

Port of Port Townsend

Quilcene Assets and Operations

August 24, 2016

Assets

- 57 acres of property – see attached map
- Lease to Coast Seafood
- Building leased to Quilcene Yacht Club
- Marina with 50 slips
- Boat ramp
- Warm water beach (with summer swim float)
- RV spaces
- Bathroom facilities with showers & laundry (septic system)
- Modular home (currently used as caretaker residence)
- Well and water system
- Fuel system

Needed Repair and Upgrades

- | | |
|-----------------------------------|-----------|
| ○ Bathrooms | \$ 54,000 |
| ○ Channel dredging | \$200,000 |
| ○ Dock repairs & renovation | \$200,000 |
| ○ Fuel system repairs/replacement | \$ 75,000 |

Other Possible Upgrades

- | | |
|---------------------------|------------|
| ○ Boat ramp | \$ 400,000 |
| ○ RV or other development | TBD |

Possible Options and/or Considerations

- Increase margins and net income
- Long term maintenance of marina channel
- Stable tenant – expressed interest in purchase of property
- Operation of fuel system
- Remote location from core Port functions
- Community use of bathroom facilities
- Community use of beach