



COMMISSION
AGENDA MEMORANDUM

Item No.

11a

BRIEFING ITEM

Date of Meeting

August 12, 2025

DATE: July 24, 2025

TO: Stephen P. Metruck, Executive Director

FROM: Elizabeth Morrison, Interim Chief Financial Officer
Michael Tong, Director, Corporate Budget

SUBJECT: Q2 2025 Financial Performance Briefing

EXECUTIVE SUMMARY

The purpose of this presentation is to provide a status report of the Q2 2025 financial performance results.

BACKGROUND

The Port's overall operating revenues for Q2 2025 were \$533.1 million, which is \$1.2 million above budget and \$39.2 million higher than the same period last year. Excluding Aeronautical revenues, which are based on cost recovery and revenue sharing formulas, other Airport Non-Aero revenues were \$158.5 million, \$110 thousand below budget mainly due to lower revenues from Airport Commercial Properties (\$2.7M), Public Parking (\$2.2M), ADR & Terminal Leased Space (\$725K), Ground Transportation (\$636K), and Employee Parking (\$633K); largely offset by higher revenues from International Place (\$4.9M), Clubs & Lounges (\$1.1M) and Rental Cars (\$949K).

Seaport revenues were \$2.7M over budget mainly due to higher NWSA Distributable Revenue (\$3.1M) and revenue from Grain (\$957K), partially offset by lower revenues from Maritime Portfolio Management (\$591K), Central Harbor Management (\$319K), and Conference & Event Center (\$190K).

Total operating expenses for the first half of 2025 were \$321.2 million, which is \$12.8 million below budget and \$32.1 million higher than 2024. The favorable budget variance was largely due to delay in Outside Services spending, Equipment Expense, and Travel & Other Employee Expenses; partially offset by higher payroll expenses.

Net operating income before depreciation was \$211.9 million, which is \$14.1 million above budget and \$7.1 million higher than the same period last year.

Meeting Date: August 12, 2025

The presentation outline is as follows:

1. Portwide Operating Results
2. Aviation Division Operating Results
3. Maritime Division Operating Results
4. Economic Development Division Operating Results
5. Central Services Operating Results

ATTACHMENTS TO THIS BRIEFING

- (1) Q2 2025 Financial and Performance Report
- (2) Presentation slides

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

None