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Port of Port Townsend
Public Workshop
Wednesday, September 9, 2026, 9:30 AM

To be held in person at the Point Hudson Pavilion Building, 355 Hudson Street, Port Townsend
and also online
Via https://zoom.us/ – or call (253) 215-8782, use Webinar ID: 862 6904 3651, Password: 911887

AGENDA

A. 2nd Draft of 2027-2031 Capital Improvement Program (CIP) - Continued Project Prioritization.....2-11

B. 2026 Amendments to the Port Comprehensive Scheme.....12

C. Economic Development 13-37

D. Executive Session: Discussion with legal counsel about current or potential litigation (RCW 42.30.110(1)(i)).

E. Public Comment

The Port of Port Townsend does not discriminate on the basis of disability in its meetings. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures should contact the ADA Coordinator at 360-385-0656 or civilrights@portofpt.com

PORT OF PORT TOWNSEND
INFORMATIONAL MEMO

DATE: 9/9/2026

TO: Port Commission

FROM: Dave Nakagawara, Director of Capital Projects & Port Engineer

SUBJECT: Five Year (2027-2031) Capital Improvement Plan

ISSUE

Does the Port Commission have any feedback on the 5-Year Capital Improvement Program (CIP)?

BACKGROUND

Staff is providing a second draft of the 2027-2031 Capital Improvement Program. This version includes a project list, as well as full project details, including phase costs and funding breakdown.

As is the case for each budget cycle, the CIP is a planning tool, and only the projects programmed for the upcoming year (2027) are to be approved this fall as a part of the budget and Port's spending authority.

DISCUSSION

None.

FISCAL IMPACT

The total value of the draft 5-year CIP is $62,654,695. In 2027, there are $10,919,195 of projects scheduled.

RECOMMENDATION

Staff invites Commission feedback on the second draft of the 2027-2031 CIP.

ATTACHMENTS

Draft 5 Year (2027-2031) Capital Improvement Plan

5 Year Overview

Project	2027	2028	2029	2030	2031	5 Year Total
Boat Haven	**6,219,000**	**3,202,000**	**6,926,000**	**7,967,000**	**8,415,000**	**32,729,000**
Building/Facility Preservation (Interior Refurbishment, Exterior Improvements)	100,000	100,000	100,000	100,000	100,000	**500,000**
Marina Entrance Dredging	-	150,000	550,000	-	-	**700,000**
Microgrid Feasibility	5,000	-	-	-	-	**5,000**
Port Townsend Bay Estuary	1,717,000	607,000	-	-	-	**2,324,000**
Puget Sound to Pacific (PS2P) Trail Project	556,000	-	-	-	-	**556,000**
Sea Level Rise Project	5,000	-	-	-	-	**5,000**
Sims Gateway & North Boatyard Expansion	1,880,000	-	-	-	-	**1,880,000**
Stormwater Improvement Project (Sims Way)	1,400,000	-	-	-	-	**1,400,000**
West Boatyard Expansion	300,000	100,000	5,370,000	-	-	**5,770,000**
Yard Electrical Upgrades	20,000	280,000	-	-	-	**300,000**
Boat Haven Trail Improvements	236,000	1,102,000	-	-	-	**1,338,000**
Marina Rehabiliation & Dock Replacement Program	-	863,000	906,000	7,867,000	8,315,000	**17,951,000**
Point Hudson	**362,500**	**1,580,000**	**1,517,500**	**1,425,000**	**4,777,000**	**9,662,000**
Building/Facility Preservation & Energy Efficiency Improvement	187,500	580,000	867,500	1,050,000	1,502,000	**4,187,000**
Cantilevered Esplanade	-	-	-	375,000	3,275,000	**3,650,000**
RV Park Upgrades & Restoration	-	1,000,000	650,000	-	-	**1,650,000**
Sail Loft Building Structural Repairs	175,000	-	-	-	-	**175,000**
JCIA	**700,000**	**700,000**	**3,700,000**	**3,700,000**	**-**	**8,800,000**
Rural Light Industrial Park (24 acres)	75,000	700,000	3,700,000	3,700,000	-	**8,175,000**
Wetland Delineation	55,000	-	-	-	-	**55,000**
Jefferson Timber Cooperative Industrial Symbiosis	570,000	-	-	-	-	**570,000**
Quilcene	**2,110,000**	**654,500**	**2,713,500**	**-**	**-**	**5,478,000**
Boat Launch & Facility Improvements	2,110,000	-	-	-	-	**2,110,000**
Campground	-	20,000	180,000	-	-	**200,000**
Marina Dredge, Dock, and Gangway Replacement	-	634,500	2,533,500	-	-	**3,168,000**
Short's Family Farm	**110,000**	**790,000**	**200,000**	**-**	**-**	**1,100,000**
Chimacum Creek Bridge Replacement	10,000	90,000	-	-	-	**100,000**
Cold Storage Facility	-	350,000	-	-	-	**350,000**
House Renovation	-	150,000	150,000	-	-	**300,000**
Nature Trail & Fencing	50,000	-	-	-	-	**50,000**
On-Site Septic System Improvement	-	-	50,000	-	-	**50,000**
Well & Water Distribution System Improvements	50,000	200,000	-	-	-	**250,000**
Water Access	**305,000**	**1,008,000**	**878,000**	**-**	**-**	**2,191,000**
Mats Mats Bay Facilities	-	30,000	-	-	-	**30,000**
Union Wharf Electrification & Mooring Dolphins	-	334,000	878,000	-	-	**1,212,000**
Hadlock Boat Launch Replacement	305,000	644,000	-	-	-	**949,000**
Other	**535,000**	**275,000**	**275,000**	**275,000**	**275,000**	**1,635,000**
Equipment/Vehicle Replacement	260,000	-	-	-	-	**260,000**
Port Wide - Yard/Parking/RV Resurfacing	25,000	25,000	25,000	25,000	25,000	**125,000**
Port Wide - Dock Renovations & Piling Replacement	250,000	250,000	250,000	250,000	250,000	**1,250,000**
Emergency	**577,695**	**182,000**	**100,000**	**100,000**	**100,000**	**1,059,695**
Small Capital Projects	100,000	100,000	100,000	100,000	100,000	**500,000**
DR-4593: City Dock Repair	400,000	-	-	-	-	**400,000**
DR-4650: Boat Haven Bulkhead Backfill Repair	61,103	-	-	-	-	**61,103**
DR-4650: Boat Haven Pavement Repair	16,592	-	-	-	-	**16,592**
DR-4682: Point Hudson Marina Eastern Bank Armor Permanent Repair	-	82,000	-	-	-	**82,000**
Grand Total	**10,919,195**	**8,391,500**	**16,310,000**	**13,467,000**	**13,567,000**	**62,654,695**

5 Year Balanced Summary

Project	2027	2028	2029	2030	2031	5 Year Total
Boat Haven	-	-	-	-	-	-
Sea Level Rise Project	-	-	-	-	-	-
(PL) Planning	**5,000**	-	-	-	-	**5,000**
(URC) Staff Compensation (Engineering)	(5,000)	-	-	-	-	(5,000)
Sims Gateway & North Boatyard Expansion	-	-	-	-	-	-
(CA) Construction Administration	**117,000**	-	-	-	-	**117,000**
(CN) Construction (Yard Widening, Pathway, Landscaping)	**1,763,000**	-	-	-	-	**1,763,000**
(IDD) Port Funds	(1,180,000)	-	-	-	-	(1,180,000)
(S) Jefferson County PIF Grant 2021 (Port)	(275,000)	-	-	-	-	(275,000)
(S) Jefferson County PIF Grant 2021 (City)	(75,000)	-	-	-	-	(75,000)
(S) Jefferson County PIF Grant 2023 (City)	(300,000)	-	-	-	-	(300,000)
(IDD) Staff Compensation (Engineering)	(50,000)	-	-	-	-	(50,000)
West Boatyard Expansion	-	-	-	-	-	-
(PE) Design	**300,000**	**100,000**	-	-	-	**400,000**
(CA) Construction Administration	-	-	**200,000**	-	-	**200,000**
(CN) Construction	-	-	**5,170,000**	-	-	**5,170,000**
(S) WA Commerce 2025 Local and Community Projects Grant	(250,000)	-	-	-	-	(250,000)
(IDD) Staff Compensation (Engineering)	(10,000)	(5,000)	(50,000)	-	-	(65,000)
(U) Unsecured Funding	(40,000)	(95,000)	(5,320,000)	-	-	(5,455,000)
Building/Facility Preservation (Interior Refurbishment, Exterior Improvements)	-	-	-	-	-	-
Capital Maintenance	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**250,000**
(URC) Staff Compensation (Maintenance)	(16,500)	(16,500)	(16,500)	(16,500)	(16,500)	(82,500)
Capital Maintenance (Sperry Buildings)	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**250,000**
(IDD) Port Funds	(33,500)	(33,500)	(33,500)	(33,500)	(33,500)	(167,500)
(IDD) Staff Compensation (Maintenance)	(16,500)	(16,500)	(16,500)	(16,500)	(16,500)	(82,500)
(URC) Port Funds	(33,500)	(33,500)	(33,500)	(33,500)	(33,500)	(167,500)
Yard Electrical Upgrades	-	-	-	-	-	-
(PE) Design	**20,000**	-	-	-	-	20,000
(CN) Construction	-	**280,000**	-	-		280,000
(IDD) Port Funds	(15,000)	(280,000)	-	-	-	(295,000)
(IDD) Staff Compensation (Engineering)	(5,000)	-	-	-	-	(5,000)

5 Year Balanced Summary

Project	2027	2028	2029	2030	2031	5 Year Total
Puget Sound to Pacific (PS2P) Trail Project	-	-	-	-	-	-
(PL) Planning (J282 Segment - Larry Scott Trail to Park & Ride)	**253,000**	-	-	-	-	**253,000**
(PL) Planning (J284 Segment - Boat Haven to Ferry Terminal)	**303,000**	-	-	-	-	**303,000**
(S) USDOT FHWA RAISE Program Grant J282	(250,000)	-	-	-	-	(250,000)
(S) USDOT FHWA RAISE Program Grant J284	(300,000)	-	-	-	-	(300,000)
(URC) Staff Compensation (Engineering)	(6,000)	-	-	-	-	(6,000)
Boat Haven Trail Improvements	-	-	-	-	-	-
(PE) Design	**236,000**	-	-	-	-	**236,000**
(CA) Construction Administration	-	**202,000**	-	-	-	**202,000**
(CN) Construction	-	**900,000**	-	-	-	**900,000**
(IDD) Industrial Development District Levy	(60,300)	(301,350)	-	-	-	(361,650)
(IDD) Staff Compensation (Environmental)	-	(3,000)	-	-	-	(3,000)
(IDD) Staff Compensation (Engineering)	(10,500)	(26,250)	-	-	-	(36,750)
(U) RCO WWRP Trails Grant	(165,200)	(771,400)	-	-	-	(936,600)
Port Townsend Bay Estuary	-	-	-	-	-	-
(PE) Design	**482,000**	-	-	-	-	**482,000**
(CA) Construction Administration	**156,000**	**76,000**	-	-	-	**232,000**
(CN) Construction	**1,079,000**	**531,000**	-	-	-	**1,610,000**
(IDD) Industrial Development District Levy	(1,579,000)	(573,000)	-	-	-	(2,152,000)
(IDD) Staff Compensation (Environmental)	(10,000)	(5,000)	-	-	-	(15,000)
(IDD) Staff Compensation (Engineering)	(128,000)	(29,000)	-	-	-	(157,000)
Stormwater Improvement Project (Sims Way)	-	-	-	-	-	-
(CN) Construction (Sims Way Component)	**1,400,000**	-	-	-	-	**1,400,000**
(S) WA Dept. Commerce MTCA Grant	(500,000)	-	-	-	-	(500,000)
(IDD) Port Funds	(885,000)	-	-	-	-	(885,000)
(IDD) Staff Compensation (Engineering)	(15,000)	-	-	-	-	(15,000)
Microgrid Feasibility	-	-	-	-	-	-
(PL) Planning	**5,000**	-	-	-	-	**5,000**
(URC) Staff Compensation (Engineering)	(5,000)	-	-	-	-	(5,000)

5 Year Balanced Summary

Project	2027	2028	2029	2030	2031	5 Year Total
Marina Entrance Dredging	-	-	-	-	-	-
(PE) Design	-	**150,000**	-	-	-	**150,000**
(CN) Construction	-	-	**550,000**	-	-	**550,000**
(IDD) Port Funds	-	(100,000)	(525,000)	-	-	(625,000)
(IDD) Staff Compensation (Engineering)	-	(50,000)	(25,000)	-	-	(75,000)
Marina Rehabiliation & Dock Replacement Program	-	-	-	-	-	-
(PE) Design	-	**863,000**	**906,000**	-	-	**1,769,000**
(CA) Construction Administration (Linear/Fuel Dock)	-	-	-	**167,000**	-	**167,000**
(CN) Construction (Linear/Fuel Dock)	-	-	-	**7,700,000**	-	**7,700,000**
(CA) Construction Administration (D Dock)	-	-	-	-	**219,000**	**219,000**
(CN) Construction (D Dock)	-	-	-	-	**8,096,000**	**8,096,000**
(A) Mitigation Credits, PT Bay Estuary Project	-	-	-	(950,000)	(1,008,000)	(1,958,000)
(U) Unsecured Funding	-	(863,000)	(906,000)	(6,917,000)	(7,307,000)	(15,993,000)
Point Hudson	-	-	-	-	-	-
Sail Loft Building Structural Repairs	-	-	-	-	-	-
(PE) Design	**25,000**	-	-	-		**25,000**
(CN) Construction	150,000	-	-	-	-	**150,000**
(IDD) Port Funds	(97,500)		-	-	-	(97,500)
(IDD) Staff Compensation (Maintenance)	(75,000)					(75,000)
(IDD) Staff Compensation (Engineering)	(2,500)	-	-	-		(2,500)
RV Park Upgrades & Restoration	-	-	-	-	-	-
(CN) RV Park Restoration (incl. Electrical)	-	**500,000**	-	-	-	**500,000**
(CN) Utility Rehabilitations (Mains)	-	**500,000**	-	-	-	**500,000**
(CN) Pavement Preservation (Grind & Overlay)	-	-	**650,000**	-	-	**650,000**
(U) Unsecured Funding	-	(1,000,000)	(650,000)	-	-	(1,650,000)
Cantilevered Esplanade	-	-	-	-	-	-
(PE) Design	-	-	-	**375,000**	-	**375,000**
(CN) Construction	-	-	-	-	**3,275,000**	**3,275,000**
(U) Unsecured Funding	-	-	-	(375,000)	(3,275,000)	(3,650,000)

5 Year Balanced Summary

Project	2027	2028	2029	2030	2031	5 Year Total
Building/Facility Preservation & Energy Efficiency Improvement	-	-	-	-	-	-
(CN) Commander's Beach House Interior Improvements	50,000	-	-	-	-	50,000
(CN) Commander's Beach House Exterior Improvements (Paint)	45,000	-	-	-	-	45,000
(CN) Hospital Building Exterior Improvements (Paint)	70,000	-	-	-	-	70,000
(CN) Armory Tower/Sail Loft Building Exterior Improvements (Paint)	-	-	-	80,000	-	80,000
(CN) Salish Grill Building Exterior Improvements (Paint)	-	60,000	-	-	-	60,000
(CN) Main Building Exterior Improvements (Paint)	-	80,000	-	-	-	80,000
(CN) PSE Building Exterior Improvements (Paint)	-	-	-	20,000	-	20,000
(CN) Schooner Martha Building Exterior Improvements (Paint)	-	-	-	20,000	-	20,000
(PE) Main Building HVAC/DOAS Design	-	-	-	30,000	-	30,000
(CN) Main Building HVAC/DOAS Installation	-	-	-	600,000	-	600,000
(CN) Main Building Interior Improvements	-	-	-	300,000	-	300,000
(PE) Salish Grill Building HVAC/DOAS Design	22,500	-	-	-	-	22,500
(CN) Salish Grill Building HVAC/DOAS Installation	-	200,000	-	-	-	200,000
(CN) Salish Grill Building Interior Improvements	-	240,000	-	-	-	240,000
(PE) Hospital Building HVAC Design	-	-	22,500	-	-	22,500
(CN) Hospital Building HVAC Installation	-	-	525,000	-	-	525,000
(CN) Hospital Building Interior Improvements	-	-	320,000	-	-	320,000
(PE) Armory Tower/Sail Loft Builing HVAC Design	-	-	-	-	25,000	25,000
(CN) Armory Tower/Sail Loft Building HVAC Installation	-	-	-	-	675,000	675,000
(CN) Armory Tower/Sail Loft Building Interior Improvements	-	-	-	-	425,000	425,000
(PE) PSE Building HVAC Design	-	-	-	-	11,500	11,500
(CN) PSE Building HVAC Installation	-	-	-	-	85,000	85,000
(CN) PSE Building Interior Improvements	-	-	-	-	92,000	92,000
(PE) Schooner Martha Building HVAC Design	-	-	-	-	11,500	11,500
(CN) Schooner Martha Building HVAC Installation	-	-	-	-	85,000	85,000
(CN) Schooner Martha Building Interior Improvements	-	-	-	-	92,000	92,000
(IDD) Port Funds	(167,500)		-	-	-	(167,500)
(IDD) Staff Compensation (Maintenance)	(10,000)					(10,000)
(IDD) Staff Compensation (Engineering)	(10,000)	-	-	-	-	(10,000)
(U) Unsecured Funding	-	(580,000)	(867,500)	(1,050,000)	(1,502,000)	(3,999,500)

5 Year Balanced Summary

Project	2027	2028	2029	2030	2031	5 Year Total
JCIA	-	-	-	-	-	-
Rural Light Industrial Park (24 acres)	-	-	-	-	-	-
(PE) Design (90-100%)	**75,000**	-	-	-	-	**75,000**
(CN) Construction (Road Access)	-	**700,000**	-	-	-	**700,000**
(CN) Construction (Site Development)	-	-	**3,700,000**	**3,700,000**	-	**7,400,000**
(S) Jefferson County PIF Grant (2024; Road Access)	-	(233,969)	-	-	-	(233,969)
(IDD) Port Funds	(65,000)	-	-	-	-	(65,000)
(IDD) Staff Compensation (Engineering)	(10,000)	-	-	-	-	(10,000)
(U) Unsecured Funding	-	(466,031)	(3,700,000)	(3,700,000)	-	(7,866,031)
Wetland Delineation	-	-	-	-	-	-
(PL) Planning	**55,000**	-	-	-	-	**55,000**
(S) FAA Funding AIP No. 027 (95%)	(50,000)	-	-	-	-	(50,000)
(URC) Staff Compensation (Engineering)	(2,368)	-	-	-	-	(2,368)
(URC) Port Funds	(2,632)	-	-	-	-	(2,632)
Jefferson Timber Cooperative Industrial Symbiosis	-	-	-	-	-	-
(CN) Construction	**570,000**	-	-	-	-	**570,000**
(S) Public Infrastructure Fund (PIF) Grant	(275,000)					(275,000)
(S) WA Dept. Commerce Industrial Symbiosis Grant	(275,000)	-	-	-	-	(275,000)
(IDD) Staff Compensation (Engineering)	(20,000)					(20,000)
Quilcene	-	-	-	-	-	-
Campground	-	-	-	-	-	-
(PE) Design	-	**20,000**	-	-	-	**20,000**
(CN) Construction	-	-	**180,000**	-	-	**180,000**
(IDD) Staff Compensation (Maintenance)	-	-	(60,000)	-	-	(60,000)
(IDD) Staff Compensation (Engineering)	-	(20,000)	-	-	-	(20,000)
(URC) Port Funds	-	-	(120,000)	-	-	(120,000)

5 Year Balanced Summary

Project	2027	2028	2029	2030	2031	5 Year Total
Marina Dredge, Dock, and Gangway Replacement	-	-	-	-	-	-
(PE) Design	-	191,000	200,000	-	-	391,000
(CN) Marina Dredge	-	-	498,000	-	-	498,000
(CN) Demolition, Removal, Gangway and Piling Replacement	-	-	1,152,000	-	-	1,152,000
(CN) Construction (Docks incl. Mitigation; performed by Maintenance Staff)	-	443,500	683,500	-	-	1,127,000
(IDD) Port Funds	-	(443,100)	(817,100)	-	-	(1,260,200)
(IDD) Staff Compensation (Maintenance)	-	(177,400)	(177,400)	-	-	(354,800)
(IDD) Staff Compensation (Engineering)	-	(14,000)	(49,000)	-	-	(63,000)
(U) Unsecured Funding	-	-	(1,490,000)	-	-	(1,490,000)
Boat Launch & Facility Improvements	-	-	-	-	-	-
(CN) Construction (Boat Launch)	1,366,000	-	-	-	-	1,366,000
(CN) Construction (Parking Lot)	542,000	-	-	-	-	542,000
(CN) Construction (Bathroom)	202,000	-	-	-	-	202,000
(S) RCO Boating Facilities Program Grant	(813,000)	-	-	-	-	(813,000)
(IDD) Staff Compensation (Maintenance; Bathroom Remodel)	(32,000)	-	-	-	-	(32,000)
(IDD) Port Funds	(1,154,500)	-	-	-	-	(1,154,500)
(IDD) Staff Compensation (Environmental)	(37,500)	-	-	-	-	(37,500)
(IDD) Staff Compensation (Engineering)	(73,000)	-	-	-	-	(73,000)
Short's Family Farm	-	-	-	-	-	-
Chimacum Creek Bridge Replacement	-	-	-	-	-	-
Chimacum Creek Bridge Replacement	10,000	90,000	-	-	-	100,000
(URC) Unreserved Cash	(10,000)	(90,000)	-	-	-	(100,000)
Cold Storage Facility	-	-	-	-	-	-
Cold Storage Facility	-	350,000	-	-	-	350,000
(U) Unsecured Grant	-	(350,000)	-	-	-	(350,000)
House Renovation	-	-	-	-	-	-
House Renovation	-	150,000	150,000	-	-	300,000
(URC) Unreserved Cash	-	(150,000)	(150,000)	-	-	(300,000)

5 Year Balanced Summary

Project	2027	2028	2029	2030	2031	5 Year Total
On-Site Septic System Improvement	-	-	-	-	-	-
On-Site Septic System Improvement	-	-	**50,000**	-	-	**50,000**
(URC) Unreserved Cash	-	-	(50,000)	-	-	(50,000)
Nature Trail & Fencing	-	-	-	-	-	-
Nature Trail & Fencing	**50,000**	-	-	-	-	**50,000**
(URC) Unreserved Cash	(50,000)	-	-	-	-	(50,000)
Well & Water Distribution System Improvements	-	-	-	-	-	-
System Improvements	**50,000**	**200,000**	-	-	-	**250,000**
(URC) Unreserved Cash	(50,000)	(200,000)	-	-	-	(250,000)
Water Access	-	-	-	-	-	-
Mats Mats Bay Facilities	-	-	-	-	-	-
(CN) Facility Refurbishment for Kayak Storage	-	**30,000**	-	-	-	**30,000**
(IDD) Port Funds	-	(30,000)	-	-	-	(30,000)
Union Wharf Electrification & Mooring Dolphins	-	-	-	-	-	-
(PE) Design	-	**334,000**	-	-	-	**334,000**
(CN) Construction	-	-	**878,000**	-	-	**878,000**
(U) Unsecured Funding	-	(334,000)	(878,000)	-	-	(1,212,000)
Hadlock Boat Launch Replacement	-	-	-	-	-	-
(PE) Design	**305,000**	-	-	-	-	**305,000**
(CN) Construction	-	**644,000**	-	-	-	**644,000**
(IDD) Staff Compensation (Engineering)	(10,000)	-	-	-	-	(10,000)
(U) Unsecured Funding	(295,000)	(644,000)	-	-	-	(939,000)
Other	-	-	-	-	-	-
Port Wide - Yard/Parking/RV Resurfacing	-	-	-	-	-	-
Yard/Parking/RV Resurfacing	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**	**125,000**
(URC) Port Funds	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(125,000)
Port Wide - Dock Renovations & Piling Replacement	-	-	-	-	-	-
Dock Renovations & Piling Replacement	**250,000**	**250,000**	**250,000**	**250,000**	250,000	**1,250,000**
(URC) Port Funds	(250,000)	(250,000)	(250,000)	(250,000)	(250,000)	(1,250,000)

5 Year Balanced Summary

Project	2027	2028	2029	2030	2031	5 Year Total
Equipment/Vehicle Replacement	-	-	-	-	-	-
Electronic Records Management System	**50,000**	-	-	-	-	**50,000**
Port-Wide Computer Replacement	**10,000**	-	-	-	-	**10,000**
Administrative Vehicle	**50,000**	-	-	-	-	**50,000**
Maintenance Vehicle	**50,000**	-	-	-	-	**50,000**
Miscellaneous Administrative Projects	**100,000**					**100,000**
(URC) Port Funds	(260,000)	-	-	-	-	(260,000)
Emergency	-	-	-	-	-	-
Small Capital Projects	-	-	-	-	-	-
Unplanned Small Capital Projects	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**500,000**
(URC) Port Funds	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(500,000)
DR-4650: Boat Haven Bulkhead Backfill Repair	-	-	-	-	-	-
Bulkhead Backfill Repair	**61,103**	-	-	-	-	**61,103**
(URC) Unreserved Cash	(3,055)	-	-	-	-	(3,055)
(U) Public Assistance (Federal Share)	(54,993)	-	-	-	-	(54,993)
(U) Public Assistance (State Share)	(3,055)	-	-	-	-	(3,055)
DR-4650: Boat Haven Pavement Repair	-	-	-	-	-	-
Pavement Repair	**16,592**	-	-	-	-	**16,592**
(URC) Unreserved Cash	(830)	-	-	-	-	(830)
(S) Public Assistance (Federal Share)	(14,933)	-	-	-	-	(14,933)
(S) Public Assistance (State Share)	(829)	-	-	-	-	(829)
DR-4593: City Dock Repair	-	-	-	-	-	-
(PE) Final Design	**400,000**	-	-	-	-	**400,000**
(U) Unsecured Funding	(400,000)	-	-	-	-	(400,000)
DR-4682: Point Hudson Marina Eastern Bank Armor Permanent Repair	-	-	-	-	-	-
Eastern Bank Armor Repair	-	**82,000**	-	-	-	**82,000**
(U) Unsecured Funding	-	(82,000)	-	-	-	(82,000)

B. 2026 Amendments to the Port Comprehensive Scheme

Placeholder for Materials to be Provided Later

AWB

Washington Public Ports Association

Kris Johnson

July 22, 2026

Association of Washington Business (AWB)

- Washington's statewide chamber of commerce and manufacturers association
- Represents employers, industries and communities across all 39 counties
- Brings together employers, local chambers and community leaders to help shape Washington's future
- Leads long-term statewide initiatives like Washington in the Making 2040

Washington employers say business climate is getting worse

Posted Friday, November 14, 2025 12:39 pm

By The Chronicle staff

Washington employers say business climate is gett

By The Chronicle staff

A new survey of Washington employers shows that r
businesses and contributing to a broad decline in con
Association of Washington Business.

Is Washington at a 'tipping point' for businesses?

By Jacqueline Allison February 13, 2026

New survey data and real-world stories point to a growing trend: more Washington businesses are looking to leave the state, largely driven by rising taxes.

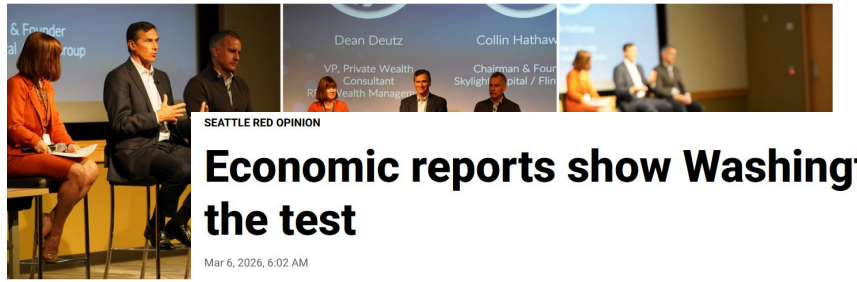
AWB's winter employer survey found 4 in 10 business leaders are considering moving their personal residence to states such as Arizona, Idaho, Montana or Wyoming.

"Forty-four percent of employers statewide are contemplating moving their residence," AWB President Kris Johnson said in an interview with KHQ news anchor Sean Owsley this week. "That's a big number."

Quiet Quitting Washington: Business leaders warn of tipping point, outline fixes

October 8, 2025
in Events, Thought Leadership

During the "Quiet Quitting: The Silent Exit from Washington," session of ELC 2025, local leaders discussed rising costs, tax policy, and the growing phenomenon of residents and employers quietly reducing their footprint in the state. The conversation underscored near-term risks to Washington's competitiveness and urged constructive engagement with lawmakers — an issue with direct implications for Bellevue's business climate and talent pipeline.



Dean Deutz (RBC Wealth M

SEATTLE RED OPINION

Economic reports show Washington state failing the test

Mar 6, 2026, 6:02 AM

Washington business climate hits record low in 2026. (Photo: Julia Dallas, MyNorthwest)

BY SAM CARDWELL, SPECIAL CONTRIBUTOR
Seattle Red

1

Washington state received troubling news from a recently published economic report. The 2026 Competitiveness Redbook, a study conducted by Washington Alliance for a Competitive Economy, found that the state's business climate is in alarmingly poor shape.

WA MEDIAN HOUSEHOLD INCOME [1]

+55%

2013: $60,106
2023: $93,440

STATE TAX REVENUE [2-3]

+99%

2013: $17.8 Billion
2023: $35.4 billion

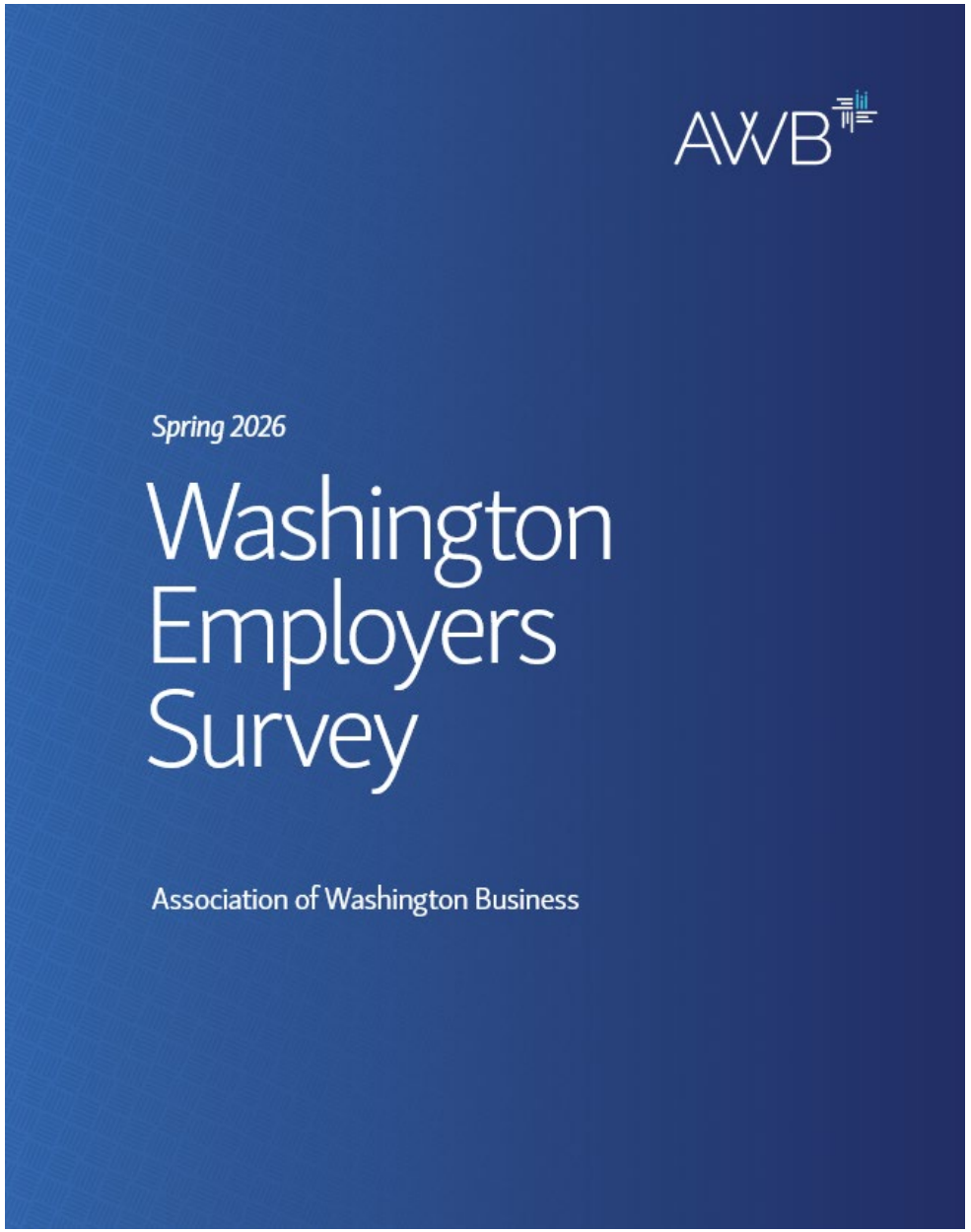
STATE SPENDING [4]

+114%

2013-15: $33.6 billion
2023-25: $72 billion

– Sources

1. https://www.statista.com/statistics/206032/median-household-income-in-washington/
2. https://dor.wa.gov/sites/default/files/2024-06/Table1_2023.pdf
3. https://dor.wa.gov/sites/default/files/2022-03/Table01_5.pdf
4. https://fiscal.wa.gov/Spending/SpendHistFundBienChart



Sobering Survey

- 24% planning to relocate business
- 55% considering moving personal residence
- Top reason – tax burden
- Even higher in Spokane County
  - 31% - relocate business
  - 67% - relocate personal residence

Table 1. Regulatory Restrictions by State

RANK	STATE	2023 TOTAL REG RESTRICTIONS
1st	California	420,434
2nd	New York	300,095
3rd	New Jersey	296,926
4th	Illinois	282,040
5th	Texas	274,469
6th	Ohio	246,033
7th	Oregon	223,579
8th	Washington	201,634
9th	Massachusetts	182,758
10th	Louisiana	180,858

Source: [1]

Regulatory Impact Summary

Every **10% increase** in the burden of federal regulations in the state of Washington is associated with the following **unintended consequences [10, 11]**:

-0.5% *Annual Decrease of Number of Firms*

-0.6% *Annual Decrease of Employment*

-825 *Annual Reduction in Number of Small Businesses*

-33 *Annual Reduction in Number of Large Firms*

+2.5% *Increase in State's Poverty Rate*

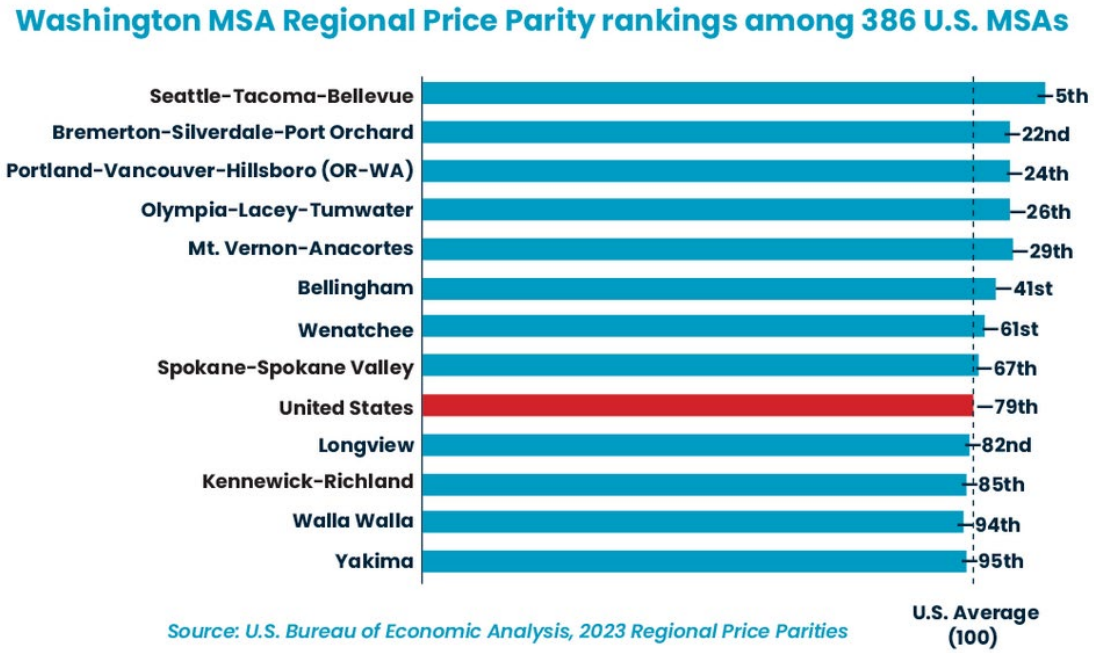
+1% *Increase in Consumer Prices*

+2.08% *Higher Inflation for the Wealthiest*

+2.46% *Higher Inflation for the Poorest*

Cost of Regulation

- AWB commissioned study
- #8 most regulated state in the U.S.
- 202K state regulatory restrictions
- 1.3M total restrictions including federal



Affordability Crisis

- Washington Roundtable study on affordability
- WA is 5th most expensive place in the nation
- Cost of living has increased faster than any other state in the nation
- Statewide challenge

Civilian Labor Force Participation Rate

61% ↓

Trend Reflects
One Year Prior

VIEW DETAIL →

Current Available Data Through December 2025
Vitals Updated March 2026

Net Jobs Created

0.2% ↓

Trend Reflects
Same Quarter, Previous Year

VIEW DETAIL →

Current Available Data Through December 2025
Vitals Updated June 2026

Median Household Income

$99.4K

Trend Reflects
One Year Prior

VIEW DETAIL →

Current Available Data Through December 2024
Vitals Updated February 2026

Unemployment Rate

5.5% ↑

Trend Reflects
Same Quarter, Previous Year

VIEW DETAIL →

Current Available Data Through March 2026
Vitals Updated July 2026

Per Capita Personal income

$85.2K ↑

Trend Reflects
One Year Prior

VIEW DETAIL →

Current Available Data Through December 2024
Vitals Updated June 2026

Assessed Value of Taxable Property

2.2% ↓

Trend Reflects
One Year Prior

VIEW DETAIL →

Current Available Data Through December 2024
Vitals Updated September 2025

Renters Spending 50% or More of Income

22.7%

Trend Reflects
One Year Prior

VIEW DETAIL →

Current Available Data Through December 2024
Vitals Updated February 2026

New Business Applications

28.6% ↑

Trend Reflects
One Year Prior

VIEW DETAIL →

Current Available Data Through December 2025
Vitals Updated June 2026

Ports

$193.5 ↑

Trend Reflects
One Year Prior

VIEW DETAIL →

Current Available Data Through December 2024
Vitals Updated August 2025

Where are we now?

During 2024 in **Washington State**, port district spending:

- Per capita was $193.49, changing by:
  - $12.13 from $181.06 during 2023.
  - $60.39 from $133.10 during 2019.
- In 2023, per $1,000 TPI was $2.28, changing by:
  - $0.38 from $1.89 during 2022.
  - $0.09 from $2.19 during 2018.

PORT DISTRICT SPENDING

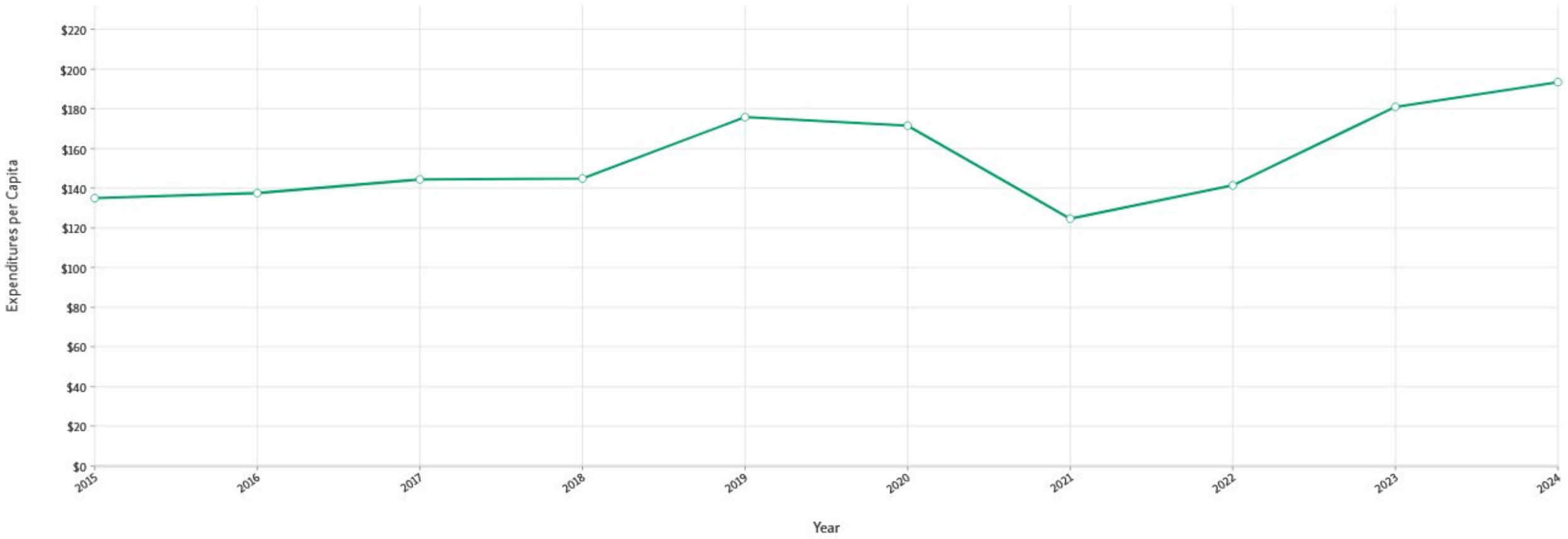
Measuring progress toward the future we want

These economic indicators provide the most current data available related to Washington in the Making 2040 goals and strategies.

COMPARE TO REGION:

Select a Region

Expenditures per Capita Washington State



Seattle Times column calls for plan to grow state's economy

WA has a jobs crisis. Why won't our leaders say it?

By Alex Fryer
Seattle Times Opinion columnist

In all the hue and cry over taxes in Olympia this year, there was one seemingly overlooked fact.

State lawmakers plugged a budget hole by tapping about $880 million from the state's rainy day fund, officially known as the Budget Stabilization Account. By law, they were able to access this only-in-emergencies money with a simple majority vote because the state's employment growth was forecast at less than 1%.

In other words, we're in for some stormy weather, employment-wise.

You'd never have guessed the job situation was that dire, given all the talk around taxes and spending over the last few months. Most of it centered on how rich people and big businesses would react if and when the tax man cometh for more and more.

The job market sucking wind? Didn't seem to be much of a priority.

That ought to change.

How about someone in political leadership stepping up to the microphone and saying simply:

"We want businesses to come here. We want them to pay their employees a lot of

KEVIN CLARK / THE SEATTLE TIMES

Amazon buildings in South Lake Union in Seattle in January. Amazon, Expedia Group, Meta and Microsoft all reported layoffs, albeit a small fraction of their overall employment, writes the columnist.

Remember talk of "green shoots," President Barack Obama's garden-inspired phrase to describe tentative signs of recovery? By com-

job sites.

Locally, the arts community is also taking it on the chin.

In his State of the State speech in January, the governor noted that Washington is the ninth largest economy in the nation. It dominates the space industry and has a triple A bond rating, among other positives.

What's more, Ferguson noted, Washington had the largest increase in requests to form new businesses in the country. The state's business applications grew 16.2% while nationwide, they dropped by nearly 5%.

"The state of our state remains strong," he pronounced.

But as reported by the Puget Sound Business Journal, many of these new businesses were started by out-of-work techies who had been laid off. There's a term for these folks: "necessity entrepreneurs."

Late last year, the Association of Washington Business released an employers survey that asked: Does your business plan to expand in Washington in the next year or two? Eighty-six percent answered "No."

Will corporations and wealthy people head for the exits now that the state might have an income tax? I have no idea.

Should an "open for business" attitude include rolling out the red carpet for data centers and other ventures that have serious environmental and other concerns? That ought to be scrutinized, for sure.

But I do know that Seattle and the rest of the state have benefited from many things that are out of our control: deep ports, abundant clean

Job picture needs attention: In a new opinion piece, Seattle Times columnist Alex Fryer urges lawmakers to focus on job growth, following a legislative session that was largely centered on passing new taxes and spending.

So, What Do We Do?

- We need a growth plan
- Employers need to get off the sidelines
- Washington in the Making 2040

Washington in the Making 2040

What is Washington in the Making 2040?

The Association of Washington Business and the Washington Roundtable have built a vision for the future of our economy informed by Washingtonians. This vision focuses on shared values and aspirations for our economic future. The 2040 plan outlines proactive goals and strategies to get there.

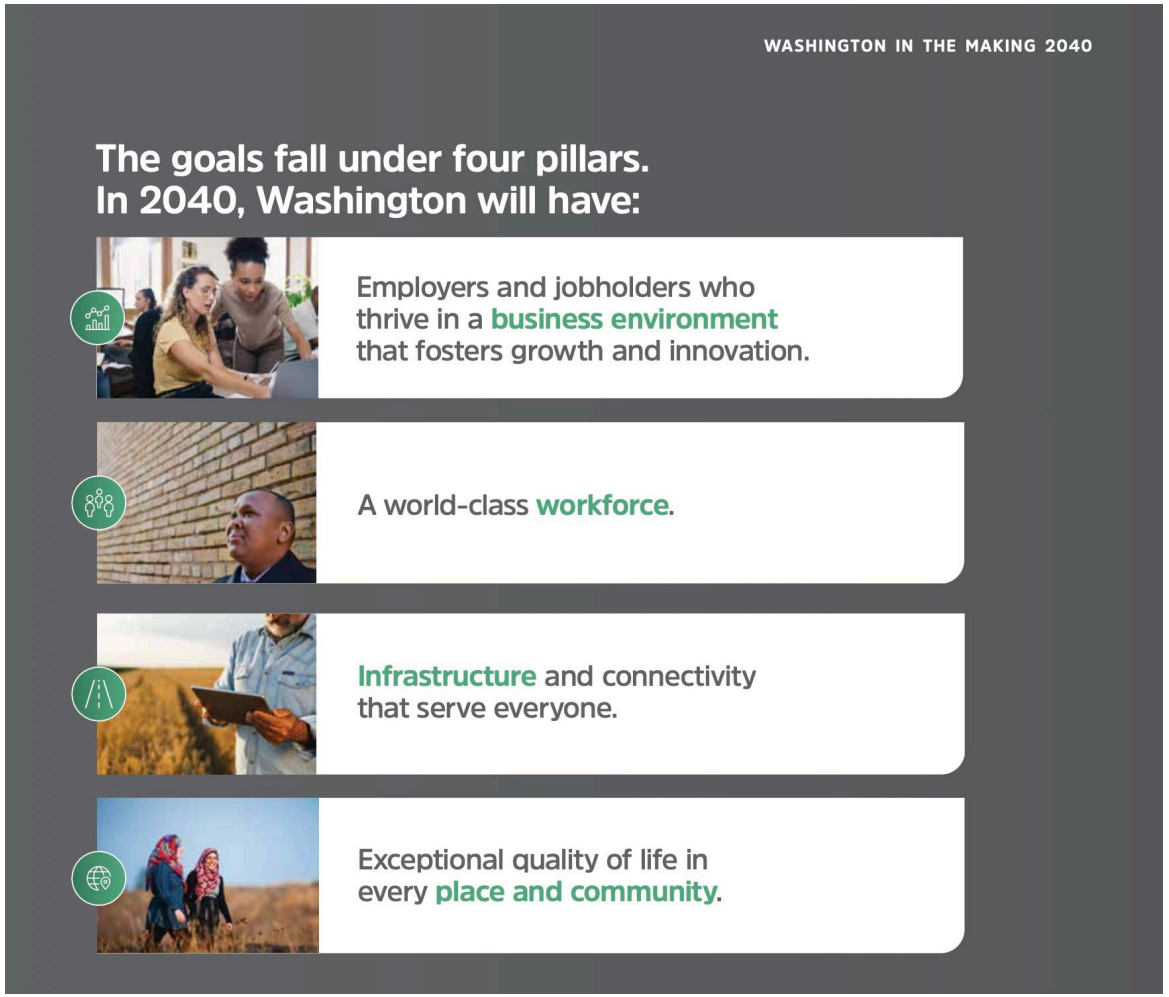
Engagement Research

- We engaged with business and community leaders across Washington to build a bold economic plan that will carry the state into the future.
- Over 4,200 Washington residents contributed their insights and input

The Vision & Plan

Washington in the Making 2040

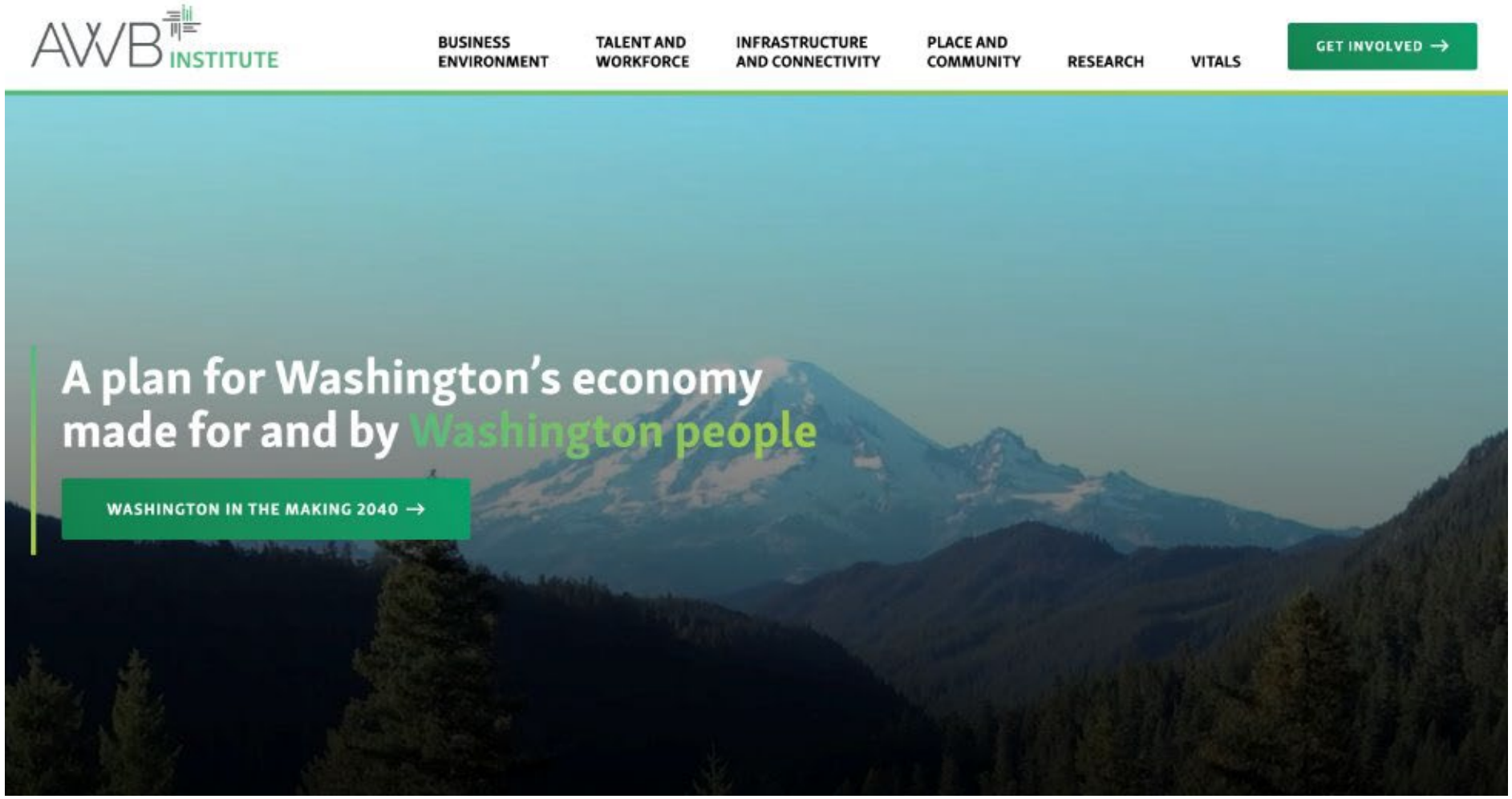
- An employer-led economic vision, informed by the people of our state that will serve us well and will have lasting power.
- A vision that inspires hope and opportunity across regions.
- A plan we can work towards strategically and measure progress over time.
- Unifying employers, political and community leaders across the state on shared commitments that will endure beyond political terms and individual leaders.



Vision & Goals

- A vibrant Washington State that offers opportunity for every Washingtonian and prosperity in every region.
- Progress measured by 36 economic vitals (WA2040.org)

WA2040.org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PLACE AND COMMUNITY
RESEARCH
VITALS
GET INVOLVED →
A plan for Washington's economy made for and by Washington people
WASHINGTON IN THE MAKING 2040 →

Solution Summits

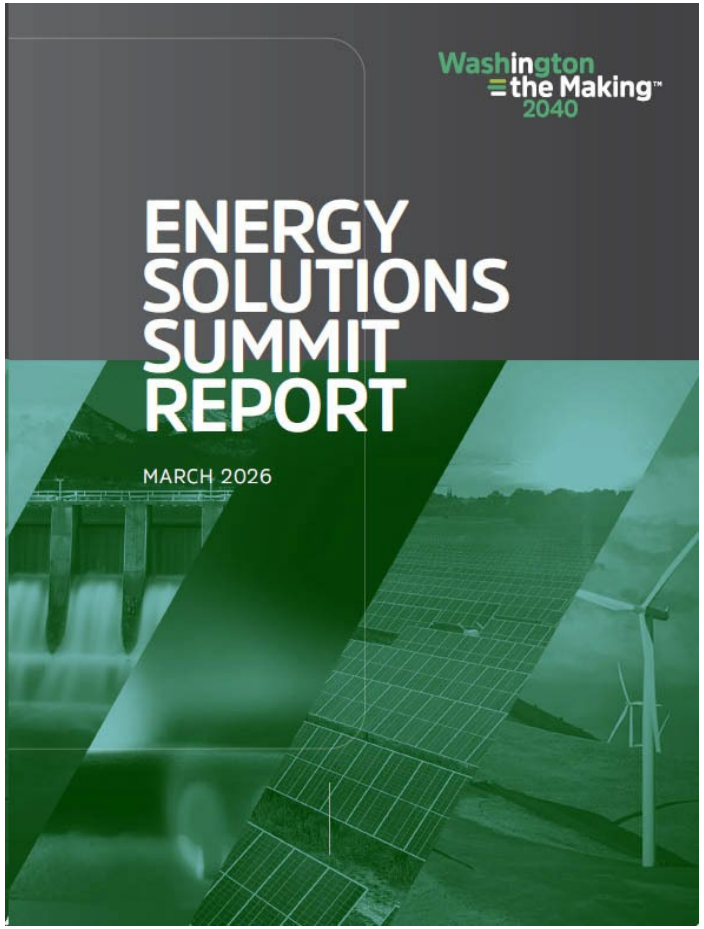
Inaugural Solution Summit

Details

- October 30 at (SeaTac) Hilton
- Attendance: 192 (event sold out)

Highlights

- Governor Ferguson opened the day
- Utility CEO panel and Agency Leader panel
- Student fellowship program (14 students attended from UW, WSU and Gonzaga)
- Afternoon discussion groups focused on energy demand solutions



Key Solutions Identified

- Protect and preserve renewable hydropower
- Invest Climate Commitment Act proceeds into clean energy development, siting and transmission
- Improve the state's permitting system to speed up critical infrastructure projects
- Build new energy infrastructure faster to meet growing demand

Economic Future Solutions Summit

- Last week at SeaTac
- Create a shared understanding of the challenges facing Washington
- Drive dialogue about solutions that could support our business environment goals
- Produce a Washington growth agenda with concrete ideas

Governor's Economic Development Council

- Executive Order establishes new council to craft statewide economic strategy
- 26-member council
- First such body in two decades

Thank you, Washington Employers

ThankYouWAbusiness.org

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