COMMONWEALTH PORTS AUTHORITY
FY2026 CITIZEN CENTRIC REPORT

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WHO ARE WE?

Connecting our islands to opportunity

The Commonwealth Ports Authority (CPA) operates and develops the airports and seaports that connect Saipan, Tinian, and Rota to the world. These gateways support essential travel, goods, tourism, jobs, and economic activity.

Our Mission and Vision

CPA strives to develop air and sea navigation to and from the CNMI to its fullest potential and make the Marianas the Pacific's premier gateway, with world-class airports and seaports supporting tourism, commerce, and investment.

Our Governance and Public Responsibility

Created by Public Law 2-48 in 1981, CPA is a public corporation overseen by a Board of Directors and led by an Executive Director. CPA is responsible for managing the CNMI's ports, improving infrastructure, and developing business opportunities in the public interest. CPA traces its roots to the Mariana Islands Airport Authority following the opening of Saipan International Airport in 1976.

Our Strategic Goals

- **Safe, reliable ports.** Ensure effiecient, compliant operations that serve community needs.
- **Stronger island connections.** Sustain and expand interisland and international air and sea services.
- **Modern, resilient infrastructure.** Upgrade aging facilities and strengthen disaster readiness.
- **Financial sustainability.** Control costs, manage funds responsibly, and grow revenue.
- **Economic opportunity.** Build partnerships to attract investment and support tourism and commerce.

Employees	FY2024	FY2025	FY2026
Airports	181	176	165
Seaports	23	20	21
Total	204	196	186

Our Workforce

CPA employed 186 people in FY2026, down 18 employees from FY2024—an 8.8% reduction. Most of the decline occurred in Saipan airport positions, as employees pursued better opportunities, relocated to the U.S. mainland, or left for other reasons. Staffing on Tinian and Rota remained comparatively stable.

Why it matters: Employee losses strain CPA's ability to operate six airports and seaports, increasing workloads and limiting shift coverage, maintenance, and emergency response. Departures also reduce institutional knowledge and require time and resources to replace. Retaining skilled staff is essential to safe, secure, and reliable port services.

Board and Management

Chairman, Bartley Jackson
Vice Chairman, Antonio Cabrera
Secretary, Carline Sablan
Treasurer, Eusebio Manglona
Tinian Member, Dolores Kiyoshi
Saipan Member, Vince Camacho

Executive Director, Esther Ada
Comptroller, Sheryl Sizemore
Internal Auditor, Zack Diaz
(Acting) Saipan Airport Manager, Dennis Cruz
Saipan Seaport Manager, McQueen Masaharu
Rota Ports Manager, Albert Taitano
Tinian Ports Manager, Antonio Borja



FY2026 progress toward CPA's strategic goals

Improved interisland access. The new Saipan Commuter Airport opened in November 2025, supporting travel between islands.

Advocated for infrastructure investment. CPA engaged federal grantor agencies at the January 2026 Interagency Collaboration & Coordination Forum in Washington, D.C., and presented 11 priority projects at the September Regional Convening with Guam and the CNMI in San Francisco. Priorities reflect the Terminal Infrastructure Master Plan's assessments of all CPA ports and airport and seaport master plans, which guide investments in aging infrastructure, resilience, safety, and security. Continued federal coordination helps convey urgent needs, align projects with grants, and secure funding for environmental reviews, design, and construction—supporting travel, commerce, emergency response, and economic recovery.

Strengthened community and industry engagement.

CPA advanced business, airline, and regional partnerships at various events:

Saipan Chamber of Commerce Economic Summit Discussed airport safety, passenger experience, air service, seaport improvements, and Saipan airport modernization, aligning priorities with business needs and strengthening partnerships supporting tourism, commerce, and recovery.

Routes Asia, Xi'an, China CPA and MVA met with airlines to explore new routes, expanded service, and increased frequencies. Discussions strengthened airline relationships, promoted the CNMI, and clarified market conditions affecting airline decisions.

Association of Pacific Ports, Guam Shared recovery updates following Typhoons Sinlaku and Bavi and joined a typhoon readiness and recovery panel. Exchanges strengthened regional partnerships and identified ways to improve emergency coordination, protect infrastructure, reduce disruptions, and quickly restore essential goods movement.

Addressed air service challenges The loss of T'way, high fuel costs, competing destinations, and costly Guam–Saipan fares continued to limit visitor access and public facility revenue. Philippine Airlines restored direct Manila–Saipan service in March 2026 and returned in October after the super typhoon disruptions.

Typhoon recovery
Sinlaku damaged Saipan and Tinian in April; Bavi severely affected Rota in July. Despite major damage, CPA quickly reopened ports for relief workers, supplies, and equipment. FEMA and insurance coordination continues on assessments, funding, repairs, and storm resilience while essential operations continue.

Advanced capital improvements
Despite financial challenges, CPA continues advancing projects through FAA and MARAD grants and local funding. These investments strengthen port safety, reliability, resilience, and capacity. The table below details ongoing projects across all three islands.

Table 2 – CIP Projects

	Project	Project Status	Amount
1	Saipan South Seaplane Paving & Drainage	Project ongoing	$2.3M
2	Rota Airport Apron Rehabilitation	Project ongoing.	$9.9M
3	Saipan ARFF Rapid Refill Improvements	Project ongoing.	$11.6M
4	Saipan Airport Emergency Roof Leak Repairs	Project ongoing.	$1.6M
5	Pagan Master Plan	Ongoing.	$444K
6	Rota Airport Canopy Replacement & Roof Repair	Pending award.	
7	Procurement of ARFF Safety Equipment	Pending award.	
8	Saipan Airport Common Use /Ambulift	Bidding process.	
9	Saipan Harbor Delta Dock Expansion	Design ongoing; MARAD-funded construction.	$692K
10	Saipan Harbor Charlie Dock Extension	Design Awarded	$1.5M ytd
11	Saipan Harbor Dredging Improvements	Design Awarded	$1.8M ytd
12	Saipan Harbor CPA Office Leak Repairs	Redesigned due to typhoon repairs.	

WHAT ARE THE REVENUES AND EXPENSES?

$2.88M deficit • Revenue covered 82% of operating costs

Audit update: FY2024 audited financial statements were released in June 2026. The FY2025 audit is underway, with completion expected by year-end. Timeliness remains a challenge: CPA's last seaport bond requires a nationally recognized auditor, and Ernst & Young is the region's only firm.

Table 3 -Combined Operating Revenues and Expenses

Category	FY 2024 Audited	FY 2025 Unaudited	FY 2026 Unaudited	2025 vs 2024	2026 vs 2025	2026 vs 2024
Airport - Revenue	11,867,369	8,924,455	6,049,512	-2,942,914	-2,874,943	-5,817,857
Seaport - Revenue	8,044,685	7,582,845	7,054,330	-461,840	-528,515	-990,355
Combined - Revenue	**19,912,054**	**16,507,300**	**13,103,842**	**-3,404,754**	**-3,403,458**	**-6,808,212**
Airport - Personnel	5,551,856	5,498,067	6,250,291	-53,789	752,224	698,435
Airport - Operations	8,351,904	7,241,940	6,744,426	-1,109,964	-497,514	-1,607,478
Airport - Total Expense	**13,903,760**	**12,740,007**	**12,994,717**	**-1,163,753**	**254,710**	**-909,043**
Seaport - Personnel	1,305,593	1,156,765	1,019,770	-148,828	-136,995	-285,823
Seaport - Operations	2,147,005	1,936,817	1,969,750	-210,188	32,933	-177,255
Seaport - Total Expense	**3,452,598**	**3,093,582**	**2,989,520**	**-359,016**	**-104,062**	**-463,078**
Combined - Personnel	6,857,449	6,654,832	7,270,061	-202,617	615,229	412,612
Combined - Operations	10,498,909	9,178,757	8,714,176	-1,320,152	-464,581	-1,784,733
Combined - Total Expense	**17,356,358**	**15,833,589**	**15,984,237**	**-1,522,769**	**150,648**	**-1,372,121**
Combined - Net Income / (Loss)	$2,555,696	$673,711	-$2,880,395	-$1,881,985	-$3,554,106	-$5,436,091

- FY2026 ended with a $2.88M deficit. Revenue fell faster than costs: since FY2024, revenue fell 34.2% while expenses fell 7.9%, reversing a $2.56M surplus.
- Revenue covered 82% of costs. FY2026 income totaled $13.10M against $15.98M in operating expenses.
- Airports drove the FY2026 shortfall. Airport revenue totaled $6.05M, compared with $12.99M in operating expenses.
- Seaports helped offset airport losses. FY2026 revenue of $7.05M against $2.99M in expenses generated an approximately $4.06M surplus but did not close the gap.
- The priority: restore airport revenue and control costs while keeping port services reliable.

To review the FY2024 audit, visit https://cnmiports.com/cpa-information/administration/financial-reports

What Shaped FY2026 Results?

Revenue mix and declines:
Seaports contributed 54% of FY2026 revenue and airports 46%. Airport revenue fell 32.2%, compared with 7.0% for seaports. Aviation fees fell $2.36M from FY2025, leading the airport decline; non-aviation fees also decreased.

Costs and savings:
Full-year restoration of the 40-hour work week raised FY2026 Airport Personnel costs $752K, outweighing $498K in Operations savings. Seaport expenses fell $104K, mainly through lower Personnel costs. Combined expenses rose $151K from FY2025 but remained $1.37M below FY2024, as higher Airport Personnel costs partly offset sustained Operations savings.

Traffic and service impacts:
T'way's departure, typhoons, high fuel costs, competing destinations, and high Guam–Saipan fares reduced flights and passengers. Lower airline fees, passenger charges, and airport business revenue left less funding for essential operations and maintenance.·

WHAT'S NEXT?

Protecting essential services while planning for recovery

Our Near-Term Priorities

- Keep ports safe and operating. Prioritize essential staffing, regulatory compliance, storm recovery, and maintenance at airports and seaports.
- Rebuild air connections. Work with MVA and airline partners on competitive, data-driven incentives, route development, and marketing to retain carriers and attract sustainable new service.
- Manage public funds carefully. Maintain lean budgets and strict cost controls, prioritize essential expenditures, and monitor revenue and operating costs.
- Negotiations with the solar company under a power purchase agreement are in their final stages and are expected to bring the system online in December 2027. This solar farm will greatly reduce CPA's utility costs.

Building a More Resilient Future

CPA is pursuing additional income from property rentals and commercial development, including potential defense-related leases at Saipan and Rota facilities. It is also exploring changes to user fees and interisland wharfage charges to better align revenue with the cost of providing services.

CPA will continue seeking federal and other partnerships for planning, engineering and infrastructure improvements. These efforts aim to make ports more reliable in emergencies and better equipped to support tourism, commerce and investment.

Risks and Realities

Reduced air service, global fuel prices, competitive visitor markets and the cost of repairing storm damage remain significant uncertainties.



Grand Opening of the New Commuter Terminal

Airport Trunk or Treat





Typhoon Damage of Rota Seaport



Philippine Airlines Inaugural Flight



CNMI Interagency Collaboration & Coordination Forum



Economic Forum



Super Typhoon Sinlaku Relief Drive-Water Distribution

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