ITEM NO.: 7b Report

DATE OF MEETING: May 11, 2010

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Q 1 PERFORMANCE REPORT

AS OF MARCH 31, 2010

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I. PORTWIDE PERFORMANCE REPORT 03/31/10

INCOME STATEMENT

Port of Seattle

Report: Income Statement
As of Date: 2010-03-31

Dollars in thousands	2009 YTD Actual	2010 YTD Actual	2010 YTD Budget	2010 Var $ Bud vs. Act	2010 Var % Bud vs. Act	2010 Annual Budget	% of Annual Bud	2010 Var % Act vs. 2009
Revenues:								
Aviation	84,221	82,101	85,553	(3,452)	-4.0%	354,299	23.2%	-2.5%
Seaport	21,616	20,505	20,228	277	1.4%	92,544	22.2%	-5.1%
Real Estate	7,088	6,844	6,840	3	0.0%	29,923	22.9%	-3.4%
Corporate	125	95	5	91	2013.1%	18	528.3%	-24.2%
Total Revenues	**113,051**	**109,545**	**112,626**	**(3,081)**	**-2.7%**	**476,784**	**23.0%**	**-3.1%**
Operating & Maintenance:								
Aviation	29,897	27,263	32,400	5,137	15.9%	129,310	21.1%	-8.8%
Seaport	5,487	2,770	5,103	2,333	45.7%	22,466	12.3%	-49.5%
Real Estate	6,662	6,590	7,582	992	13.1%	31,629	20.8%	-1.1%
Capital Development	1,544	1,561	1,876	315	16.8%	7,466	20.9%	1.1%
Corporate	14,385	14,629	18,496	3,867	20.9%	71,958	20.3%	1.7%
Total O&M before Depreciation	**57,976**	**52,813**	**65,457**	**12,644**	**19.3%**	**262,829**	**20.1%**	**-8.9%**
Operating Income Before Depreciation	**55,075**	**56,731**	**47,169**	**9,562**	**20.3%**	**213,955**	**26.5%**	**3.0%**
Depreciation	37,469	40,189	39,557	(632)	-1.6%	158,575	25.3%	7.3%
Total O&M and Depreciation	95,445	93,002	105,014	12,012	11.4%	421,404	22.1%	-2.6%
Operating Income after Depreciation	**17,606**	**16,542**	**7,612**	**8,931**	**117.3%**	**55,380**	**29.9%**	**-6.0%**

IMPORTANT NOTE:

We reclassified $2.2 million operating grant revenues and $20.0 million environmental expenses from operating accounts to non-operating accounts after the 2010 budget was finalized. The numbers shown in the "Budget" columns hereinafter reflect all the changes after the account reclassifications.

I. PORTWIDE PERFORMANCE REPORT 03/31/10

EXECUTIVE SUMMARY

The first quarter **Port of Seattle's** overall operating revenues were $109.5 million, $3.1 million or 2.7% below the budget. Total operating expenses were $52.8 million, $12.6 million below budget. Operating income before depreciation was $56.7 million, $9.6 million above the budget. Operating income after depreciation is $16.5 million, 8.9 million or 117.3% above the budget.

Port-wide Capital spending was $43.5 million for the first quarter and is forecasted to be $284.7 million for the year, $22.1 million below the budgeted $306.8 million.

Aviation Division's revenues were $82.1 million, $3.5 million or 4.0% below budget. Aeronautical revenues were $3.4 million unfavorable and non-aeronautical revenues were $101K below budget mainly due to higher revenues from Rental Cars and Concessions, partially offset by lower revenue from Public Parking. Total operating expenses were $40.8 million, $8.0 million or 17.1% under budget due to delays in contract spending. Aviation is forecasting a shortfall of $5.0 million in non-airline revenues primarily due to Public Parking and $1.0 million in aeronautical revenues at the end of the year. Operating expense is forecasted to be $307K favorable. Total capital expenditures for 2010 are projected at $231.7 million or 93.6% of the approved annual budget amount of $247.5 million.

Seaport Division revenues were $20.6 million, $305K or 2.0% favorable year-to-date primarily due to higher crane rent and grain volumes. For the full year 2010, Seaport is forecasting a $928K favorable revenue variance due higher crane rent and higher grain volumes than budgeted. Total operating expenses were $7.2 million, $3.1 million or 30.0% favorable through March primarily due to timing differences. For the full year, Seaport is forecasting a $667K unfavorable expense variance due to unbudgeted T-18 fender pile repairs and two barge layberth projects delayed to 2010 from the fourth quarter of 2009. Net operating income for 2010 is estimated to be $261K favorable to the 2010 budget and $540K below 2009 Actual. 2009 Actual expenses were lower due to impact of reversal of prior year Other Post Employment Benefit (OPEB) accruals. Total capital spending for 2010 is projected to be $30.8 million or 100% of the approved annual budget.

Real Estate Division revenues were $6.8 million, $25K or less than 1% unfavorable to budget year-to-date due to lower than budgeted activity at Bell Harbor International Conference Center largely offset by favorable revenue variance for Commercial Properties and the Harbor Services Group. For the full year, Real Estate is forecasting revenue to meet budget. Operating expenses were $6.6 million, $1.4 million or 18% below budget primarily due to timing. For the full year, Real Estate is forecasting operating expenses to be on budget. Net operating income for 2010 is estimated to be approximately on budget for the year and $3.7 million below 2009 Actual. Capital spending for 2010 is currently estimated to be $10.2 million or 87% of the approved annual budget amount of $11.8 million.

Capital Development Division total expenses (including charges to capital projects) were $6.2 million, $2.3 million or 27.3% below budget mainly due to some unfilled staff positions and delay of some project spending. Operating expenses were $1.6 million, $315K or 16.8% favorable in the first quarter. The division is forecasting a $47K favorable variance at the end of the year. The division delivers projects and provides technical and contracting services in support of the business plans and infrastructure needs of the Port's operating divisions. As such, the CDD does not have its own capital improvement program.

Corporate Professional and Technical Services performance for the first three months of 2010 was $14.6 million, $3.9 million or 20.9% favorable compared to budget and $244K or 1.7% higher than the same period a year ago. The $3.9 million favorable variance is due primarily to timing differences between when the items are paid and when budgeted and not necessarily cost savings. All departments were under budget in the first quarter. Year-end spending is projected to be $93K under budget.

I. PORTWIDE PERFORMANCE REPORT 03/31/10

KEY PERFORMANCE INDICATORS

	2009 YTD Actual	2010 YTD Actual	2009 Actual	2010 Forecast	2010 Budget	Forecast/Budget Var.	Var. %
Enplanements (in 000's)	3,377	3,355	15,610	15,361	15,361	-	0.0%
Landed Weight (tons in 000's)	4,789	4,387	20,388	19,890	20,364	(474)	-2.3%
Passenger CPE	10.92	10.92	10.91	12.74	12.67	0.07	0.6%
Container Volume (TEU's in 000's)	448	332	1,585	1,648	1,600	48	3.0%
Grain Volume (tons in 000's)	1,450	1,679	5,512	5,265	5,000	265	5.3%
Cruise Passenger (in 000's)	-	-	875	849	849	-	0.0%
Shilshole Bay Marina Occupancy	94.5%	92.9%	95.5%	94.0%	94.6%	-0.6%	-0.6%
Fishermen's Terminal Occupancy	85.5%	93.8%	80.6%	81.0%	78.5%	2.5%	3.2%

CAPITAL SPENDING RESULTS

Division	2010 Est. Actual	2010 Budget	Budget Variance	Plan of Finance
($ in millions)				
Aviation	231.7	247.6	15.9	275.8
Seaport	30.8	30.8	(0.0)	30.6
Real Estate	10.2	11.8	1.6	12.1
Corporate	12.0	16.7	4.7	10.5
Total	284.7	306.8	22.1	329.1

PORTWIDE INVESTMENT PORTFOLIO

The investment portfolio for the first quarter of 2010 earned 2.38% against our benchmark (The Bank of America Merrill Lynch 3-year Treasury/Agency Index) of 1.07%. For the past twelve months the portfolio has earned 2.53% against the benchmark of 1.12%. Since the Port became its own Treasurer in 2002, the Port's portfolio life-to-date has earned 3.57% against our benchmark of 2.83%.

II. AVIATION DIVISION PERFORMANCE REPORT 03/31/10

FINANCIAL SUMMARY

Figures in $ 000s	2008 Actual	2009 Actual	2010 Forecast	2010 Budget	Actual/Budget Var $	Actual/Budget Var %
Operating Revenues						
Aeronautical	204,361	182,534	210,393	211,392	(999)	-0.5%
Non-Aeronautical	150,528	137,348	130,091	135,128	(5,037)	-3.7%
Other	3,440	8,359	8,803	8,803	-	0.0%
Operating Revenues	358,329	328,241	349,288	355,324	(6,036)	-1.7%
Operating Expenses	192,641	175,482	182,371	182,677	307	0.2%
Environmental Reserve	2,542	1,991	2,971	2,971	-	0.0%
VSP, HR10 & Unemployment	-	1,196	-	-	-	n/a
OPEB Reversal	-	(4,016)	-	-	-	n/a
Total Operating Expenses	195,183	174,654	185,341	185,648	307	0.2%
Net Operating Income	163,146	153,587	163,946	169,676	(5,730)	-3.4%
Capital Expenditures	209,813	191,479	231,718	247,567	15,849	6.4%

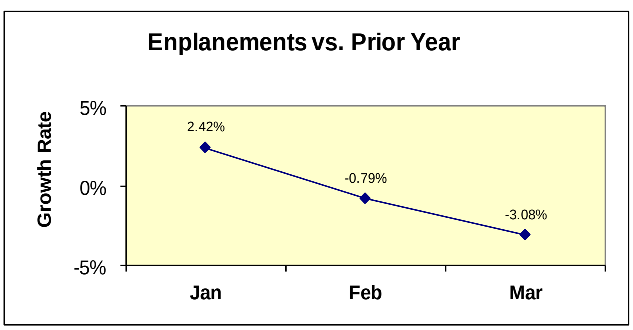
- We forecast a shortfall of $5 million in non-airline revenues as Public Parking transactions continue to underperform versus budget and $1.0 million in aeronautical revenues.
- Operating expense is forecasted to be $307K favorable due to savings in utilities commodity costs.
- Total capital expenditures for 2010 are projected at $231.7 million.

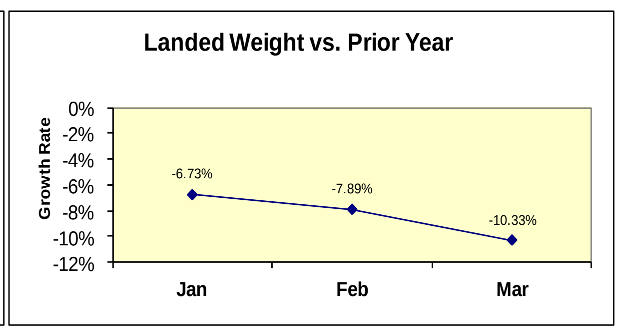
A. BUSINESS EVENTS

- Concessions Tenant Relief Plan ended in March with Freshens and Seattle's Best Coffee closing on Concourse D.
- Aeromexico ceased seasonal operations indefinitely.
- Held airline customer meetings with Singapore Airlines and Cathay Pacific Airlines.

B. KEY INDICATORS

Figures in 000s	2009 Q1	2010 Q1	% Variance	2009 Actual	2010 Forecast	% Variance
Enplanements	3,377	3,355	-0.7%	15,610	15,361	-1.6%
Landed Weight	4,789	4,387	-8.4%	20,388	19,890	-2.4%





- YTD landed weight is down 6.8% when excluding 2009 cargo diversions from Mt. Redoubt volcanic activity.
- Enplanements are forecasted to decrease 1.6% from the 2009 actual.

II. AVIATION DIVISION PERFORMANCE REPORT 03/31/10

Figures in $ 000s	2008 Actual	2009 Actual	2010 Forecast	2010 Budget	Actual/Budget Var $	Var %
Non-Aero NOI ($ in 000s)	86,474	81,159	70,057	75,121	(5,064)	-6.7%
Passenger Airline CPE	11.89	10.92	12.74	12.67	(0.07)	-0.5%
Total Operating Cost / Enpl	12.13	11.19	12.07	12.09	0.02	0.2%
Debt Service Coverage	1.40	1.41	1.30	1.36	(0.05)	-3.8%

- We forecast CPE to come in higher than both the budget and the 2009 actual, primarily due to recent changes to classification of TSA grant revenue as non-operating revenue, and ramp tower fees now classified as airline-related costs.

C. OPERATING RESULTS

Year-to-date Revenue and Expense

Figures in $ 000s	2008 YTD Actual	2009 YTD Actual	2010 YTD Actual	2010 YTD Budget	Actual/Budget Var $	Var %
Revenues						
Aeronautical	47,098	48,155	49,178	52,570	(3,392)	-6.5%
Non-Aeronautical	36,584	33,938	30,794	30,895	(101)	-0.3%
Other	2,178	2,128	2,128	2,088	40	1.9%
Total Revenues	85,860	84,221	82,100	85,553	(3,453)	-4.0%
Expenses						
Salaries & Benefits	18,817	19,991	18,351	18,843	493	2.6%
Outside Services	4,104	3,951	3,579	5,944	2,364	39.8%
Utilities	3,364	4,047	2,938	3,668	730	19.9%
Supplies & Stock	1,122	1,252	864	985	121	12.3%
Other	1,437	655	1,531	2,960	1,428	48.3%
Total Airport Expenses	28,844	29,897	27,263	32,400	5,137	15.9%
Corporate	6,026	6,846	6,889	8,842	1,952	22.1%
Police Costs	3,637	3,048	3,194	3,919	725	18.5%
Other Charges/CDD	-	1,066	1,387	1,559	172	11.0%
Total Operating Expenses (excl. Env Res)	38,507	40,858	38,734	46,721	7,987	17.1%
Environmental Reserve	-	-	-	-	-	n/a
Total Operating Expenses	38,507	40,858	38,734	46,721	7,987	17.1%
Net Operating Income	47,353	43,363	43,366	38,833	4,533	11.7%

- Non-aeronautical revenues are favorable due to strong YTD concessions sales per enplaned passenger and rental cars.
- Expenses are under budget due to delays in contract spending.

II. AVIATION DIVISION PERFORMANCE REPORT 03/31/10

Division Summary

Figures in $ 000s	2008 Actual	2009 Actual	2010 Forecast	2010 Budget	Actual/Budget Var $	Actual/Budget Var %
Aeronatical Revenues	204,361	182,534	210,393	211,392	(999)	-0.5%
Non-Aeronautical Revenues	150,528	137,348	130,091	135,128	(5,037)	-3.7%
Other Revenues	3,440	8,359	8,803	8,803	-	0.0%
Total Operating Revenues	358,329	328,241	349,288	355,324	(6,036)	-1.7%
Operating Expenses						
Payroll	89,458	80,804	78,452	78,141	(311)	-0.4%
Outside Services	31,928	21,509	23,596	23,781	185	0.8%
Utilities	12,636	13,209	12,055	12,762	707	5.5%
VSP, HR10 & Unemployment Savings	-	1,196	-	-	-	n/a
OPEB Reversal	-	(4,016)	-	-	-	n/a
Environmental Reserve	2,542	1,991	2,971	2,971	-	0.0%
Other Expenses	13,301	8,183	11,930	11,656	(274)	-2.3%
Baseline Airport Expenses	149,865	122,877	129,003	129,310	307	0.2%
Corporate/Capital Development	30,031	37,316	41,168	41,168	-	0.0%
Police	15,287	14,461	15,170	15,170	-	0.0%
Total Operating Expenses	195,183	174,654	185,341	185,648	307	0.2%
Net Operating Income	163,146	153,587	163,946	169,676	(5,730)	-3.4%
Depreciation Expense	107,349	117,370	116,933	116,933	-	0.0%
Non-Operating Rev/(Exp)						
Grants & Donations Revenues	49,461	74,323	37,208	37,208	-	0.0%
Passenger Facility Charges	62,770	61,234	61,273	61,273	-	0.0%
Customer Facility Charges	23,534	21,866	22,475	22,475	-	0.0%
Other Non-operating Rev/(Exp)	(105,378)	(111,304)	(130,586)	(130,586)	-	0.0%
Total Non-Operating Rev/(Exp)	30,386	46,120	(9,629)	(9,629)	-	0.0%
Total Revenue Over Expense	86,183	82,337	37,384	43,114	(5,730)	-13.3%

- Operating revenues are forecasted to be $6 million unfavorable due to decline of parking transactions and slightly lower revenue requirements for Air Terminal operations.
- Operating expenses are forecasted to be $307K favorable due to favorable winter weather and increased recycling by airlines, resulting in reduced projected utilities commodity costs.
- Potential major planning projects regarding Sound Transit Link Light Rail extension and Terminal Development studies may negatively impact operating expenses for the rest of the year.

II. AVIATION DIVISION PERFORMANCE REPORT 03/31/10

Aeronautical Business Unit Summary

Figures in $000s	2008 Actual	2009 Actual	2010 Forecast	2010 Budget	Actual/Budget Var $	Var %
Revenues requirement:						
Capital Costs	81,535	71,872	92,610	92,610	-	0.0%
Operating Costs net Non-Aero	131,024	118,482	125,369	125,604	(235)	-0.2%
Total Costs	212,559	190,355	217,979	218,214	(235)	-0.1%
FIS Offset	(5,250)	(5,250)	(7,000)	(7,000)	-	0.0%
Other Offsets	(15,686)	(16,441)	(15,062)	(15,062)	-	0.0%
Net Revenue Requirement	191,623	168,663	195,917	196,152	(235)	-0.1%
Other Aero Revenues	12,738	13,871	14,476	15,240	(764)	-5.0%
Total Aero Revenues	204,361	182,534	210,394	211,393	(999)	-0.5%
Less: Non-passenger Airline Costs	13,039	12,074	14,694	16,752	2,058	12.3%
Net Passenger Airline Costs	191,323	170,460	195,700	194,641	1,059	0.5%

	2008 Actual	2009 Actual	2010 Forecast	2010 Budget	Actual/Budget Var $	Var %
Cost Per Enplanement:						
Capital Costs / Enpl	5.07	4.60	6.03	6.03	-	0.0%
Operating Costs / Enpl	8.15	7.59	8.16	8.18	(0.02)	-0.2%
Offsets	(1.30)	(1.39)	(1.44)	(1.44)	-	0.0%
Other Aero Revenues	0.79	0.89	0.94	0.99	(0.05)	-5.6%
Non-passenger Airline Costs	(0.81)	(0.77)	(0.96)	(1.09)	0.13	-17.3%
Passenger Airline CPE	**11.89**	**10.92**	**12.74**	**12.67**	**0.07**	**0.6%**

- Operating costs are forecasted to be lower than budgeted due to budget savings from utilities commodity costs.
- Forecasted passenger airline cost per enplanement (CPE) of $12.74 is higher than budget primarily due to a change in calculating CPE late in 2009 which now excludes fees collected for the Ramp Tower.

II. AVIATION DIVISION PERFORMANCE REPORT 03/31/10

Non-Aero Business Unit Summary

Figures in $000s	2008 Actual	2009 Actual	2010 Forecast	2010 Budget	Actual/Budget Var $	Actual/Budget Var %
Revenues:						
Public Parking	59,111	49,688	46,734	51,812	(5,078)	-9.8%
Rental Cars	35,592	33,321	31,014	31,014	-	0.0%
Concessions	33,181	33,482	30,288	29,953	335	1.1%
Other	22,644	20,858	22,055	22,350	(294)	-1.3%
Total Revenues	150,528	137,348	130,091	135,128	(5,037)	-3.7%
Operating Expense	61,279	55,916	57,448	57,422	(27)	0.0%
Share of terminal O&M	16,396	17,011	17,052	17,052	-	0.0%
Less utility internal billing	(13,515)	(16,738)	(14,466)	(14,466)	-	0.0%
Net Operating & Maint	64,160	56,189	60,034	60,008	(27)	0.0%
Net Operating Income	86,367	81,159	70,057	75,121	(5,064)	-6.7%

	2008 Actual	2009 Actual	2010 Forecast	2010 Budget	Actual/Budget Var $	Actual/Budget Var %
Revenues Per Enplanement						
Parking	3.67	3.18	3.04	3.37	(0.33)	-9.8%
Rental Car	2.21	2.13	2.02	2.02	0.00	0.0%
Concessions	2.06	2.14	1.97	1.95	0.02	1.1%
Other	1.41	1.34	1.44	1.45	(0.02)	-1.3%
Total Revenues	9.36	8.80	8.47	8.80	(0.33)	-3.7%
Primary Concessions Sales / Enpl	10.29	9.66	9.78	9.78	0.00	0.0%

- Public parking revenues are forecasted to underperform due to decline in transactions by 12.6% over prior year.
- Concessions revenues are forecasted higher than budgeted due to recent gains in sales per enplanement ($10.06 in February).

D. CAPITAL SPENDING RESULTS

Figures in $ 000s	YTD Actual	2010 Forecast	2010 Budget	Forecast/Budget Var $	Forecast/Budget Var %	2010 Plan of Finance
Rental Car Facility	29,467	165,352	174,699	9,347	5.4%	157,818
Third Runway Projects (1)	256	5,886	7,714	1,828	23.7%	5,549
North Expressway Relocation	(912)	5,639	5,600	(39)	-0.7%	13,000
RW 16C-34C Panel Replacement (2)	47	3,447	5,450	2,003	36.8%	0
Aircraft RON Parking USPS Site	4,985	5,235	5,210	(25)	-0.5%	5,100
3rd R/W Overflights Acq (ATZ)	378	3,901	4,000	99	2.5%	2,138
Cent Plant Preconditioned Air (3)	456	1,806	3,500	1,694	48.4%	10,500
All Other	4,472	40,452	41,394	942	2.3%	81,727
Total	39,149	231,718	247,567	15,849	6.4%	275,832

- Reduced budgeted spending by $44 million vs. plan of finance budget (16%) for 2010.
- Pond M of Third Runway project will not be completed in 2010.
- Runway 16C/34C panel replacement bids came in significantly under engineer's estimate.
- Scope changes of Preconditioned Air project extended design schedule.

III. SEAPORT DIVISION PERFORMANCE REPORT 03/31/10

FINANCIAL SUMMARY

$'s in 000's	2009 Actual	2010 Forecast	2010 Budget	Forecast/Budget Var $	Forecast/Budget Var %
Operating Revenue	89,844	91,062	90,134	928	1%
Security Grants	847	2,535	2,535	0	0%
Total Revenues	**90,691**	**93,597**	**92,669**	**928**	**1%**
Total Operating Expenses	**40,545**	**43,991**	**43,324**	**(667)**	**-2%**
Net Operating Income	**50,145**	**49,606**	**49,345**	**261**	**1%**
Capital Expenditures	**44,677**	**30,768**	**30,784**	**16**	**0%**

- Total Seaport revenues were $305K favorable in YTD results primarily due to higher crane rent and grain volumes. For the full year 2010, Seaport is forecasting a $928K favorable revenue variance due higher crane rent and higher grain volumes than budgeted.
- Total Operating Expenses were $3.148 million favorable through March primarily due to timing differences. For the full year, Seaport is forecasting a ($667K) unfavorable expense variance due to unbudgeted T-18 fender pile repairs and two barge layberth projects delayed to 2010 from the fourth quarter of 2009.
- Forecasted Net Operating Income for 2010 is estimated to be $261K favorable to the 2010 Budget and ($540K) below 2009 Actual. 2009 Actual expenses were lower due to impact of reversal of prior year Other Post Employment Benefit (OPEB) accruals on Corporate Allocations.
- As of the end of the 1st Quarter, total capital spending for 2010 is projected to be $30.8 million or 100% of the Approved Annual Budget.

A. BUSINESS EVENTS

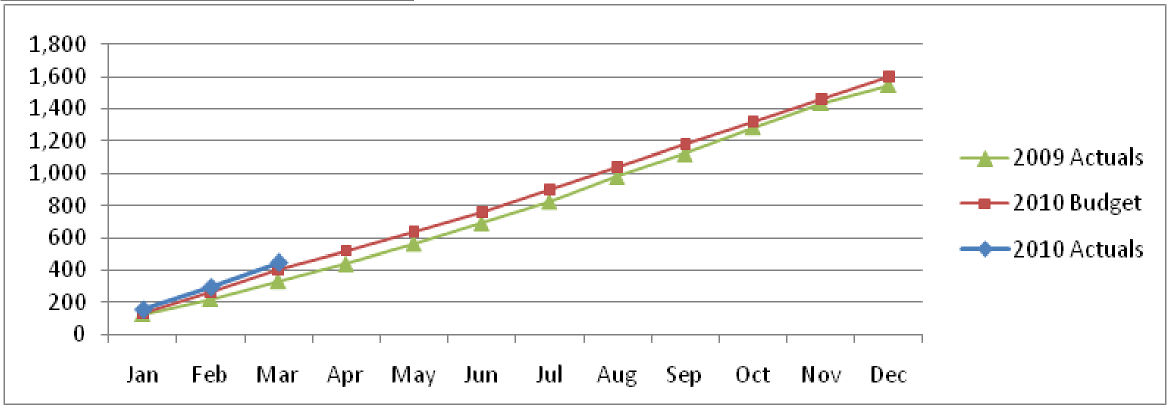
- TEU volumes for Seattle Harbor are up 35.2% as of March 31, 2010 compared to YTD 2009 levels. Total YTD 2010 volume is 448K TEU's.
- Consolidated West Coast Port results for 2010 show an overall increase in TEU volume of 10.4% compared to volumes in 2009.

TEU Volume (in 000's)	YTD 2010	YTD 2009	% change
Long Beach	1,265	1,091	15.9%
Los Angeles	1,649	1,527	7.9%
Oakland	500	460	8.7%
Portland	39	49	-19.5%
Prince Rupert	77	41	87.3%
Seattle	**448**	**332**	**35.2%**
Tacoma	324	379	-14.7%
Vancouver	525	492	6.8%
West Coast - Total:	**4,826**	**4,371**	10.4%

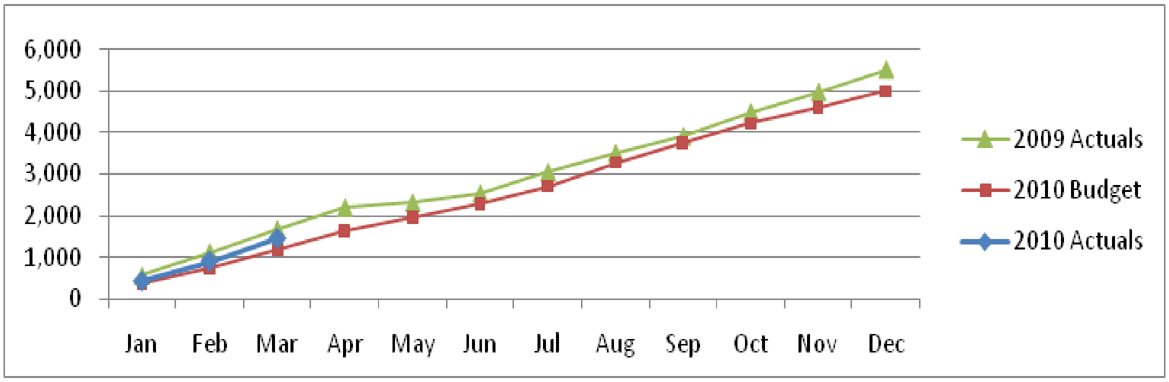
- Grain vessels shipped 1,450K metric tons of grain through Terminal 86 YTD 2010. Amount represents a 13.7% decrease compared to YTD 2009 volumes. Though lower than 2009 volume, 2010 volume is 22% over 2010 budgeted volume.
- The 2010 cruise season will not commence until April. The current season anticipates 223 sailings and 850,000 passengers, including a new Carnival Cruise Line home port vessel.
- Implementation of the Northwest Ports Clean Air Strategy continues:
  - At-Berth Clean Fuels Vessel Incentive Program (ABC Program), 76 participating calls were made in the first quarter representing a threefold increase over the same period in 2009.
  - Under the Scrappage and Retrofits for Air in Puget Sound program (ScRAPS Program) 144 pre-1994 drayage trucks have been taken off the road since the inception of the program.

B. KEY INDICATORS

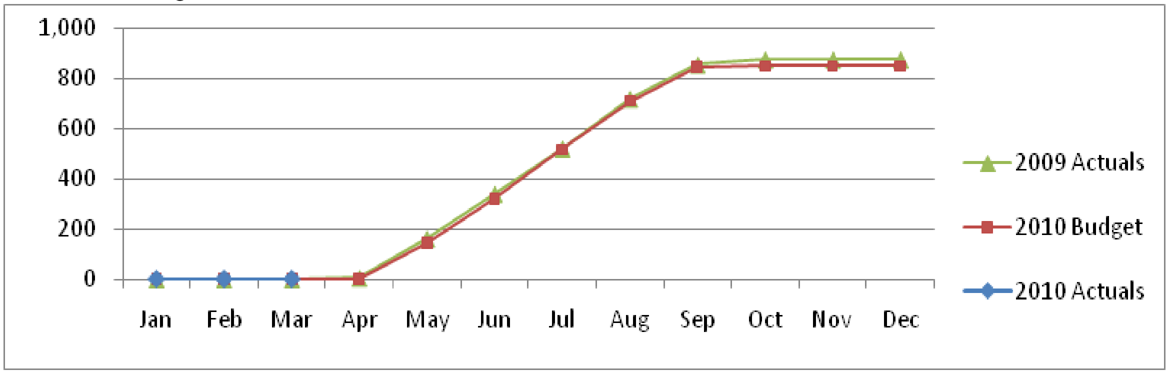
Container Volume – TEU's in 000's



Grain Volume – Metric Tons in 000's



Cruise Passengers in 000's



Net Operating Income Before Depreciation By Business

In $ Thousands	**2009 YTD Actual**	**2010 YTD Actual**	**2010 YTD Budget**	**2010 Bud Var $**	**2010 Bud Var %**	**Change from 2009 $**	**Change from 2009 %**
Containers	9,258	11,758	9,833	1,925	20%	2,500	27%
Container Support Props	389	262	266	(3)	-1%	(126)	-32%
Cruise	(645)	(910)	(1,302)	392	30%	(265)	-41%
Grain	1,541	1,332	1,029	304	30%	(208)	-14%
Docks/Industrial Props	1,502	1,227	451	776	172%	(275)	-18%
Security	(270)	(332)	(392)	60	15%	(62)	-23%
Envir Grants/Reserve	0	0	0	0	NA	0	NA
Total Seaport	11,774	13,338	9,885	3,453	35%	1,564	13%

C. OPERATING RESULTS

In $ Thousands	2009 YTD	2010 Year-to-Date		2010 Bud Var		Year-End Projections		
	Actual	Actual	Budget	$	%	Budget	Forecast	Variance
Operating Revenue	21,577	20,557	19,417	1,139	6%	90,134	91,062	928
Security Grants	152	8	842	(834)	-99%	2,535	2,535	0
Total Revenue	**21,730**	**20,565**	**20,259**	**305**	**2%**	**92,669**	**93,597**	**928**
Direct Expenses	6,360	3,578	5,034	1,456	29%	21,631	22,298	(667)
Security Expense	300	229	1,135	906	80%	3,756	3,756	0
Environmental Reserve	0	0	0	0	NA	1,500	1,500	0
Divisional Allocations	548	573	616	43	7%	2,575	2,575	0
Corporate Allocations	2,747	2,846	3,590	743	21%	13,862	13,862	0
Total Expense	**9,956**	**7,227**	**10,375**	**3,148**	**30%**	**43,324**	**43,991**	**(667)**
NOI Before Depreciation	**11,774**	**13,338**	**9,885**	**3,453**	**35%**	**49,345**	**49,606**	**261**
Depreciation	6,749	7,748	7,907	159	2%	31,974	31,974	0
NOI After Depreciation	**5,025**	**5,590**	**1,978**	**3,612**	**183%**	**17,370**	**17,631**	**261**

Total Seaport revenues were $305K favorable to budget. Key variances are as follows:

Containers and Support Properties - favorable $623K

- Containers $675K favorable. Crane Rent Revenue $541K favorable due to higher volumes and related crane usage at Terminal 5 and Terminal 18. Intermodal Revenue $65K favorable due to higher Terminal 5 intermodal volumes. Space Rent $59K favorable primarily due to less impact of Terminal 46 land sale to WSDOT than assumed in budget.
- Support Properties ($52K) unfavorable due to lower volumes than budgeted at Terminal 18 liquid bulk facility.

Cruise and Industrial Properties - favorable $517K

- Cruise $42K favorable primarily due to Pier 66 utility revenue and maintenance reimburseable work not anticipated in budget.
- Bulk Terminals $266K favorable. Terminal 86 grain volume exceeded budget by 22%.
- Docks ($85K) unfavorable primarily due to lower than budgeted berth and related utility usage by preferential use customers and tariff use customers.
- Industrial Properties $293K favorable due to earlier receipt of Carnitech percentage rent than budgeted and higher base rents associated with City Ice and Seafreeze leases which were amended after completion of the budget.

Security Grants - unfavorable ($834K)

- Security Grants ($834K) unfavorable due to Rounds 6 and 7 grant activities commencing later than planned. Amount more than offset by corresponding favorable expense variance.

Expenses were $3,148K favorable to budget. Key variances:

- Security Expenses favorable $906K due to Rounds 6 and 7 grant activities commencing later than planned. Amount largely offset by corresponding favorable revenue variance.
- Seaport Salaries and Benefits direct charged to Seaport favorable $161K due to elimination of the SPT&S Director's position, open positions in Environmental Services and due to timing associated with the way salary increases are reflected in the Budget. For Budget purposes, salary increases are averaged over the 12 months in the year rather than being reflected in the actual month of the increase going forward.
- Advertising expense, Promotional Hosting and Trade Business and Community favorable $187K due to timing.
- Outside Services (excluding Corporate and Security Grants) were favorable $846K largely due to delay in timing of 2010 projects and programs as compared to the timing assumed in the Budget. Projects and programs with later actual timing or payments include Environmental Services' storm water and air programs $301K, Seaport Planning studies $38K, continuation of the under dock inspection program $75K, the

Terminal 5 maintenance dredge $ 50K, installation of bollards at Pier 90 $150K, installation of ladders/piling at Terminal 46 $30K, a rail survey and tenant improvements at Terminal 115 $35K, and a condition assessment and associated repairs at Terminal 103 $50K. In addition, there was a delay in processing of payments for third party security services at Terminal 91 $60K.

- Miscellaneous Expense was favorable $125K due to an unused Seaport Division Contingency.
- Corporate costs, direct and allocated, were favorable $754K due to lower than anticipated direct charges and allocations from virtually all departments including Police $162K, Public Affairs $119K, Accounting $100K, Legal $70K, Human Resources $68K, and Information Technology $64K.
- All other variances netted to a favorable $169K or less than 2% of Total Expenses Budgeted.

NOI Before Depreciation was $3,453K favorable to budget.

- Depreciation was $159K, or approximately 2%, favorable to the 2010 Budget.

NOI After Depreciation was $3,612K favorable to budget.

FORECAST

As of the end of the 1st Quarter 2010, Seaport anticipates ending the year $261K favorable to budget for NOI Before Depreciation. Revenue is expected to exceed budget by $928K due to higher container terminal volumes resulting in higher crane rent and higher grain volumes resulting in higher grain concession revenues. Operating expenses are estimated to be unfavorable by ($667K) due to unbudgeted T-18 fender pile repairs and two barge layberth projects that were delayed to 2010 from the fourth quarter of 2009.

CHANGE FROM 2009 ACTUAL

NOI Before Depreciation for March 2010 year-to-date increased by $1,564K from 2009 due to a decrease in revenue of $1,165K and a more than offsetting decrease in expenses of $2,729K. Revenue was down primarily because 2009 included reimbursements from King County for the T30 Upland Dredge Disposal project ($1,463K). Grain revenue ($230K) and security grant revenue ($144K) were also both lower than 2009. Amounts were partially offset by lease rents related to the newly redeveloped Terminal 30 container terminal $827K. Expenses were higher in 2009 due to the Terminal 30 Upland Dredge Disposal project $2,644K.

D. CAPITAL SPENDING RESULTS

SEAPORT DIVISION	2010 Estimated Actual	2010 Approved Budget	Variance EstActs to Budget	EstActs as a % of Budget	2010 Plan of Finance
Terminal 18	3,697	4,771	1,074	77%	3,319
Terminal 5	4,813	4,744	(69)	101%	6,468
Terminal 10	4,522	4,607	85	98%	4,412
Security	4,330	3,258	(1,072)	133%	826
Terminal 115	4,104	3,793	(311)	108%	1,841
All Other	9,302	9,611	309	97%	13,752
Total Seaport	30,768	30,784	16	100%	30,618

Comments on Key Projects:

Through the first quarter, Seaport spent 9% of the Approved Capital Budget. Full year spending is estimated to be 100% of the Approved Capital Budget.

Projects with significant changes in spending were:

- **Terminal 18 Street Vacations** – Due to changes in the timing of the project, some spending was moved out to 2011.
- **Security** – Security Grant Round 7B & Security Grant 2009 ARRA were approved by the Commission on January 5, 2010 for $1,315K ($1,173K of which is reimbursable from grantors). These projects were not included in the 2010 Plan of Finance or Approved Budget.

Changes between the 2010 Plan of Finance and the 2010 Approved Budget represent modifications in 2010 spending estimates made after determination of 2009 actual spending.

IV. REAL ESTATE DIVISION PERFORMANCE REPORT 03/31/10

FINANCIAL SUMMARY

	2009	2010	2010	Forecast/Budget	
$'s in 000's	**Actual**	**Forecast**	**Budget**	**Var $**	**Var %**
Operating Revenue	30,132	29,798	29,798	0	0%
Total Revenues	**30,132**	**29,798**	**29,798**	**0**	**0%**
Total Operating Expenses	**29,569**	**32,956**	**32,956**	**0**	**0%**
Net Operating Income	**563**	**(3,158)**	**(3,158)**	**0**	**0%**
Capital Expenditures	**74,039**	**10,205**	**11,793**	**1,588**	**13%**

- Total Real Estate Division Revenues are ($25K), or less than 1%, unfavorable to budget year to date due to lower than budgeted activity at Bell Harbor International Conference Center largely offset by favorable revenue variance for Commercial Properties and the Harbor Services Group. For the full year, Real Estate is forecasting revenue to meet budget.
- Total Operating Expenses are $1,429K, or 18%, below budget primarily due to timing. For the full year, Real Estate is forecasting Operating Expenses to be on budget.
- Forecasted Net Operating Income for 2010 is estimated to be approximately on Budget for the year and $3,721K below 2009 Actual.
- Capital spending for 2010 is currently estimated to be $10.2 million or 87% of the Approved Annual Budget amount of $11.8 million.

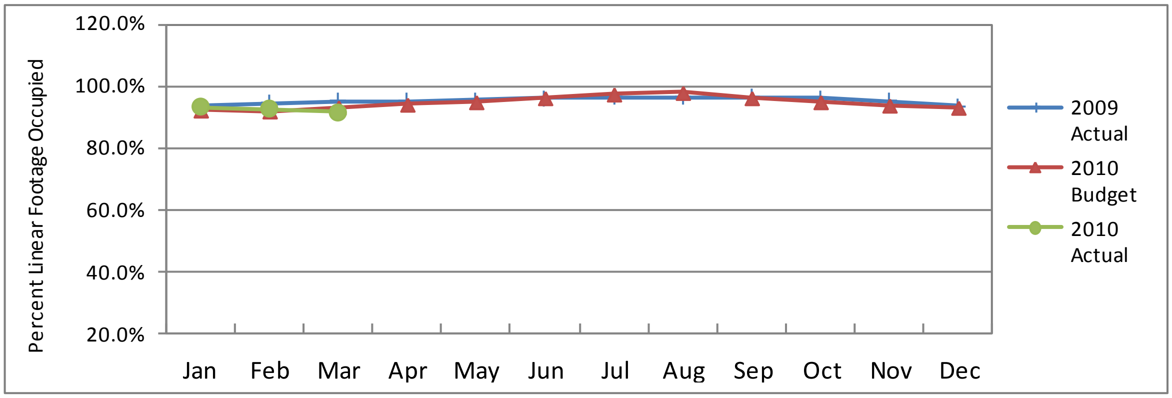
A. BUSINESS EVENTS

- Occupancy levels at Commercial Properties were at 88% at quarter-end, which is below the 90% target for the 2010 Budget, but above comparable statistics for the local market 79%.
- A new lease was executed with water-dependent tenant, Arctic Storm Management Group, for Office and Warehouse/Storage space at Pier 69.
- First Columbia Hospitality managed event, Seattle Bike Expo, held at Smith Cove Cruise Terminal with over 9,300 attendees.
- Completed the initial outreach phase of the Fishermen's Terminal 20-Year Plan.
- Through the 1st quarter, moorage occupancies at Fishermen's Terminal exceeded 2010 Budget Targets and at the Maritime Industrial Center met target. Recreational Marinas were slightly below the target of 94% at 93%.
- Vessel Liability Insurance requirement effective at Fishermen's Terminal on January 1, 2010. Compliance at 55%.

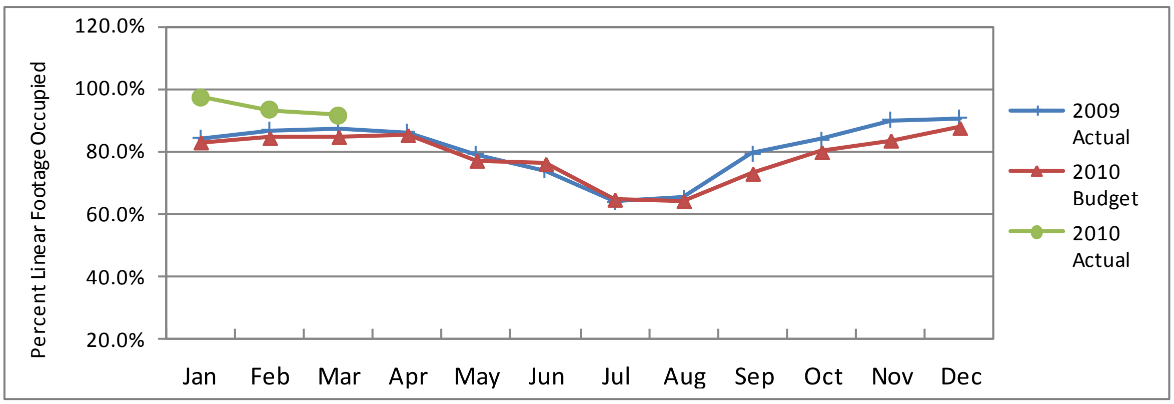
IV. REAL ESTATE DIVISION PERFORMANCE REPORT 03/31/10

B. KEY INDICATORS

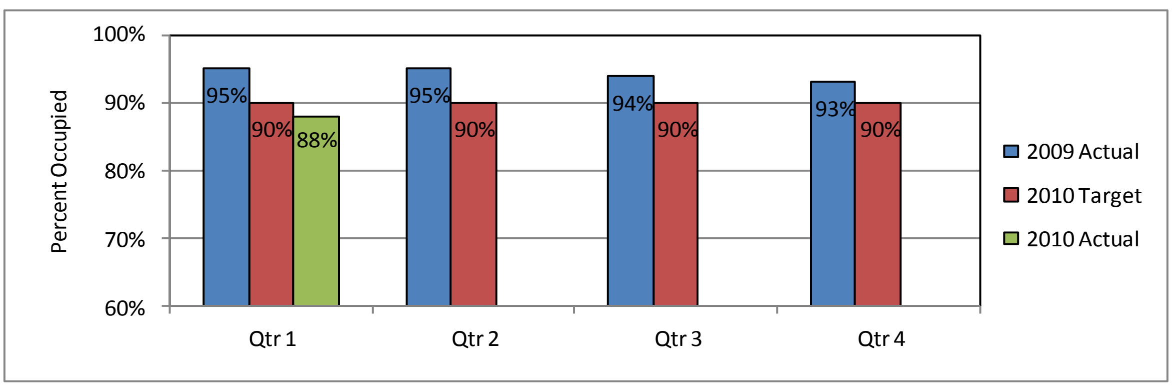
Shilshole Bay Marina Occupancy



Fishermen's Terminal Moorage Occupancy



Commercial Building



Net Operating Income Before Depreciation By Business

In $ Thousands	2009 YTD Actual	2010 YTD Actual	2010 YTD Budget	2010 Bud Var $	2010 Bud Var %	Change from 2009 $	Change from 2009 %
Recreational Boating	497	691	187	504	269%	194	39%
Fishing & Commercial	(346)	(375)	(740)	365	49%	(29)	8%
Commercial & Third Party	(2)	(16)	(441)	425	96%	(14)	548%
Eastside Rail	(27)	(47)	(115)	68	59%	(20)	73%
RE Development & Plan	59	(61)	(103)	42	41%	(119)	-203%
Environmental Reserve	0	0	0	0	NA	0	NA
Total Real Estate	180	192	(1,212)	1,405	116%	12	7%

IV. REAL ESTATE DIVISION PERFORMANCE REPORT 03/31/10

C. OPERATING RESULTS

In $ Thousands	2009 YTD	2010 Year-to-Date		2010 Bud Var		Year-End Projections		
	Actual	Actual	Budget	$	%	Budget	Forecast	Variance
Operating Revenue	6,980	6,784	6,809	(25)	0%	29,798	29,798	0
Total Revenue	**6,980**	**6,784**	**6,809**	**(25)**	**0%**	**29,798**	**29,798**	**0**
Direct Expenses	6,433	6,229	7,453	1,224	16%	30,949	30,949	0
Environmental Reserve	0	0	0	0	NA	0	0	0
Divisional Allocations	(791)	(823)	(916)	(92)	10%	(3,802)	(3,802)	0
Corporate Allocations	1,158	1,186	1,484	298	20%	5,808	5,808	0
Total Expense	**6,800**	**6,592**	**8,021**	**1,429**	**18%**	**32,956**	**32,956**	**0**
NOI Before Depreciation	**180**	**192**	**(1,212)**	**1,405**	**116%**	**(3,158)**	**(3,158)**	**0**
Depreciation	2,469	2,480	2,415	(65)	-3%	9,659	9,659	0
NOI After Depreciation	**(2,289)**	**(2,288)**	**(3,627)**	**1,339**	**37%**	**(12,817)**	**(12,817)**	**0**

Total Real Estate revenues were ($25K) unfavorable to budget. Key variances are as follows:

Harbor Services: Favorable $109K
- Recreational Boating favorable $39K primarily due to lower than budgeted vacancy at SBM.
- Fishing and Commercial favorable $69K due to a shift in the mix of boat sizes to larger vessels. In addition, a delay in the net shed loft removal project has allowed for continued revenue.

Portfolio Management: Unfavorable ($89K)
- Commercial Properties favorable $88K due to higher concession rent at Fishermen's Terminal and Fugro continuing to pay base rent at P69 in 2010. The 2010 Budget assumed Fugro would terminate their lease upon vacating the premises prior to 2010.
- Third Party Managed Properties unfavorable ($177K) due to lower than anticipated revenue and accrual adjustments related to the Bell Harbor Garage and due to lower than budgeted activity at the Bell Harbor International Conference Center.

Eastside Rail Corridor: Unfavorable ($13K)
- Eastside Rail Corridor unfavorable ($13K) due to the delayed implementation of revenue collection procedures and hiring of a consultant to aid in that process.

RE Development and Planning: Unfavorable ($20K)
- Terminal 91 General Industrial unfavorable ($20K) due to M.T. Housing vacating Terminal 91 in 2009. The 2010 Budget assumed occupancy throughout the year.

Facilities Management: Unfavorable ($19K)
- Pier 69 Facilities Management ($19K) due to lower revenues from the Pier 69 Café.

Expenses were $1,429K favorable to budget. Key variances:
- Salaries and Benefits for Real Estate employees favorable $103K due to timing assumed for Salary increases in the budget and budgeted higher than actual benefit percentages.
- Third Party Management Expense was favorable $207K due to lower activity and expense controls by third party managers.
- Outside Services (excluding Maintenance, Corporate and Capital Development) were favorable $478K due to unused broker fees and tenant improvement allowances at T102 $101K and delayed Eastside Rail Corridor consulting and reimbursement expenses $109K. In addition, timing delays on contracted security and janitorial costs at various sites $90K, Environmental Services direct charges $152K, and personal services costs for RE Development and Planning $12K contributed to the favorable variance.
- Maintenance expenses were favorable $135K primarily due to delayed work scheduled during the first three months of 2010.

IV. REAL ESTATE DIVISION PERFORMANCE REPORT 03/31/10

- Corporate costs, direct and allocated, were favorable $329K primarily due to positive variances in Information Technology $43K, Public Affairs $48K, Accounting $42K, Police $60K and Human Resources $64K.
- All other variances netted to a favorable $177K or 2.2% of Total Expenses Budgeted.

NOI BEFORE DEPRECIATION was $1,405K favorable to Budget.
- Depreciation was ($65K) unfavorable to Budget due to higher than anticipated depreciation at SBM and from Human Resources. The variance amounted to less than 3% of Budget.

NOI AFTER DEPRECIATION was $1,339K favorable to Budget.

FORECAST
Real Estate anticipates ending the year approximately on budget for NOI Before Depreciation. No significant permanent variances have been identified thus far in the year.

CHANGE FROM 2009 ACTUAL
Net Operating Income Before Depreciation increased by $12K between 2009 and 2010 as a result of lower revenue being more than offset by lower expenses. Operating Revenue decreased by ($196K) due to higher vacancy at Terminal 91 uplands, Terminal 102, and World Trade Center West which was partially offset by higher berthage and moorage revenue at Fishermen's Terminal. Expenses decreased by $208K in 2010 primarily due to the timing of payment or accrual of Utility related expenses in 2010.

D. CAPITAL SPENDING RESULTS

REAL ESTATE DIVISION	2010 Estimated Actual	2010 Approved Budget	Variance EstActs to Budget	EstActs as a % of Budget	2010 Plan of Finance
Small Projects	2,198	2,321	123	95%	1,810
FT NW Dock Fender System	338	2,000	1,662	17%	2,000
RE Maintenance Shop Solution	2,030	1,800	(230)	113%	2,100
RE Division Green Initiative	1,300	1,300	0	100%	1,300
Fleet Replacement	935	950	15	98%	950
All Other	3,404	3,422	18	99%	3,966
Total Real Estate	10,205	11,793	1,588	87%	12,126

Comments on Key Projects:
Through first quarter, the Real Estate Division spent 6.7% of the Approved Budget. Full year spending is estimated to be 87% of the Approved Budget.

Projects with significant changes in spending were:
- FT NW Dock Fender System – Construction delayed until 2011.

Changes between the 2010 Plan of Finance and the 2010 Approved Budget represent modifications in 2010 spending estimates made after determination of 2009 actual spending.

V. CAPITAL DEVELOPMENT DIVISION PERFORMANCE REPORT 03/31/10

A. BUSINESS EVENTS

- Rental Car Facility construction continues at a good pace.
- Completed the Aviation maintenance warehouse and move-in began at the end of the quarter.
- CPO implemented a system that allows the port to see the status of active procurements for construction, purchasing and service agreements. The "transparent pipeline" for purchasing and service agreements also identifies the planned and actual schedule milestones so that we can track our progress.
- Completed the trash and recycling compactors project (under budget) and are seeing good usage results and positive airline feedback.
- Street vacation: T-105, South Forest Street: Completed two out of three easements, with the last one (South Park Public Shoreline Access easement) in the drafting and review stage at SDOT.

B. KEY INDICATORS

Key Indicators	2010 YTD	Notes
Construction Soft Costs (36 month rolling average from Q2 2007 through Q1 2010)	(in 1,000s) Total Costs: $ 1,465,530 (100%) Total Construction: $1,179,528 (80%) Total Soft: $ 286,002 (20%)	Limit construction soft costs (design, construction management, project management, environmental documentation) to no more than 25% of total capital improvement costs.
Cost Growth During Construction	Total Completed Projects: 3 Discretionary Change: -2.1% Non-Discretionary Change: 2.5%	Limit average mandatory change cost growth to 4% of construction contract award. Limit average discretionary change cost growth to 4% of construction contract award.
Project Schedule Growth	Total Completed Projects: 3 Trash Handling & Recycling: 67% Growth Duwamish Trail Link: 514% Growth T-91 Cruise Term'l Bird Control: 6% Growth Average Growth Completed Projects: 195.7%	Limit time growth from initial Commission project authorization to substantially complete to no more than 10% of originally allotted duration.
Procurement Schedule: Service Agreements	Request for Services to Receipt of Scope: 61 Receipt of Proposal to Notice of Selection: 64 Notice of Selection to Contract Execution: 111	Actual average # of days
Procurement Schedule: Purchasing	Receipt of Proposal to Notice of Intent to Award: -7 Rcpt of Intent to Award to Contract Execution: -0.1 Rcpt of Request for Services to Contract Execution: 72.5	Actual average # of days
Performance Evaluation Timeliness	Total PREPs due this quarter: 53 Total PREPS done on time: 43 (81%)	% PREPs completed within 30 days of anniversary date

V. CAPITAL DEVELOPMENT DIVISION PERFORMANCE REPORT 03/31/10

C. OPERATING RESULTS

In $ Thousands	2009 YTD Actual	2010 YTD Actual	2010 YTD Budget	2010 Bud Var. $	2010 Bud Var. %	Year-End Projections Budget	Year-End Projections Forecast	Year-End Projections Variance
Total Revenues	**-**	**-**	**-**	**-**	**0.0%**	**-**	**-**	**-**
EXPENSES BEFORE CHARGES TO CAPITAL PROJECTS								
Capital Development Administration	82	89	98	9	8.8%	387	387	-
Engineering	2,257	2,188	3,326	1,137	34.2%	13,574	13,468	106
Port Construction Services	1,450	1,564	1,700	136	8.0%	6,814	6,814	-
Central Procurement Office	966	709	1,010	301	29.8%	4,171	4,171	-
Aviation Project Management	1,229	1,085	1,664	579	34.8%	6,456	6,456	-
Seaport Project Management	596	520	672	153	22.7%	2,672	2,637	35
Total Before Charges to Capital Projects	**6,580**	**6,155**	**8,471**	**2,316**	**27.3%**	**34,073**	**33,932**	**141**
CHARGES TO CAPITAL PROJECTS								
Capital Development Administration	-	-	-	-	0.0%	-	-	-
Engineering	(2,028)	(1,996)	(3,066)	(1,071)	34.9%	(12,418)	(12,414)	(4)
Port Construction Services	(1,198)	(849)	(1,307)	(459)	35.1%	(5,228)	(5,228)	-
Central Procurement Office	(295)	(322)	(462)	(140)	30.3%	(1,983)	(1,983)	-
Aviation Project Management	(1,094)	(967)	(1,267)	(300)	23.7%	(5,006)	(5,006)	-
Seaport Project Management	(421)	(461)	(493)	(32)	6.5%	(1,971)	(1,881)	(90)
Total Charges to Capital Projects	**(5,036)**	**(4,594)**	**(6,595)**	**(2,001)**	**30.3%**	**(26,607)**	**(26,513)**	**(94)**
OPERATING & MAINTENANCE EXPENSE								
Capital Development Administration	82	89	98	9	8.8%	387	387	-
Engineering	229	193	259	67	25.7%	1,156	1,053	102
Port Construction Services	252	716	393	(322)	-81.9%	1,585	1,585	-
Central Procurement Office	671	387	548	161	29.4%	2,188	2,188	-
Aviation Project Management	135	118	397	279	70.3%	1,450	1,450	-
Seaport Project Management	175	59	180	121	67.4%	701	756	(55)
Total Expenses	**1,544**	**1,561**	**1,876**	**315**	**16.8%**	**7,466**	**7,418**	**47**

Summary of Budget Variances:

- Unfilled positions reduced salary & benefit expenses.
- Worker Comp expenses over budget due to injury claim ($19K PCS) and unbudgeted charges.
- Reduced capital work and increased expense work:
  - Capital project labor below budget
  - Capital overhead allocation below budget
  - Expense overhead allocation over budget ($146K PCS)
- PCS: ($220K) unbudgeted expense work:
  - Emergency Generator
  - P28 Barge Improvement

VI. CORPORATE PROF. & TECHNICAL SERVICES PERFORMANCE REPORT 03/31/10

A. BUSINESS EVENTS

- The commission authorized the Memorandum of Agreement with WSDOT for the port's investment in the Alaskan Way Viaduct and Seawall Replacement Program.
- Port CEO Tay Yoshitani attended a "ports summit" with US Transportation Secretary Ray LaHood.
- Sent joint letter with the Port of Tacoma to US Commerce Secretary Gary Locke to offer our support for the National Export Initiative and to propose our suggestions.
- Partnered with Customs & Border Patrol to plan and manage a media event announcing that Sea-Tac will be a "Global Entry" port in the U.S.
- Partnered with Alaska Airlines twice to plan and manage events featuring Olympic athlete Apolo Ohno.
- Produced and distributed AirMail.
- Organized and facilitated first Centennial Community Leaders Committee meeting.
- Inbound international visits: New Zealand Ambassador, Shanghai Port Service, Tokyo Gas Company.
- Produced video highlighting the 2009 cruise season as part of a Port Commission presentation.
- Provided an environmental program briefing and tour for visiting guests from the Tokyo Gas Company.
- Clean Truck updates provided to Duwamish Community Involvement Team, Duwamish TMA, Public Health Seattle & King County, West Seattle Chamber board.
- Presented to South Park Neighborhood Association, Georgetown Community Council, Lower Duwamish District Council about Port's Terminal 117 Clean Up program.
- Outreach to Magnolia and Queen Ann community including updates on Fishermen's Terminal 20-year plan, T-91 Uplands Project and T-91 Tank Farm.
- Launched the Workplace Responsibility Office:
  - Provided the Port's Code of Conduct/Workplace Responsibility Handbook, which describes the Port's core values and workplace expectations and are available on the Learning Management System (LMS) and must be Read and Sign by June 1, 2010
  - The Office is a new resource that is available to answer questions and provide guidance
- ICT Implemented Airport Free Wireless Access, enabling the Airport to provide free Wi-Fi to the traveling public.
- ICT Implemented Marine Domain Awareness (MDA), providing various concentric layers of security designed to mitigate threats to maritime commerce security.
- Initiated work on enterprise risk management proposal and started consultant selection process.
- Worked on compliance for Medicare reporting for claims.
- Initiated broker selection task force for self funding of benefits and presented briefing on self funding to Commission in January.
- Updated processes to comply with federal legislation extending the COBRA subsidy to employees involuntarily terminated. The legislation initially extended this subsidy to employees involuntarily terminated through December 31, 2009. The new legislation extended the termination date to March 31, 2010.
- Launched of the 2010 Wellness Rewards Program. Deadline to complete Health Assessment is April 30.
- Conducted on-site biometric testing.
- Submitted the application for another Distinguished Budget Presentation Award from Government Finance Officers Association in January.
- Presented the 2009 Performance Report to the Executive Team and the Commission, and made it available online for the public.
- Completed the account reclassifications for grants revenue and environmental expense from the 2010 budget in the financial system.
- Began the 2011 budget planning process in March.

VI. CORPORATE PROF. & TECHNICAL SERVICES PERFORMANCE REPORT 03/31/10

B. KEY INDICATORS

Key Indicators	2010 YTD	2009 YTD/Notes
Occupational Injury Rate	4.31 (for every 100 employees, 4.31 were injured)	5.2, decrease by 0.89. Record breaking first quarter low.
Lost Work Day Rate	2.32 (7 cases)	1.53 (5 cases), increase by 0.79.
Lost Work Days	85 days	200, decrease by 115.
Annual Safety Training	25% completed	
Auto Incidents	23, preventable 10	24, preventable 15.
Auto Liability Reserves	$26,071	Decrease by $50K since 12/31/09.
Liability Injury/Damage Reserve	$136,188	Decrease by $33K since 12/31/09.
Litigated Reserves	$3.9 million	No change since 12/31/09.
Employment	• 43 jobs posted • 2,036 applications received • 79 interviews, 38 oral board interviews	• 61, decrease by 18 • 2,507, decrease by 471 • 141, decrease by 62; 29 oral board interviews, decrease by 9.
New Employee Orientation	11 new hires attended	26, decrease by 15.
Labor Contracts Negotiated	1 completed, 4 in progress	
Increase Mobility and Productivity	1,267 employees have laptops	910, increase by 357.
Spring Employee Forums	440 participated	28 questions submitted.
E-newsletter	14,600 subscribers	Increased by 200 since 12/31/09.
Port Web Site	351,813 visits	2,651,813 visits since April 2009.
Police Services	14,035 calls received	15,459, decrease by 1,424.
Arrests	147 with no warrant, 112 with warrant	233 with no warrant, decrease by 86; 153 with warrant, decrease by 41.
Internal Audit	5 audits presented to the Audit Committee	• Clear Channel • Disbursement (AP & Payroll) • AV Business Development • Borders • Concessions, International

VI. CORPORATE PROF. & TECHNICAL SERVICES PERFORMANCE REPORT 03/31/10

C. OPERATING RESULTS

	2009 YTD	2010 YTD		2010 Bud Var.		Year-End Projections		
In $ Thousands	**Actual**	**Actual**	**Budget**	**$**	**%**	**Budget**	**Forecast**	**Variance**
Total Revenues	125	95	5	91	2013.1%	18	109	91
Executive	361	348	419	71	16.9%	1,536	1,536	-
Commission	209	225	281	56	19.8%	868	868	-
Legal	330	611	784	173	22.1%	2,923	2,923	-
Risk Services	627	601	778	176	22.7%	3,009	2,961	48
Health & Safety Services	219	240	274	35	12.6%	1,095	1,091	4
Public Affairs	850	746	1,231	485	39.4%	4,090	4,090	-
Government Relations	320	329	394	65	16.5%	1,409	1,409	-
Economic & Trade Development *(note 1)*	283	-	-	-	0.0%	-	-	-
Human Resources & Development	864	746	1,167	421	36.1%	4,838	4,838	-
Labor Relations	160	128	197	70	35.3%	784	784	-
Information & Communications Technology	3,854	4,082	4,655	572	12.3%	19,033	19,033	-
Finance & Budget	376	348	383	35	9.0%	1,529	1,512	17
Accounting & Financial Reporting Services	1,388	1,365	1,786	421	23.6%	6,716	6,694	21
Internal Audit	225	241	258	16	6.4%	1,109	1,109	-
Office of Social Responsibility	280	209	332	122	36.9%	1,458	1,458	-
Regional Transportation	98	107	126	19	15.2%	498	498	-
Police	3,927	4,302	5,244	942	18.0%	20,314	20,310	4
Contingency	13	()	188	188	100.3%	750	750	-
Total Expenses	14,385	14,629	18,496	3,867	20.9%	71,958	71,865	93

Note:
1) Economic & Trade Development was dissolved in 2009.

Corporate revenues were $91K favorable compared to budget due to higher operating grants. .

Corporate expenses for the first three months of 2010 were $3.9 million or 20.9% favorable compared to budget and $244K or 1.7% higher than the same period a year ago. The $3.9 million favorable variance is due primarily to timing differences between when the items are paid and when budgeted and not necessarily cost savings. There aren't any major variances to report on since all departments are favorable. Year-end spending is projected to be $93K under budget.

D. CAPITAL SPENDING RESULTS

	($ Millions)
Annual Results:	
2010 Plan of Finance	$10.51
2010 Approved Budget	$16.66
2010 Estimated/Actuals	$11.99
Variance (Budget vs Actuals)	$4.67