



Meeting Date: July 28, 2026

Subject: 2026 Quarter 2: Marina Operations Report

From: Dennis Halpin, Marina Operations Manager

Attachments: 5-Year Q2 Marina Operations Summary

Agenda Item Type: Information

2026 Quarter 2: Marina Operations Report

Moorage

New Leases Signed	18
Terminations	18
Total Waitlist Applications	277

Dry Storage

During the 2nd quarter, Dry storage had a 72.28% occupancy rate compared to 66.1% in the 2nd Quarter of 2025. 63 trailers are currently stored in the Dry Storage Facility.

Boat Move Activity

- Total moves by the forklifts = 2,473; a 1.2% decrease from Q2 2025
- The launch activity decreased by 11%.
 - Late start to fishing season
- Washdown area use increased by 11%

Equipment updates and repairs

- **Forklift repairs:** None
- **Racks:** Bunks on racks and washdown were recarpeted
- **Beam Replacement:** 39 beams were replaced
- **Raymond West:** Raymond West performed refresher forklift training for all operators. In addition, two operators earned their train-the-trainer certifications.

Document Compliance

Document Type	Percentage in Compliance
Insurance	93%
Registration	91%

*These numbers account for total tenants (dry storage + wet moorage)

Public Launch

Type	Percentage Change (2025 vs. 2026)	Difference: Number of launches
Round Trip	(11%)	(18)
One Way	(0.4%)	(2)

*Late start to fishing season

Guest Moorage

	2nd Quarter 2026	2nd Quarter 2025
Guest Moorage Nights	757	1,069
Guest Moorage Boats	316	269

*The number of overnights decreased by 29.2%

*The number of unique boats visiting increased by 17%

*The number of derelict vessel guest moorage decreased compared to 2025

Boatyard + Travelift

Activity	Percentage Change (2025 vs. 2026)	Difference: Number of Services
TL Round Trips	(4%)	(3)
Sling time with pressure washing	(4.5%)	(1)
Sling Time w/o pressure washing	(100%)	11
Stall usage	(11.9%)	(83 Days)

*No derelict vessels were in the work yard during Q2 2026

*All vessels have opted for the sling with wash service this quarter

Fuel Dock

Total Gallons pumped: decreased by 4% or 4,494 fewer gallons compared to 2025.

- Gasoline decreased by 6.5%
- Diesel decreased by 2%

Unleaded	Diesel
2nd Quarter 2026 Edmonds Average = \$6.723	2nd Quarter 2026 Edmonds Average = \$6.882
Standard pump price without tenant discount deducted.	Standard pump price without tenant discount deducted.
2 nd Quarter Area Average = \$6.622	2 nd Quarter Area Average = \$6.828
Difference = 1.5%	Difference = 0.8%
Edmonds pricing is above to the area average but equal to the area average after tenant discount	Edmonds pricing is above the area average but below area average after tenant discount

*Keeping a close eye on the area average and tank average has allowed POE to remain competitive during a volatile time in the market

Environmental

Snohomish Health District

- Inspections produced no violations this quarter

Washington State Department of Ecology

- Boatyard water samples
 - April did not exceed maximum levels of copper and zinc.
 - May exceeded maximum levels of copper. A level one response submitted to Department of Ecology.
 - Change of process implemented, which increases the frequency of trench clean out and shell media replacement as well as increased sweeper scrubber cleaning.
- Pressure Wash Sample – June fell below maximum levels of copper and zinc.

5-year Marina Operations Summary

MARINA OPERATIONS

Public Launch

2nd Quarter	2022	2023	2024	2025	2026
One Way	301	303	267	277	262
Round Trips	380	480	496	482	480

Fuel Dock

2nd Quarter	2022	2023	2024	2025	2026
Gasoline	40,250	48,811	51,404	56,407	52,972
Diesel	45,700	58,084	48,441	54,534	53,475
Total Gallons Sold	85,950	106,895	99,845	110,941	106,447

Boatyard

2nd Quarter	2022	2023	2024	2025	2026
Stall Usage	884	642	1,084	699	616
Travelift to yard	122	129	102	95	98
Sling-time	34	21	13	22	21

MOORAGE AND DRY STORAGE

Guest Moorage

2nd Quarter	2022	2023	2024	2025	2026
Number of Nights	791	800	874	1,069	757

Water Moorage - 663 SLIPS

2nd Quarter	2022	2023	2024	2025	2026
Terminations	13	29	24	15	18
Turnover Ratio	1.96%	4.37%	3.62%	2.26%	2.71%
Leases Signed	14	29	28	22	18

Dry Storage – 220 SPACES

2nd Quarter	2022 (224)	2023 (224)	2024 (220)	2025 (220)	2026 (220)
Terminations	12	25	23	3	6
Turnover Ratio	5.36%	11.16%	10.27%	1.36%	3.18%
Leases Signed	33	42	34	30	26
Trailer Spaces (total stored)	60	50	50	49	63

Waiting Lists

2nd Quarter	2022	2023	2024	2025	2026
Water Moorage	355	340	307	309	277

Documentation Compliance

2nd Quarter	2022	2023	2024	2025	2026
Insurance	90%	90%	88%	90%	93%
Registration	90%	89%	92%	97%	91%

SECURITY

Police Activity

2nd Quarter	2022	2023	2024	2025	2026
Calls to 911	2	6	5	7	21
Reported Thefts	0	3	4	2	0