non Cash Item (Add back):       7,937,791.00       7,937,791.00	Total Operating/Non-Operating Revenue:	15,400,603.00	17,498,247.00	114%	
Expenses         Personnel Services       2,933,524.00       2,602,308.24       89%         Non-Labor       4,359,765.00       4,519,873.63       104%         Total Operating Expenses:       7,293,289.00       7,122,181.87       98%         Legal Services - General (PIEP Litigation)       1,617,462.00       296,582.08       18%         MESA & Dividend payments       2,126,920.00       2,126,920.00       100%         Debt Service       2,675,000.00       3,113,399.53       116%         Depreciation and Amortization       7,937,791.00       7,937,791.00       100%         Charges from Depts (IGC)       1,426,255.00       1,426,255.00       100%         Total Operating Expenses:       23,076,717.00       22,023,129.48       95%         *Net Income:       (4,503,601.24)         Depreciation - Non Cash Item (Add back):       7,937,791.00       7,937,791.00	MOA Property Sales	-	21,281.24		
Personnel Services       2,933,524.00       2,602,308.24       89%         Non-Labor       4,359,765.00       4,519,873.63       104%         Total Operating Expenses:       7,293,289.00       7,122,181.87       98%         Legal Services - General (PIEP Litigation)       1,617,462.00       296,582.08       18%         MESA & Dividend payments       2,126,920.00       2,126,920.00       100%         Debt Service       2,675,000.00       3,113,399.53       116%         Depreciation and Amortization       7,937,791.00       7,937,791.00       100%         Charges from Depts (IGC)       1,426,255.00       1,426,255.00       100%         Total Operating Expenses:       23,076,717.00       22,023,129.48       95%         *Net Income:       (4,503,601.24)         Depreciation - Non Cash Item (Add back):       7,937,791.00       7,937,791.00	Total Revenue (Operating/NonOperating):	15,400,603.00	17,519,528.24	114%	
Non-Labor       4,359,765.00       4,519,873.63       104%         Total Operating Expenses:       7,293,289.00       7,122,181.87       98%         Legal Services - General (PIEP Litigation)       1,617,462.00       296,582.08       18%         MESA & Dividend payments       2,126,920.00       2,000       100%         Debt Service       2,675,000.00       3,113,399.53       116%         Depreciation and Amortization       7,937,791.00       7,937,791.00       100%         Charges from Depts (IGC)       1,426,255.00       1,426,255.00       100%         Total Operating Expenses:       23,076,717.00       22,023,129.48       95%         *Net Income:         Depreciation - Non Cash Item (Add back):       7,937,791.00       7,937,791.00	Expenses				
Total Operating Expenses:       7,293,289.00       7,122,181.87       98%         Legal Services - General (PIEP Litigation)       1,617,462.00       296,582.08       18%         MESA & Dividend payments       2,126,920.00       2,126,920.00       100%         Debt Service       2,675,000.00       3,113,399.53       116%         Depreciation and Amortization       7,937,791.00       7,937,791.00       100%         Total Non-Operating Expenses:       14,357,173.00       13,474,692.61       94%         Charges from Depts (IGC)       1,426,255.00       1,426,255.00       100%         *Net Income:       (4,503,601.24)       95%         *Net Income:       (4,503,601.24)       7,937,791.00	Personnel Services	2,933,524.00	2,602,308.24	89%	
Legal Services - General (PIEP Litigation)     1,617,462.00     296,582.08     18%       MESA & Dividend payments     2,126,920.00     2,126,920.00     100%       Debt Service     2,675,000.00     3,113,399.53     116%       Depreciation and Amortization     7,937,791.00     7,937,791.00     100%       Total Non-Operating Expenses:     14,357,173.00     13,474,692.61     94%       Charges from Depts (IGC)     1,426,255.00     1,426,255.00     100%       Total Operating/Non-Operating Expenses:     23,076,717.00     22,023,129.48     95%       *Net Income:       Depreciation - Non Cash Item (Add back):     7,937,791.00     7,937,791.00	Non-Labor	4,359,765.00	4,519,873.63	104%	
MESA & Dividend payments     2,126,920.00     2,126,920.00     100%       Debt Service     2,675,000.00     3,113,399.53     116%       Depreciation and Amortization     7,937,791.00     7,937,791.00     100%       Total Non-Operating Expenses:     14,357,173.00     13,474,692.61     94%       Charges from Depts (IGC)     1,426,255.00     1,426,255.00     100%       Total Operating/Non-Operating Expenses:     23,076,717.00     22,023,129.48     95%       *Net Income:     (4,503,601.24)     7,937,791.00     100%       Depreciation - Non Cash Item (Add back):     7,937,791.00     100%	Total Operating Expenses:	7,293,289.00	7,122,181.87	98%	
Debt Service       2,675,000.00       3,113,399.53       116%         Depreciation and Amortization       7,937,791.00       7,937,791.00       100%         Total Non-Operating Expenses:       14,357,173.00       13,474,692.61       94%         Charges from Depts (IGC)       1,426,255.00       1,426,255.00       100%         Total Operating/Non-Operating Expenses:       23,076,717.00       22,023,129.48       95%         *Net Income:       (4,503,601.24)       7,937,791.00       14,503,601.24)         Depreciation - Non Cash Item (Add back):       7,937,791.00       14,503,791.00       14,503,791.00	Legal Services - General (PIEP Litigation)	1,617,462.00	296,582.08	18%	
Depreciation and Amortization       7,937,791.00       7,937,791.00       100%         Total Non-Operating Expenses:       14,357,173.00       13,474,692.61       94%         Charges from Depts (IGC)       1,426,255.00       1,426,255.00       100%         Total Operating/Non-Operating Expenses:       23,076,717.00       22,023,129.48       95%         *Net Income:       (4,503,601.24)       7,937,791.00       100%         Depreciation - Non Cash Item (Add back):       7,937,791.00       100%	MESA & Dividend payments	2,126,920.00	2,126,920.00	100%	
Total Non-Operating Expenses:       14,357,173.00       13,474,692.61       94%         Charges from Depts (IGC) Total Operating/Non-Operating Expenses:       1,426,255.00       1,00%         *Net Income:       23,076,717.00       22,023,129.48       95%         *Net Income:       (4,503,601.24)       7,937,791.00	Debt Service	2,675,000.00	3,113,399.53	116%	
Charges from Depts (IGC)     1,426,255.00     1,426,255.00     100%       Total Operating/Non-Operating Expenses:     23,076,717.00     22,023,129.48     95%       *Net Income:     (4,503,601.24)       Depreciation - Non Cash Item (Add back):     7,937,791.00	Depreciation and Amortization	7,937,791.00	7,937,791.00	100%	
Total Operating/Non-Operating Expenses:       23,076,717.00       22,023,129.48       95%         *Net Income:       (4,503,601.24)       95%         Depreciation - Non Cash Item (Add back):       7,937,791.00       95%	Total Non-Operating Expenses:	14,357,173.00	13,474,692.61	94%	
*Net Income: (4,503,601.24) Depreciation - Non Cash Item (Add back): 7,937,791.00	Charges from Depts (IGC)	1,426,255.00	1,426,255.00	100%	
Depreciation - Non Cash Item (Add back): 7,937,791.00	Total Operating/Non-Operating Expenses:	23,076,717.00	22,023,129.48	95%	
	*Net Income:		(4,503,601.24)		
*Available Cash Flow @ 12/31/22 3,434,189.76	Depreciation - Non Cash Item (Add back):		7,937,791.00		
	*Available Cash Flow @ 12/31/22		3,434,189.76		

(\* Unaudited)

Cash Balance @ 12/31/2022	12,114,195.00
Miscellaneous Revenue Detail	
Equipment Rental (Crane, Yokohama Fenders, Manbasket, Dumpster):	45,977
Water & Water Truck:	10,903
Sanding & Snow Removal Services:	50,711
Annual Fees (ORL Agreement Fee):	10,000
Ship Creek Boat Launch Fees:	1,321
	118,912

## PORT OF ALASKA TEN YEAR DOCK TONNAGE REPORT 2013-2022

COMMODITIES ACROSS FACILITY	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Freight NOS	181	36	689	1,167	2,199	5,876	4,451	-	5,463	6,385
Dry Bulk Goods	117,837	87,692	101,853	109,956	105,326	97,223	122,006	126,737	140,684	119,271
Petroleum, NOS (vessel fueling)	42,262	47,888	58,728	222,536	129,828	1,467	893	5,013	2,031	2,615
Vans/Flats/Containers	1,642,100	1,638,486	1,642,547	1,655,612	1,631,303	1,592,473	1,582,951	1,681,223	1,811,136	1,738,601
Vehicles	-	-	-	-	-	-	-	-	-	2,615
Petroleum, Shoreside	1,193,446	1,061,820	902,439	802,093	505,980	471,717	368,708	368,294	916,050	952,631
Petroleum, Bulk - Dockside	2,172,109	2,151,884	1,997,845	1,474,399	1,574,029	1,329,089	1,419,162	1,592,317	580,343	586,041
TOTAL TONS	5,167,935	4,987,806	4,704,101	4,265,763	3,948,665	3,497,845	3,498,171	3,773,584	3,455,707	3,408,158