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**Port of Port Townsend
Public Workshop
Wednesday, October 14, 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. 3rd Draft Proposed Rates and Fees 2-24
- B. 2nd Draft Preliminary 2027 Consolidated Budget 25-40
- C. 3rd Draft of 2027-2031 Capital Improvement Program (CIP) 41-53
- D. 2026 Amendments to the Port Comprehensive Scheme 54-56
- E. Economic Development.....
- F. Public Comment

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PORT OF PORT TOWNSEND

AGENDA COVER SHEET

MEETING DATE	October 14, 2026
AGENDA ITEM	☐ Consent ☐ 1 st Reading ☐ 2 nd Reading ☐ Regular Business ☒ Informational
AGENDA TITLE	A. Third Draft Proposed Rates and Fees
STAFF LEAD	Connie Anderson, Director of Finance and Administration
REQUESTED	☒ Information ☐ Motion/Action ☐ Discussion
ATTACHMENTS	• Memorandum on Rates and Fees • 2027 3rd Draft Rate Schedule • CPI – 10 Year Rolling Average • Port of Bellingham – Survey of Marina Rates 2/5/2026

DATE: 10/14/2026
TO: Port Commission
FROM: Connie Anderson, Director of Finance & Administration & Eron Berg, Executive Director
SUBJECT: 3rd Draft of 2027 Proposed Rate Cards

ISSUE

What direction does the Commission have following its review of the proposed 2027 Rate Cards?

BACKGROUND

The adopted 2027 Budget schedule includes the 3rd review of the proposed 2027 rate cards on 10/14/2026. The review process allows time for commission to provide feedback on the proposed rates as well as allowing time for public input.

PORT RATES DISCUSSION

In the packet are the comparative rate cards for all Port locations that show the current rates alongside the proposed 2027 rates. Most rates have been increased by the June-to-June CPI increase of 4.5%. There are some exceptions where rates are recommended to either hold at the 2026 rate or have a fixed rate increase for administrative ease. On the rate cards we've highlighted **new or additions to current rates in blue** and **rates that are proposed for removal in red**. **Proposed or recommended changes incorporated into the 2nd draft are listed in orange**. **Proposed or recommended changes incorporated into the 3rd draft are listed in purple**. All formatting will be addressed in the final printing of the 2027 rate cards.

The following are the changes by location:

BOAT HAVEN:

- ~~1. Active Commercial Fishing versus Non-Active Commercial Fishing rates~~
- 2. Removed Non-Active Commercial Fishing rate**
3. Business Rafting rates
4. Added additional rate to temporary tie-up to accommodate Dingy (15' or less) size boat
- 5. Mast-up on trailer storage increase to \$150/month**
- ~~6. Increased Live aboard fee an additional \$20/month to include 10-50-gallon garbage bags~~
- 7. Change Live aboard rate increase to \$156.75/month (4.5%) to keep in line with other rate increases.**
- 8. Long Term Parking – weekly & monthly rates in designated areas only**

YARD:

1. Added \$250 Booking Deposit
 - **Rescheduling options outlined on rate card**
- 2. Added Non-Port Demolition Rate \$1,000 per vessel**
- 3. Suggested holding the Off-Port Blocking fee to \$0.10/ft/day under the 75-ton storage and \$0.13/ft/day under the 300-ton storage.**

POINT HUDSON

1. Recommend holding 2026 rates in the RV park; no increase calculated.
2. Added additional RV rate options to encourage RV Park use during non-peak periods. Also, incorporated plan to “Sprinkle” site availability during winter monthly season to allow for more enticing parking options for winter monthly guests.
3. Added special use permit parking that will be administered by the PH Moorage office. Examples of special use permit parking include winter monthly moorage occupants and port employees.
4. Eliminate No Charge parking in the Back 40.
5. Reinstate year-round parking rates to all PH parking lots.
6. **Suggested holding the Vessels under 18’ to \$2.05/ft/day under the Year-Round Nightly Moorage to match Boat Haven hold.**
7. **Change Live aboard rate increase to \$156.75/month (4.5%) to keep in line with other rate increases.**

HERB BECK MARINA

1. No recommended rate additions or deletions.

JCIA

1. **Wing Camping nightly rate for pilots and their passengers in designated areas only. Added “Under Wing” for clarification.**
2. **Remove Vehicle Parking Underwing Camping from the rate card.**

UNION WHARF, CITY DOCK & EVENT FACILITIES

1. Recommend an increase to \$2,500 / day for cruise ship docking fees, approximately \$25 per passenger.
2. Added Seasonal Monthly Moorage
3. Added **PH Lease & Rental** tenants to the Pavilion rental 50% discount rate.

MISCELLANEOUS RATES & FEES

1. Added additional labor rate categories for ease of application and billing
2. Added new fees to cover the costs associated with collection costs on delinquent accounts
 - a. Certified Collection Fees
 - b. Posting Notice Fees
 - c. Auction Fee
3. ~~Garbage Fees~~ **Garbage per bag Removed garbage fees**

COMPARABLE RATES

Staff are not proposing to perform a rate study or to use a rate study to establish marina rates, it is however helpful to have a sense of rates in the regional marketplace. For an FYI, here are a few of the proposed rate increases from other ports for 2027:

Comparable Ports Proposed Increases 2027 Rates & Fees	
Anacortes	CPI + 1.0%
Edmonds	CPI + 1.0% (4.5%)
Everett	4.5%
Bellingham	3%-6% per Year for 4 years Increase based on slip size
Port Angeles	CPI + 3% (max 6%), under 50' CPI + 4% (max 7%), over 50'

We have both the Port of Bellingham's 2026 rate study and WPPA's rate study available for review. The Port of Bellingham's study is attached to this memo for your reference and shows that the Port of Port Townsend's rates are in the middle of the pack.

Of key concern in establishing moorage rates is the strong desire to balance accessibility to the marina as an essential component of this place's unique maritime culture, with the need to generate revenue to operate, maintain and effect the upcoming Boat Haven Reconstruction Project. The Commission and moorage community will have much to discuss in coming months as that plan begins to take shape and we all work together to fund a \$35,000,000 project.

Finally, a note on CPI. The Commission has heard from moorage tenants a strong desire to flatten increases and create predictability over time (e.g., use a 3.0% annual increase or a rolling 10-year average of CPI versus actual CPI). The following table shows those options and is illustrative. Over the past decade the cumulative increase from inflation was 40.7%. Using a rolling 10-year average would have resulted in a 28.9% increase and an annual 3.0%, a 30% increase. That 10% spread between actual reflects more than \$200,000 in decreased annual revenue in the 11th year (and every year thereafter) and squeezes the budget as the increase is intended to keep up with inflation and does not result in a true increase in net revenue. In the context of the Boat Haven Reconstruction Plan, this "lost" revenue represents more than \$4,000,000 in a 20-year period.

**CPI for BLS-Seattle-Tacoma
12-Month Percent Change**

<https://www.bls.gov/data/>

Year	Jun	Jun-Jun 10 yr avg	over/under Actual June	Jun-Jun hold at 3%	over/under Actual June
2006	4.2				
2007	3.5				
2008	5.8				
2009	-0.4				
2010	-0.5				
2011	3.2				
2012	2.7				
2013	1.4				
2014	2.0				
2015	1.6				
2016	1.8				
2017	3.0	2.1	(0.9)	3.0	0.0
2018	3.3	1.8	(1.5)	3.0	(0.3)
2019	2.3	2.1	(0.2)	3.0	0.7
2020	0.9	2.2	1.3	3.0	2.1
2021	5.5	2.5	(3.1)	3.0	(2.5)
2022	10.1	3.2	(6.9)	3.0	(7.1)
2023	4.6	3.5	(1.1)	3.0	(1.6)
2024	3.8	3.7	(0.1)	3.0	(0.8)
2025	2.7	3.8	1.1	3.0	0.3
2026	4.5	4.1	(0.4)	3.0	(1.5)
Total CPI Change	40.7	28.9	(11.8)	30.0	(10.7)

10 Years - 2017 - 2026
June to June

RECOMMENDATION

Please provide any feedback on the draft Rate Cards for inclusion in the 3rd draft of the 2027 Rates & Fees to be presented for your review and consideration on October 14th.

ATTACHMENTS

- 3rd Draft Proposed Rates and Fees
- CPI – 10-year rolling average
- Port of Bellingham - Survey of Marina Rates 2-5-2026

Port of Port Townsend

2026 Rate Schedule

BOAT HAVEN

360.385.6211

Service Rates – Effective January 1, 2026

Approved by Port Commission on November 12, 2025

MOORAGE RATE IS BASED ON OVERALL LENGTH
OR SLIP LENGTH, WHICHEVER IS GREATER.

	2026 Rates	
<u>NIGHTLY MOORAGE</u>		
Vessels Under 18' Wide	\$	2.05 /ft/nt
<u>LONG-TERM MOORAGE</u>		
25' slip	\$	269.51 /mo*
27' slip	\$	298.62 /mo*
30' slip	\$	337.51 /mo*
34' slip	\$	382.50 /mo*
35' slip	\$	412.46 /mo*
40' slip	\$	472.40 /mo*
42' slip	\$	496.35 /mo*
45' slip	\$	562.34 /mo*
50' slip	\$	625.47 /mo*
Linear Rate Under 25'	\$	10.78 /ft/mo*
Linear rate 51'+	\$	13.47 /ft/mo*
<i>Note: Receive 5% discount on annual long-term license if total year is prepaid in cash or check between Jan 2 - Jan 16, 2026</i>		
<u>ACTIVE COMMERCIAL FISHING</u>		
Up to 70'	\$	9.06 /ft/mo*
71'+	\$	10.31 /ft/mo*
<u>OTHER MOORAGE / STORAGE</u>		
Limited Access	\$	9.74 /ft/mo*
Undesirable	\$	7.92 /ft/mo*
Business	same as perm. rate/ft/mo*	
Kayak or rowing shell storage	\$	35.00 /mo*
Top rack kayak storage	\$	25.00 /mo*

Port of Port Townsend

2027 Rate Schedule

BOAT HAVEN

360.385.6211

Service Rates – Effective January 1, 2027

Approved by Port Commission on XXXXXXXX

MOORAGE RATE IS BASED ON OVERALL LENGTH
OR SLIP LENGTH, WHICHEVER IS GREATER.

	2027 Rates	
<u>NIGHTLY MOORAGE (Electric Included)</u>		
Vessels	\$	2.05 /ft/nt
<u>LONG-TERM MOORAGE</u>		
25' slip	\$	281.64 /mo*
27' slip	\$	312.05 /mo*
30' slip	\$	352.70 /mo*
34' slip	\$	399.71 /mo*
35' slip	\$	431.02 /mo*
40' slip	\$	493.66 /mo*
42' slip	\$	518.69 /mo*
45' slip	\$	587.64 /mo*
50' slip	\$	653.62 /mo*
Linear Rate Under 25'	\$	11.26 /ft/mo*
Linear rate 51'+	\$	14.08 /ft/mo*
Note: Receive 5% discount on annual long-term license if total year is prepaid in cash or check between Jan 2 - Jan 16, 2026 Jan 4 - Jan 18		
<u>ACTIVE COMMERCIAL FISHING (Out 2 months between June and September)</u>		
Up to 70'	\$	9.47 /ft/mo*
71'+	\$	10.78 /ft/mo*
Non-Active-Commercial	Same as Long-term Rate	
<u>OTHER MOORAGE / STORAGE</u>		
Limited Access	\$	10.17 /ft/mo*
Undesirable	\$	8.27 /ft/mo*
Business Non-Rafting	same as perm. rate/ft/mo*	
Business Rafting	150% of Long-term Rate	
Kayak or rowing shell storage	\$	35.00 /mo*
Top rack kayak storage	\$	25.00 /mo*

CPI - SEA-TAC-BEL, June to June
4.5%

increase
\$ -
\$ 12.13
\$ 13.44
\$ 15.19
\$ 17.21
\$ 18.56
\$ 21.26
\$ 22.34
\$ 25.31
\$ 28.15
\$ 0.48
\$ 0.61
\$ 0.41
\$ 0.46
\$ 0.44
\$ 0.36
\$ -
\$ -

Port of Port Townsend

2026 Rate Schedule

BOAT HAVEN

360.385.6211

Service Rates – Effective January 1, 2026

Approved by Port Commission on November 12, 2025

MOORAGE RATE IS BASED ON OVERALL LENGTH
OR SLIP LENGTH, WHICHEVER IS GREATER.

	2026 Rates
Wherry parking	\$ 55.00 /mo*
Mast-up on trailer storage	\$ 110.00 /mo*
FEES w/ AGREEMENT	
Live-aboard Fee	\$ 150.00 /mo*
Live-aboard Background Check Fee	\$ 70.00
Electric Connect Fee	\$ 35.00
Metered Electric/Base Fee	\$ 12.00
Electric Charges @ (subject to change with utility increases)	\$ 0.1193 per KWH
Non-metered Electrical	\$ 1.92 ft/mo

TEMPORARY TIE-UP (up to 4 hours)

Under 35' length	\$ 15.00
Over 35' length	\$ 25.00

WINTER GUEST MONTHLY, based on availability (Oct. 1 – Apr. 30:)

25' slip	\$ 324.00 /month*
27' slip	\$ 358.13 /month*
30' slip	\$ 404.96 /month*
34' slip	\$ 458.95 /month*
35' slip	\$ 491.98 /month*
40' slip	\$ 565.97 /month*
42' slip	\$ 594.30 /month*
45' slip	\$ 670.59 /month*
50' slip	\$ 778.14 /month*
Linear Rate Under 25'	\$ 12.95 /ft/mo*
Linear Rate 51'+	\$ 16.80 /ft/mo*

Port of Port Townsend

2027 Rate Schedule

BOAT HAVEN

360.385.6211

Service Rates – Effective January 1, 2027

Approved by Port Commission on XXXXXXXX

MOORAGE RATE IS BASED ON OVERALL LENGTH
OR SLIP LENGTH, WHICHEVER IS GREATER.

	2027 Rates
Wherry parking	\$ 60.00 /mo*
Mast-up on trailer storage	\$ 150.00 /mo*
FEES w/ AGREEMENT	
Live-aboard Fee	\$ 156.75 /mo*
Live-aboard Background Check Fee	\$ 70.00
Electric Connect Fee	\$ 35.00
Metered Electric/Base Fee	\$ 12.00
Electric Charges @ (subject to change with utility increases)	\$ 0.1345 per KWH
Non-metered Electrical	\$ 2.01 ft/mo

TEMPORARY TIE-UP (up to 4 hours)

15' or less	\$ 15.00
Under 35' length 16' to 35'	\$ 25.00
36' +	\$ 35.00

WINTER GUEST MONTHLY, based on availability (Slips Oct. 1 – Apr. 30) Linear Oct. 1 - March 30

25' slip	\$ 338.58 /mo*
27' slip	\$ 374.25 /mo*
30' slip	\$ 423.19 /mo*
34' slip	\$ 479.60 /mo*
35' slip	\$ 514.12 /mo*
40' slip	\$ 591.44 /mo*
42' slip	\$ 621.04 /mo*
45' slip	\$ 700.77 /mo*
50' slip	\$ 813.15 /mo*
Linear Rate Under 25'	\$ 13.54 /ft/mo*
Linear Rate 51'+	\$ 17.56 /ft/mo*

CPI - SEA-TAC-
BEL, June to
June
4.5%

increase
\$ 5.00
\$ 40.00
\$ 6.75
\$ -
\$ -
\$ -
\$ 0.02
\$ -
\$ 0.09
\$ 10.00
\$ 14.58
\$ 16.12
\$ 18.22
\$ 20.65
\$ 22.14
\$ 25.47
\$ 26.74
\$ 30.18
\$ 35.02
\$ 0.58
\$ 0.76

Port of Port Townsend

2026 Rate Schedule

BOAT HAVEN

360.385.6211

Service Rates – Effective January 1, 2026

Approved by Port Commission on November 12, 2025

MOORAGE RATE IS BASED ON OVERALL LENGTH
OR SLIP LENGTH, WHICHEVER IS GREATER.

	2026 Rates
SUMMER GUEST MONTHLY (Non-Recreational)	(May 1 – Sept. 30:)
25' slip	\$ 394.69 /month*
27' slip	\$ 434.81 /month*
30' slip	\$ 491.84 /month*
34' slip	\$ 557.55 /month*
35' slip	\$ 600.17 /month*
40' slip	\$ 686.07 /month*
42' slip	\$ 720.79 /month*
45' slip	\$ 818.04 /month*
50' slip	\$ 909.59 /month*
Linear Rate Under 25'	\$ 15.78 /ft/mo*
Linear Rate 51'+	\$ 20.32 /ft/mo*

* 12.84% WA State Leasehold Excise Tax (LHT) assessed in addition to Port charges for stays of 30 days or more. If stay exceeds 30 days, the LHT will be added to the first 29 days.

** Subject to Current Sales Tax Rate

Credit Card Transactions are subject to a 3% Processing Fee

See Miscellaneous Rates and Fees for other fees that apply.

Port of Port Townsend

2027 Rate Schedule

BOAT HAVEN

360.385.6211

Service Rates – Effective January 1, 2027

Approved by Port Commission on XXXXXXXX

MOORAGE RATE IS BASED ON OVERALL LENGTH
OR SLIP LENGTH, WHICHEVER IS GREATER.

	2027 Rates
SUMMER GUEST MONTHLY (Non-Recreational)	(May 1 – Sept. 30:)
25' slip	\$ 412.45 /mo*
27' slip	\$ 454.38 /mo*
30' slip	\$ 513.98 /mo*
34' slip	\$ 582.64 /mo*
35' slip	\$ 627.18 /mo*
40' slip	\$ 716.95 /mo*
42' slip	\$ 753.23 /mo*
45' slip	\$ 854.85 /mo*
50' slip	\$ 950.52 /mo*
Linear Rate Under 25'	\$ 16.49 /ft/mo*
Linear Rate 51'+	\$ 21.23 /ft/mo*

Long-Term Parking (in designated areas only)

Weekly	\$ 40.00 /week**
Monthly	\$ 100.00 /mo*

* 12.84% WA State Leasehold Excise Tax (LHT) assessed in addition to Port charges for stays of 30 days or more. If stay exceeds 30 days, the LHT will be added to the first 29 days.

** Subject to Current Sales Tax Rate

Credit Card Transactions are subject to a 3% Processing Fee

See Miscellaneous Rates and Fees for other fees that apply.

CPI - SEA-TAC-
BEL, June to
June
4.5%

increase
\$ 17.76
\$ 19.57
\$ 22.13
\$ 25.09
\$ 27.01
\$ 30.87
\$ 32.44
\$ 36.81
\$ 40.93
\$ 0.71
\$ 0.91
\$ 40.00
\$ 100.00

Port of Port Townsend

2026 Rate Schedule - Revised May 2026

YARD RATES

360.385.6211

Service Rates – Effective May 1, 2026

Approved by Port Commission on April 8, 2026

	2026 Rates	
<u>70/75 TON LIFTS</u>		
31' or less	\$	11.50 /ft**
32'-41'	\$	12.79 /ft**
42'-51'	\$	14.07 /ft**
52'-61'	\$	15.34 /ft**
62'+	\$	17.91 /ft**
Minimum Hoist	\$	280.00 **
Owner Wash Down	\$	2.84 /ft/30 minutes
Port Wash Down	\$	3.00 /ft/30 minutes** + Labor
<u>70/75 TON REPAIR STORAGE</u>		
Daily	\$	0.92 /ft/day
Monthly	\$	0.74 /ft/day*
Electrical Rate	\$	2.25 /day
<i>(applicable year-round)</i>	\$	43.13 /mo*
Stay on Boat Fee (Authorization Required)	\$	6.00 per night
Background Check Fee	\$	70.00
Off-Port Blocking (subject to Tarp Fee)	\$	0.10 /ft/day*, **
Trailer Vessel (w/agreement)	\$	10.66 /ft/mo*, **
<u>300 TON TRAVEL LIFT</u>		
70' or less	\$	22.84 /ft**
71'-89'	\$	24.59 /ft**
90' or over	\$	30.38 /ft**
Minimum Hoist	\$	1,100.00 **
Owner Wash Down	\$	4.06 /ft/hr.
Port Wash Down	\$	4.20 /ft/hr. ** Labor

Port of Port Townsend

2027 Rate Schedule

YARD RATES

360.385.6211

Service Rates – Effective January 1, 2027

Approved by Port Commission on XXXXXXXXX

	2027 Rates	
70/75 TON LIFTS		
31' or less	\$	12.02 /ft**
32'-41'	\$	13.37 /ft**
42'-51'	\$	14.70 /ft**
52'-61'	\$	16.03 /ft**
62'+	\$	18.72 /ft**
Minimum Hoist	\$	280.00 **
Owner Wash Down	\$	2.96 /ft/30 minutes
Port Wash Down	\$	3.14 /ft/30 minutes** + Labor
70/75 TON REPAIR STORAGE		
Daily	\$	0.96 /ft/day
Monthly	\$	0.77 /ft/day*
Electrical Rate	\$	2.25 /day
(applicable year-round)	\$	45.00 /mo*
Stay on Boat Fee (Authorization Required)	\$	6.00 per night
Background Check Fee	\$	70.00
Off-Port Blocking (subject to Tarp Fee)	\$	0.10 /ft/day*, **
Trailer Vessel (w/agreement)	\$	11.14 /ft/mo*, **
300 TON TRAVEL LIFT		
70' or less	\$	23.87 /ft**
71'-89'	\$	25.69 /ft**
90' or over	\$	31.75 /ft**
Minimum Hoist	\$	1,100.00 **
Booking Deposit (300T)	\$	250.00
Marine Trades, 1 week notice, reschedule required		
All Others, 2 week notice, reschedule required		
Non-refundable without reschedule		
Owner Wash Down	\$	4.24 /ft/hr.
Port Wash Down	\$	4.39 /ft/hr. ** + Labor

CPI - SEA-TAC-BEL, June to June

4.5%

increase	
\$	0.52
\$	0.58
\$	0.63
\$	0.69
\$	0.81
\$	-
\$	0.13
\$	0.14
\$	0.04
\$	0.03
\$	-
\$	1.87
\$	-
\$	-
\$	0.48
\$	1.03
\$	1.11
\$	1.37
\$	-
\$	-
\$	-
\$	0.18
\$	0.19

Port of Port Townsend

2026 Rate Schedule - Revised May 2026

YARD RATES

360.385.6211

Service Rates – Effective May 1, 2026

Approved by Port Commission on April 8, 2026

2026 Rates		
<u>300 TON REPAIR YARD</u>		
Daily (minimum 58 ft.)	\$	1.46 /ft/day
Monthly (minimum 58 ft.)	\$	1.18 /ft/day*
Electrical Rate:		
Metered Electric	\$	5.00 /day + KWH
KWH (subject to utility increases)		0.1193 per KWH
Off-Port Block (<i>subject to Tarp Fee</i>)	\$	0.12 /ft/day
<u>ALL YARDS</u>		
Environmental Fee	\$	1.00 /ft/haul/mo or min. \$25
Inspections		Roundtrip Rate **
Re-block Fee		75% RT or Min. Hoist **
One-way Haul Out		75% RT or Min. Hoist **
One-way Launch from Yard		50% RT or Min. Hoist **
Hang Overnight		Roundtrip Rate + \$150.00 **
		Roundtrip Rate + \$250.00 **
Delay of Lift	\$	90.00 /half hour
Labor Rate	\$	90.00 /person/hour **
Overtime Rate & Call-in Labor Rate	\$	130.00 /person/hour **
Misc. Workyard Storage	\$	1.10 /sq ft/mo*
Mast Storage	\$	0.96 /sq ft/mo*
Bilge Water	\$	1.34 /gallon
Petroleum Tote Storage	\$	10.00 /day **
Demolition Rate		estimate required **
<u>TARP FEES (Off Port Property)</u>		
16 x 20	\$	29.84
20 x 30	\$	45.84
20 x 40	\$	57.56

Port of Port Townsend

2027 Rate Schedule

YARD RATES

360.385.6211

Service Rates – Effective January 1, 2027

Approved by Port Commission on XXXXXXXX

2027 Rates		
300 TON REPAIR YARD		
Daily (minimum 58 ft.)	\$	1.52 /ft/day
Monthly (minimum 58 ft.)	\$	1.23 /ft/day*
Electrical Rate:		
Metered Electric	\$	5.00 /day + KWH
KWH (subject to utility increases)		0.1345 per KWH
Off-Port Block (subject to Tarp Fee)	\$	0.13 /ft/day
ALL YARDS		
Environmental Fee	\$	1.50 /ft/haul/mo or min. \$25
Inspections		Roundtrip Rate **
Re-block Fee		75% RT or Min. Hoist **
One-way Haul Out		75% RT or Min. Hoist **
One-way Launch from Yard		50% RT or Min. Hoist **
Hang Overnight (75T)		Roundtrip Rate + \$150.00 **
Hang Overnight (300T)		Roundtrip Rate + \$250.00 **
Delay of Lift	\$	90.00 /half hour
Labor Rate	\$	95.00 /person/hour **
Overtime Rate & Call-in Labor Rate	\$	142.50 /person/hour **
Misc. Workyard Storage (lift accessible)	\$	1.15 /sq ft/mo*
Mast Storage	\$	1.00 /sq ft/mo*
Bilge Water	\$	1.50 /gallon
Petroleum Tote Storage	\$	10.45 /day **
Demolition Rate (Non-Port)	\$	1,000.00 per vessel
Demolition Rate (Port Operated)		estimate required **
TARP FEES (Off Port Property)		
16 x 20	\$	32.00
20 x 30	\$	48.00
20 x 40	\$	61.00

CPI - SEA-TAC-BEL, June to June

4.5%

increase	
\$	0.07
\$	0.05
\$	-
\$	0.02
\$	0.01
\$	0.50
\$	-
\$	5.00
\$	12.50
\$	0.05
\$	0.04
\$	0.16
\$	
\$	2.16
\$	2.16
\$	3.44

Port of Port Townsend

2026 Rate Schedule - Revised May 2026

YARD RATES

360.385.6211

Service Rates – Effective May 1, 2026

Approved by Port Commission on April 8, 2026

	2026 Rates
30 x 40	\$ 89.54
30 x 50	\$ 128.99
40 x 60	\$ 174.83

* 12.84% WA State Leasehold Excise Tax (LHT) assessed in addition to Port charges for stays of 30 days or more. If stay exceeds 30 days, the LHT will be added to the first 29 days.

** Subject to Current Sales Tax Rate

Credit Card Transactions are subject to a 3% Processing Fee

See Miscellaneous Rates and Fees for other fees that apply.

Port of Port Townsend

2027 Rate Schedule

YARD RATES

360.385.6211

Service Rates – Effective January 1, 2027

Approved by Port Commission on XXXXXXXX

	2027 Rates
30 x 40	\$ 94.00
30 x 50	\$ 135.00
40 x 60	\$ 183.00

* 12.84% WA State Leasehold Excise Tax (LHT) assessed in addition to Port charges for stays of 30 days or more. If stay exceeds 30 days, the LHT will be added to the first 29 days.

** Subject to Current Sales Tax Rate

Credit Card Transactions are subject to a 3% Processing Fee

See Miscellaneous Rates and Fees for other fees that apply.

CPI - SEA-TAC-BEL, June to June

4.5%

increase
\$ 4.46
\$ 6.01
\$ 8.17

Port of Port Townsend

2026 Rate Schedule

POINT HUDSON

360.385.2828

Service Rates – Effective January 1, 2026

Approved by Port Commission on November 12, 2025

MOORAGE RATE IS BASED ON OVERALL LENGTH
OR SLIP LENGTH, WHICHEVER IS GREATER.

		2026 Rates
YEAR-ROUND NIGHTLY MOORAGE <i>(Electric Included)</i>		
Vessels under 18' in width	\$	2.05 /ft/nt
Overwide Vessels (18'+)	\$	2.72 /ft/nt
TEMPORARY TIE-UP (up to 4 hours)		
Boats 35' and under	\$	15.00
Boats over 35'	\$	25.00
WINTER MONTHLY MOORAGE <i>(October 1 – April 30)</i>		
32' slip	\$	431.98 /mo*
40' slip	\$	565.97 /mo*
50' slip	\$	778.13 /mo*
Linear Rate Under 25'	\$	12.94 /ft/mo*
Linear Rate 51'+	\$	16.80 /ft/mo*

OTHER MOORAGE

Limited Access	\$	9.74 /ft/mo*
Undesirable	\$	7.92 /ft/mo*

BUSINESS same as Boat Haven permanent rate /ft/mo*

STORAGE ONLY

Kayak or rowing shell storage	\$	33.19 /mo*
Top rack kayak storage	\$	24.59 /mo*
Dory on dock	\$	79.91 /mo*

FEES

Reservation Fee	\$	11.81 /reservation
Live-aboard Fee	\$	150.00 /mo*
Live-aboard Background Check Fee	\$	70.00

Commercial Vessel Passenger Fee - See Miscellaneous Rates

Port of Port Townsend

2027 Rate Schedule

POINT HUDSON

360.385.2828

Service Rates – Effective January 1, 2027

Approved by Port Commission on XXXXXXXX

MOORAGE RATE IS BASED ON OVERALL LENGTH
OR SLIP LENGTH, WHICHEVER IS GREATER.

	2027 Rates	
YEAR-ROUND NIGHTLY MOORAGE <i>(Electric Included)</i>		
Vessels under 18'	\$	2.05 /ft/nt
Overwide Vessels (18'+ beam)	\$	2.75 /ft/nt
TEMPORARY TIE-UP (up to 4 hours)		
15' or less	\$	15.00
Under 35' length-16' to 35'	\$	25.00
36' +	\$	35.00
WINTER MONTHLY MOORAGE <i>(October 1 – April 30)</i>		
32' slip	\$	451.42 /mo*
40' slip	\$	591.44 /mo*
50' slip	\$	813.14 /mo*
Linear Rate Under 25'	\$	13.52 /ft/mo*
Linear Rate 51'+	\$	17.56 /ft/mo*

OTHER MOORAGE

Limited Access	\$	10.17 /ft/mo*
Undesirable	\$	8.27 /ft/mo*

BUSINESS same as Boat Haven long-term rate /ft/mo*

STORAGE ONLY

Kayak or rowing shell storage	\$	35.00 /mo*
Top rack kayak storage	\$	25.00 /mo*
Dory on dock	\$	85.00 /mo*

FEES

Reservation Fee	\$	12.00 /reservation
Live-aboard Fee	\$	156.75 /mo*
Live-aboard Background Check Fee	\$	70.00

Commercial Vessel Passenger Fee - See Miscellaneous Rates

CPI - SEA-TAC-
BEL, June to
June

4.5%

increase	
\$	(0.00)
\$	0.03
\$	10.00
\$	10.00
\$	19.44
\$	25.47
\$	35.02
\$	0.58
\$	0.76
\$	0.44
\$	0.36
\$	1.81
\$	0.41
\$	5.09
\$	0.19
\$	6.75
\$	-

Port of Port Townsend

2026 Rate Schedule

POINT HUDSON

360.385.2828

Service Rates – Effective January 1, 2026

Approved by Port Commission on November 12, 2025

MOORAGE RATE IS BASED ON OVERALL LENGTH
OR SLIP LENGTH, WHICHEVER IS GREATER.

	2026 Rates
ELECTRICAL FEES	
Electric Connect Fee	\$ 35.00
Electric Base Fee + KWHs Used	\$ 12.00 /mo
Electric Charges @	\$ 0.1193 /KWH
<i>(subject to change w/utility rate increases)</i>	
Non-metered Electrical	\$ 2.00 /ft/mo

PARKING - BACK 40

First 9 hours	No Charge
Daily Overnight Parking	\$ 10.00 /day**
Weekly	\$ 40.00 /week**
Monthly	\$ 100.00 /mo*
Boat on Trailer	\$ 100.00 /mo*

"Landfall Site" Parking (next to Puget Sound Express):

Half day, up to 5 hours	\$ 7.50 /half day**
Daily year-round	\$ 12.00 /day**

*See Miscellaneous Rates and Fees for other fees that apply.***Landfall/ Armory**

Half day, up to 5 hours	\$ 7.50 /half day**
Daily year-round	\$ 12.00 /day**

Cupola

Half day, up to 5 hours	\$ 7.50 /half day**
Daily year-round	\$ 12.00 /day**

Port of Port Townsend

2027 Rate Schedule

POINT HUDSON

360.385.2828

Service Rates – Effective January 1, 2027

Approved by Port Commission on XXXXXXXX

MOORAGE RATE IS BASED ON OVERALL LENGTH
OR SLIP LENGTH, WHICHEVER IS GREATER.

	2027 Rates
ELECTRICAL FEES	
Electric Connect Fee	\$ 35.00
Electric Base Fee + KWHs Used	\$ 12.00 /mo
Electric Charges @	\$ 0.1345 /KWH
<i>(subject to change w/utility rate increases)</i>	
Non-metered Electrical	\$ 2.00 /ft/mo

PARKING[Special Use Permit Parking](#) [See PH Moorage Office for details](#)**BACK 40**

First 9 hours	No Charge
Half day, up to 5 hours	\$ 5.00 /half day**
Daily Overnight Parking	\$ 10.00 /day**
Weekly	\$ 40.00 /week**
Monthly	\$ 100.00 /mo*
Boat on Trailer	\$ 100.00 /mo*

"Landfall Site" Parking (next to Puget Sound Express):

Half day, up to 5 hours	\$ 7.50 /half day**
Daily year-round	\$ 12.00 /day**

*See Miscellaneous Rates and Fees for other fees that apply.***Armory** ~~(May 1 – September 30)~~

Half day, up to 5 hours	\$ 7.50 /half day**
Daily year-round	\$ 12.00 /day**

Cupola ~~(May 1 – September 30)~~

Half day, up to 5 hours	\$ 7.50 /half day**
Daily year-round	\$ 12.00 /day**

CPI - SEA-TAC-
BEL, June to
June**4.5%**

increase
\$ -
\$ -
\$ -
\$ -
\$ -
\$ 5.00
\$ -
\$ -
\$ -
\$ -
\$ -
\$ -
\$ -
\$ -
\$ -
\$ -
\$ -

increase	
\$	-
\$	-
\$	-
\$	0.39
\$	-

Port of Port Townsend

2026 Rate Schedule

HERB BECK MARINA - QUILCENE

360.765.3131 or 360.385.6211

Service Rates – Effective January 1, 2026

Approved by Port Commission on November 12, 2025

MOORAGE RATE IS BASED ON OVERALL LENGTH

OR SLIP LENGTH, WHICHEVER IS GREATER.

	2026 Rates
NIGHTLY MOORAGE	\$ 1.07 ft/nt
TEMPORARY TIE-UP	\$ 7.00
	\$ 13.00 over 35'

LONG-TERM MOORAGE	6 month Minimum
Up to 26 ft.	\$ 8.42 ft/mo*
27-29 ft.	\$ 9.07 ft/mo*
30-34 ft.	\$ 9.71 ft/mo*
35-40 ft.	\$ 10.38 ft/mo*
Limited Access – Up to 18'	\$ 5.84 ft/mo*

GUEST MONTHLY	1 mo. min. - 6 month max
Up to 26 ft.	\$ 10.43 ft/mo*
27-29 ft.	\$ 11.24 ft/mo*
30-34 ft.	\$ 12.02 ft/mo*
35-39 ft.	\$ 12.86 ft/mo*
40-50 ft.	\$ 14.46 ft/mo*

ELECTRICAL FEES	
Nightly Electric	\$ 6.00
Connect Fee	\$ 35.00
Base Electric Fee	\$ 11.00 /mo
Metered Electric @	\$ 0.1193 per KWH
(subject to change with utility rate increase)	

WATER FEES

Residential	
Base	\$ 42.61
Usage - Tier I (0-5,000 gal.)	\$ 0.38 /100 gallons

Port of Port Townsend

2027 Rate Schedule

HERB BECK MARINA - QUILCENE

360.765.3131 or 360.385.6211

Service Rates – Effective January 1, 2027

Approved by Port Commission on XXXXXXXX

MOORAGE RATE IS BASED ON OVERALL LENGTH

OR SLIP LENGTH, WHICHEVER IS GREATER.

	2027 Rates
NIGHTLY MOORAGE	\$ 1.10 ft/nt
TEMPORARY TIE-UP	\$ 10.00
	\$ 15.00 over 35'

LONG-TERM MOORAGE	6 month Minimum
Up to 26 ft.	\$ 8.80 ft/mo*
27-29 ft.	\$ 9.48 ft/mo*
30-34 ft.	\$ 10.14 ft/mo*
35-40 ft.	\$ 10.85 ft/mo*
Limited Access – Up to 18'	\$ 6.11 ft/mo*

GUEST MONTHLY	1 mo. min. - 6 month max
Up to 26 ft.	\$ 10.89 ft/mo*
27-29 ft.	\$ 11.74 ft/mo*
30-34 ft.	\$ 12.57 ft/mo*
35-39 ft.	\$ 13.43 ft/mo*
40-50 ft.	\$ 15.11 ft/mo*

ELECTRICAL FEES	
Nightly Electric	\$ 6.00
Connect Fee	\$ 35.00
Base Electric Fee	\$ 12.00 /mo
Metered Electric @	\$ 0.1345 per KWH
(subject to change with utility rate increase)	

WATER FEES

Residential	
Base	\$ 42.61
Usage - Tier I (0-5,000 gal.)	\$ 0.38 /100 gallons

CPI - SEA-TAC-
BEL, June to
June

4.5%

increase
\$ 0.03
\$ 3.00
\$ 2.00

\$ 0.38
\$ 0.41
\$ 0.44
\$ 0.47
\$ 0.26

\$ 0.47
\$ 0.51
\$ 0.54
\$ 0.58
\$ 0.65

\$ -
\$ -
\$ 1.00
\$ 0.02

\$ -
\$ -

CPI - SEA-TAC-
BEL, June to
June**4.5%****2026 Rate Schedule****HERB BECK MARINA - QUILCENE**

360.765.3131 or 360.385.6211

Service Rates – Effective January 1, 2026

Approved by Port Commission on November 12, 2025

MOORAGE RATE IS BASED ON OVERALL LENGTH
OR SLIP LENGTH, WHICHEVER IS GREATER.

	2026 Rates	
Usage - Tier II (5,001-10,000 gal.)	\$	0.52 /100 gallons
Commercial		
Base	\$	42.61
Usage	\$	0.52 /100 gallons
(subject to change with utility rate increase)		
STORAGE		
Empty Boat Trailer		
Daily	\$	8.50 /day
Weekly	\$	42.00 /week
Monthly	\$	105.00 /month

* 12.84% WA State Leasehold Excise Tax (LHT) assessed in addition

** Subject to Current Sales Tax Rate

Credit Card Transactions are subject to a 3% Processing Fee**See Miscellaneous Rates and Fees for other fees that apply.****2027 Rate Schedule****HERB BECK MARINA - QUILCENE**

360.765.3131 or 360.385.6211

Service Rates – Effective January 1, 2027

Approved by Port Commission on XXXXXXXX

MOORAGE RATE IS BASED ON OVERALL LENGTH
OR SLIP LENGTH, WHICHEVER IS GREATER.

	2027 Rates	
Usage - Tier II (5,001-10,000 gal.)	\$	0.52 /100 gallons
Commercial		
Base	\$	42.61
Usage	\$	0.52 /100 gallons
(subject to change with utility rate increase)		
STORAGE		
Empty Boat Trailer		
Daily	\$	10.00 /day
Weekly	\$	45.00 /week
Monthly	\$	110.00 /month

* 12.84% WA State Leasehold Excise Tax (LHT) assessed in addition

** Subject to Current Sales Tax Rate

Credit Card Transactions are subject to a 3% Processing Fee**See Miscellaneous Rates and Fees for other fees that apply.**

increase	
\$	-
\$	-
\$	-
\$	1.50
\$	3.00
\$	5.00

Port of Port Townsend
2026 Rate Schedule
JEFFERSON COUNTY
INTERNATIONAL AIRPORT

360.385.6211

Service Rates – Effective January 1, 2026

Approved by Port Commission on November 12, 2025

	2026 Rates
Prevailing Ground Lease Rate	\$ 0.0747 /sq ft/mo*
<u>TIE-DOWNS</u>	
Overnight	\$ 10.00
Monthly Grass	\$ 55.00 / mo*
Annual Grass (<i>must pay in advance</i>)	\$ 510.00 / year*
Monthly Paved	\$ 75.00 / mo*
Monthly Hangar	\$ 285.45 / mo*

VEHICLE PARKING

Weekly (7 or more days)	\$ 36.00 / week **
<i>(rate includes Current Sales Tax Rate)</i>	
Monthly	\$ 85.00 / mo*
<i>(rate includes Leasehold Tax)</i>	
Annual	\$ 445.00 / year*

* 12.84% WA State Leasehold Excise Tax (LHT) assessed in addition to

** Subject to Current Sales Tax Rate

See Miscellaneous Rates and Fees for other fees that apply.

Port of Port Townsend
2027 Rate Schedule
JEFFERSON COUNTY
INTERNATIONAL AIRPORT

360.385.6211

Service Rates – Effective January 1, 2027

Approved by Port Commission on XXXXXXXX

	2027 Rates
Prevailing Ground Lease Rate	\$ 0.0780 /sq ft/mo*
<u>TIE-DOWNS</u>	
Overnight	\$ 10.00 / night
Under Wing Camping	\$ 25.00 / night
<i>(pilots & their passengers in designated areas only)</i>	
Monthly Grass	\$ 55.00 / mo*
Annual Grass (<i>must pay in advance</i>)	\$ 510.00 / year*
Monthly Paved	\$ 75.00 / mo*
Monthly Hangar	\$ 285.45 / mo*

VEHICLE PARKING**~~\$ 40.00~~ /week ****VEHICLE PARKING

Weekly (7 or more days)	\$ 40.00 / week **
<i>(rate includes Current Sales Tax Rate)</i>	
Monthly	\$ 90.00 / mo*
<i>(rate includes Leasehold Tax)</i>	
Annual	\$ 450.00 / year*

* 12.84% WA State Leasehold Excise Tax (LHT) assessed in addition to

** Subject to Current Sales Tax Rate

Credit Card Transactions are subject to a 3% Processing Fee***See Miscellaneous Rates and Fees for other fees that apply.***

CPT - SEA-
TAC-BEL,
June to
4.5%

increase
0.00336
\$ -
\$ 25.00
\$ -
\$ -
\$ -
\$ -
\$ 40.00
\$ 4.00
\$ 5.00
\$ 5.00

Port of Port Townsend

2026 Rate Schedule

UNION WHARF, CITY DOCK &
EVENT FACILITIES

360-385-2828

Service Rates – Effective January 1, 2026

Approved by Port Commission on November 12, 2025

	2026 Rates
<u>NIGHTLY MOORAGE (3 night maximum stay)</u>	
Vessels under 35'	\$ 35.00 /night
Vessels 35'-79'	\$ 50.00 /night
Vessels over 80'	\$ 2.34 /ft/nt
(Union Wharf only, advance notice required)	

<u>TEMPORARY TIE-UP (up to 4 hours)</u>	
Under 35' length	\$ 10.00
Over 35' length	\$ 20.00

COMMERCIAL VESSEL PASSENGER FEES - See Miscellaneous RatesEVENT FACILITIES RENTAL – UNION WHARF & CITY DOCK

Daily Rental Fee (8am - 11pm)	\$ 375.00 /day
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EVENT FACILITIES -POINT HUDSON MARINA ROOM

Daily Rental Fee (8am - 11pm)	\$ 160.00 /day
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EVENT FACILITIES - Point Hudson Pavilion

5 Hour Rental	\$ 500.00
Full Day 8am-11pm	\$ 1,000.00
Damage & Cleaning Deposit (refundable)	\$ 500.00
(All Pavilion rental rates for RV groups & Yacht clubs 50%)	

CRUISE SHIP

Docking Fee	\$ 2,000.00 /night
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* 12.84% WA State Leasehold Excise Tax (LHT) assessed in addition to Port

** Subject to Current Sales Tax Rate

Port of Port Townsend

2027 Rate Schedule

UNION WHARF, CITY DOCK &
EVENT FACILITIES

360-385-2828

Service Rates – Effective January 1, 2027

Approved by Port Commission on XXXXXXXX

	2027 Rates
<u>NIGHTLY MOORAGE (3 night maximum stay)</u>	
Vessels under 35'	\$ 35.00 /night
Vessels 35'-79'	\$ 50.00 /night
Vessels over 80'	\$ 2.45 /ft/nt
(Union Wharf only, advance notice required)	

SEASONAL MONTHLY MOORAGE

BH & PH moorage rates apply	\$ - /month
- advance notice & agreement required	\$ - /month

TEMPORARY TIE-UP (up to 4 hours)

Under 35' length	\$ 10.00
Over 35' length	\$ 20.00

COMMERCIAL VESSEL PASSENGER FEES - See Miscellaneous RatesEVENT FACILITIES RENTAL – UNION WHARF & CITY DOCK

Daily Rental Fee (8am - 11pm)	\$ 375.00 /day
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EVENT FACILITIES -POINT HUDSON MARINA ROOM

Daily Rental Fee (8am - 11pm)	\$ 160.00 /day
-------------------------------	----------------

EVENT FACILITIES - POINT HUDSON PAVILION

5 Hour Rental	\$ 500.00
Full Day 8am-11pm	\$ 1,000.00
Damage & Cleaning Deposit (refundable)	\$ 500.00
(All Pavilion rental rates for PH Lease & Rental tenants, RV groups & Yacht clubs 50%)	

CRUISE SHIP

Docking Fee	\$ 2,500.00 /night
-------------	--------------------

* 12.84% WA State Leasehold Excise Tax (LHT) assessed in addition to Port charges

** Subject to Current Sales Tax Rate

CPI - SEA-TAC-
BEL, June to
June

4.5%

increase

\$	-
\$	-
\$	0.11

\$	-
\$	-

\$	-
\$	-

\$	-
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\$	-
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\$	-
\$	-
\$	-

\$	500.00
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Port of Port Townsend

2026 Rate Schedule - Revised May 2026

MISCELLANEOUS RATES & FEES

360-385-2828 or 360-385-6211

Service Rates – Effective May 1, 2026

Approved by Port Commission on April 8, 2026

	2026 Rates
<u>PORT LABOR RATES & FEES</u>	
Port Labor Rate	\$ 90.00 /hr/person**
Overtime Labor Rate	\$ 130.00 /hr/person**
Relocate Vessel by Hand	\$ 100.00 + Port Labor cost
Relocate Vessel w/ Port Skiff	\$ 200.00 + Port Labor cost
Emergency Pumps	\$ 165.00 + Port Labor cost
Bail Skiff Fee	\$ 65.00 + Port Labor cost
<u>WAIT LIST FEES</u>	
25' Slip	\$ 250.00
30' - 34' Slip	\$ 360.00
35' Slip	\$ 390.00
40' - 42' Slip	\$ 470.00
45' Slip	\$ 530.00
50' Slip	\$ 590.00
Renewal Fee	\$ 50.00
<u>MISCELLANEOUS RATES & FEES</u>	
Miscellaneous Storage (with agreement)	\$ 0.30 /sq ft*
Mini Storage Units	\$ 1.30 /sq ft/mo*
1st Fob access issued	First Fob included
2nd Fob issued (max. of 2)	\$ 27.50 each
Replacement Fob, Additional bldg. keys	\$ 27.50 each
Commercial Vessel Pass. Fee (payable monthly in season)	\$ 1.36 /person
<u>Food Truck Rate (may be subject to tax)</u>	
Daily	\$ 40.00
Weekly	\$ 160.00
Monthly	\$ 550.00
Credit Card Transaction Fee	3.00% per transaction
<u>COMMERCIAL TRUCK FEE</u>	
Daily	\$ 235.00 **
Monthly	\$ 700.00 **
Annual (Rolling Calendar)	\$ 1,780.00 **
<u>EQUIPMENT RATES</u>	
Forklift	\$ 100.00 /hr/**
Backhoe	\$ 200.00 /hr/**
Skidsteer	\$ 275.00 /hr/**

Port of Port Townsend

2027 Rate Schedule

MISCELLANEOUS RATES & FEES

360-385-2828 or 360-385-6211

Service Rates – Effective January 1, 2027

Approved by Port Commission on XXXXXXXX

	2027 Rates
<u>PORT LABOR RATES & FEES</u>	
Port Labor Rate	\$ 95.00 /hr/person**
Overtime Labor Rate	\$ 142.50 /hr/person**
Port Janitorial Labor Rate	\$ 50.00 /hr/person**
Port Administrative Labor Rate	\$ 75.00 /hr/person**
Relocate Vessel by Hand	\$ 100.00 + Port Labor cost
Relocate Vessel w/ Port Skiff	\$ 200.00 + Port Labor cost
Emergency Pumps	\$ 165.00 + Port Labor cost
Bail Skiff Fee	\$ 65.00 + Port Labor cost
<u>WAIT LIST FEES</u>	
25' Slip	\$ 250.00
30' - 34' Slip	\$ 360.00
35' Slip	\$ 390.00
40' - 42' Slip	\$ 470.00
45' Slip	\$ 530.00
50' Slip	\$ 590.00
Renewal Fee	\$ 50.00
<u>MISCELLANEOUS RATES & FEES</u>	
Miscellaneous Storage (with agreement)	\$ 0.31 /sq ft*
Mini Storage Units	\$ 1.36 /sq ft/mo*
1st Fob access issued	First Fob included
2nd Fob issued (max. of 2)	\$ 27.50 each
Replacement Fob, Additional bldg. keys	\$ 27.50 each
Commercial Vessel Pass. Fee (payable monthly in season)	\$ 1.42 /person
<u>Food Truck Rate (may be subject to tax)</u>	
Daily	\$ 40.00
Weekly	\$ 160.00
Monthly	\$ 550.00
Credit Card Transaction Fee	3.00% per transaction
<u>COMMERCIAL TRUCK FEE</u>	
Daily	\$ 235.00 **
Monthly	\$ 700.00 **
Annual (Rolling Calendar)	\$ 1,780.00 **
<u>EQUIPMENT RATES</u>	
Forklift	\$ 100.00 /hr/**
Backhoe	\$ 200.00 /hr/**
Skidsteer	\$ 275.00 /hr/**

CPI - SEA-TAC-
BEL, June to
June
4.5%

increase

\$ 5.00

\$ 12.50

\$ 50.00

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ 0.01

\$ 0.06

\$ -

\$ -

\$ 0.06

\$ 40.00

\$ -

\$ -

\$ -

Port of Port Townsend

2026 Rate Schedule - Revised May 2026

MISCELLANEOUS RATES & FEES

360-385-2828 or 360-385-6211

Service Rates – Effective May 1, 2026

Approved by Port Commission on April 8, 2026

	2026 Rates		
Excavator (Mini)	\$	275.00	/hr/**
Excavator (MidSize)	\$	325.00	/hr/**
Dump Truck	\$	200.00	/hr/**
Vac Truck	\$	200.00	/hr/**
Sweeper Attachment	\$	100.00	/hr/**
Skiff	\$	100.00	/hr/**
WORK FLOAT MOORAGE/LIFT PIER ACCESS (Reserve with Yard Office)			
Daily Rate, includes Top Side Access	\$	2.64	/ft/day, \$50 min
Lift Pier Access/Top Side Usage	\$	61.48	2 hours
TEMPORARY TIE-UP - up to 4 hours (incl. Gardiner, Hadlock, MatsMats & Quilcene)			
Under '35	\$	10.00	
35' and over	\$	20.00	
LAUNCH RAMP (incl. Gardiner, Hadlock, MatsMats & Quilcene)			
Daily Pass	\$	15.00	
(includes 1 day of boat trailer parking)			
Annual Pass (Rolling Calendar)	\$	105.00	/year
PORT HADLOCK DOCK-DINGHY/SKIFF TIE-UP			
		Monthly	Annual
Dock	\$	30.00	\$ 175.00
Beach	\$	25.00	\$ 110.00
Temporary Tie Up Under 35'	\$	10.00	(up to 4 hours)

VIOLATION FEES				
		1st	2nd	3rd
Best Management Practices	\$	220.00	\$ 550.00	\$ 1,100.00
Chain-up Fee	\$	165.00	\$ 275.00	\$ 440.00
Impound Fee	\$	220.00	\$ 330.00	\$ 550.00
Illegal Garbage Dump	\$	375.00	/occurrence	
Late Payment	\$	5.00	min. or 1.5%, whichever higher	
NSF Check	\$	50.00	/occurrence	

LEASE & LICENSE FEES

Lease Assignment Review & Approval	\$	321.94
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Port of Port Townsend

2027 Rate Schedule

MISCELLANEOUS RATES & FEES

360-385-2828 or 360-385-6211

Service Rates – Effective January 1, 2027

Approved by Port Commission on XXXXXXXX

	2027 Rates		
Excavator (Mini)	\$	275.00	/hr/**
Excavator (MidSize)	\$	325.00	/hr/**
Dump Truck	\$	200.00	/hr/**
Vac Truck	\$	200.00	/hr/**
Sweeper Attachment	\$	100.00	/hr/**
Skiff	\$	100.00	/hr/**
WORK FLOAT MOORAGE/LIFT PIER ACCESS (Reserve with Yard Office)			
Daily Rate, includes Top Side Access	\$	2.76	/ft/day, \$50 min
Lift Pier Access/Top Side Usage	\$	64.24	2 hours
TEMPORARY TIE-UP - up to 4 hours (incl. Gardiner, Hadlock, MatsMats & Quilcene)			
Under '35	\$	10.00	
35' and over	\$	20.00	
LAUNCH RAMP (incl. Gardiner, Hadlock, MatsMats & Quilcene)			
Daily Pass	\$	15.00	
(includes 1 day of boat trailer parking)			
Annual Pass (Rolling Calendar)	\$	105.00	/year
PORT HADLOCK DOCK-DINGHY/SKIFF TIE-UP			
		Monthly	Annual
Dock	\$	30.00	\$ 175.00
Beach	\$	25.00	\$ 110.00
Temporary Tie Up Under 35'	\$	10.00	(up to 4 hours)

GARBAGE FEES			
	1-50 gallon	10-50 gallon	20-50 gallon
Garbage per bag (Non-Refundable)	\$ 5.00	\$ 45.00	\$ 90.00
Available during business hours (xx-xx, Monday-Saturday)			

VIOLATION FEES				
		1st	2nd	3rd
Best Management Practices	\$	220.00	\$ 550.00	\$ 1,100.00
Chain-up Fee	\$	165.00	\$ 275.00	\$ 440.00
Impound Fee	\$	220.00	\$ 330.00	\$ 550.00
Illegal Garbage Dump	\$	375.00	/occurrence + tipping fees	
Late Payment	\$	5.00	min. or 1.5%, whichever is	
NSF Check	\$	50.00	/occurrence	
Certified Collection Fees	\$	25.00	/occurrence	
Posting Notice Fee	\$	25.00	/occurrence	
Auction Fee	\$	500.00	/occurrence	

LEASE & LICENSE FEES

Lease Assignment Review & Approval	\$	336.43
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CPI - SEA-TAC-BEL, June to June
4.5%

Port of Port Townsend

2026 Rate Schedule - Revised May 2026

MISCELLANEOUS RATES & FEES

360-385-2828 or 360-385-6211

Service Rates – Effective May 1, 2026

Approved by Port Commission on April 8, 2026

	2026 Rates
Use License preparation fee	\$ 112.97
Use License	<i>Varies by location, space & duration</i>
Pay or Vacate Legal Notices	\$ 260.00
Notary Service	\$ 13.00
Legal Documentation Preparation Fee	\$ 150.00 /hour

PUBLIC RECORDS FEES

Standard black and white Copies	\$ 0.15 /page
Documents scanned into electronic format	\$ 0.10 /page
Files or attachments in electronic delivery	\$ 0.05 /every 4 files
Electronic records transmission	\$ 0.10 /per gigabyte
Digital storage/ media devices	Actual cost of device
Postage	Actual cost of supplies
Customized service charges	Actual cost of service

-A 10% deposit may be required prior to the duplication of records or customized services

-Copy charges above may be combined to the extent more than one type of charge applies to copies responsive to a

* 12.84% WA State Leasehold Excise Tax (LHT) assessed in addition to Port charges for stays

** Subject to Current Sales Tax Rate

Credit Card Transactions are subject to a 3% Processing Fee

Port of Port Townsend

2027 Rate Schedule

MISCELLANEOUS RATES & FEES

360-385-2828 or 360-385-6211

Service Rates – Effective January 1, 2027

Approved by Port Commission on XXXXXXXX

	2027 Rates
Use License preparation fee	\$ 118.05
Use License	<i>Varies by location, space & duration</i>
Pay or Vacate Legal Notices	\$ 260.00
Notary Service	\$ 13.00
Legal Documentation Preparation Fee	\$ 150.00 /hour

PUBLIC RECORDS FEES

Standard black and white Copies	\$ 0.15 /page
Documents scanned into electronic format	\$ 0.10 /page
Files or attachments in electronic delivery	\$ 0.05 /every 4 files
Electronic records transmission	\$ 0.10 /per gigabyte
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** Subject to Current Sales Tax Rate

Credit Card Transactions are subject to a 3% Processing Fee

CPI - SEA-TAC-
BEL, June to
June
4.5%

\$ 5.08

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

CPI for BLS-Seattle-Tacoma

12-Month Percent Change

Series Id: CUURS49DSA0

Not Seasonally Adjusted

Series Title: All items in Seattle-Tacoma-Bellevue, WA, all urban
 Area: Seattle-Tacoma-Bellevue WA

Item: All items

Base Period: 1982-84=100

Years: 2006-2026

<https://www.bls.gov/data/>
<https://data.bls.gov/toppicks?survey=r9>

The Federal Reserve (the Fed) started controlling interest rates, specifically through the federal funds rate, in 1942 when it agreed to maintain a low interest rate peg on government bonds at the request of the Treasury to finance World War II.

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2	Jun-Jun 10 yr avg	over/under Actual June	Jun-Jun hold at 3%	over/under Actual June
2006		3.0		3.0		4.2		4.9		3.2		4.2	3.7	3.3	4.1				
2007		4.0		4.0		3.5		3.0		4.1		4.6	3.9	3.9	3.8				
2008		4.7		3.4		5.8		5.4		3.4		1.7	4.2	4.6	3.8				
2009		1.4		1.2		-0.4		-0.3		0.2		1.4	0.6	0.9	0.3				
2010		0.6		0.3		-0.5		0.2		0.4		0.6	0.3	0.3	0.3				
2011		1.5		2.1		3.2		2.7		3.8		3.5	2.7	2.0	3.3				
2012		2.7		2.9		2.7		2.7		2.3		1.4	2.5	2.8	2.2				
2013		1.8		1.2		1.4		1.1		0.6		1.3	1.2	1.4	1.0				
2014		1.2		2.4		2.0		1.8		2.1		1.7	1.8	1.8	1.9				
2015		1.1		0.4		1.6		1.8		1.2		2.2	1.4	1.0	1.7				
2016		2.2		2.5		1.8		2.1		2.4		2.6	2.2	2.2	2.2				
2017		3.4		3.1		3.0		2.5		3.0		3.5	3.1	3.0	3.1	2.1	(0.9)	3.0	0.0
2018		3.3		3.3		3.3		3.1		3.1		2.8	3.2	3.4	3.0	1.8	(1.5)	3.0	(0.3)
2019		2.7		2.4		2.3		3.2		2.2		2.2	2.5	2.5	2.6	2.1	(0.2)	3.0	0.7
2020		2.5		1.3		0.9		1.6		2.1		1.4	1.7	1.8	1.6	2.2	1.3	3.0	2.1
2021		1.7		3.4		5.5		5.2		6.5		7.6	4.6	3.0	6.1	2.5	(3.1)	3.0	(2.5)
2022		8.1		9.1		10.1		9.0		8.9		8.4	9.0	8.9	9.1	3.2	(6.9)	3.0	(7.1)
2023		8.0		6.9		4.6		5.4		4.8		4.4	5.8	6.8	4.8	3.5	(1.1)	3.0	(1.6)
2024		4.3		4.4		3.8		3.1		3.0		2.7	3.7	4.2	3.2	3.7	(0.1)	3.0	(0.8)
2025		2.5		1.7		2.7		2.8		*		3.1	2.4	2.3	2.7	3.8	1.1	3.0	0.3
2026		3.9		4.9		4.5								4.4		4.1	(0.4)	3.0	(1.5)
Total CPI Change						40.7										28.9	(11.8)	30.0	(10.7)

10 Years - 2017 - 2026

June to June

* October 2025

data unavailable due to the 2025 lapse in appropriations

Moorage Rate Survey

2026 Rates
Blaine
Squalicum

Rate Survey done Feb 5, 2026

* 2025 Rates

Recreation Rates															
26'	\$/ft	30'	\$/ft	36'	\$/ft	44'	\$/ft	45'	\$/ft	56'	\$/ft	60'	\$/ft	70'	\$/ft
Fishermen's Terminal 2026 no chg	\$16.78	Shilshole Bay Marina	\$17.84	Shilshole Bay Marina	\$20.75	Shilshole Bay Marina	\$20.52	Shilshole Bay Marina	\$23.74	Shilshole Bay Marina	\$26.76	Shilshole Bay Marina	\$26.76	Shilshole Bay Marina	\$27.01
Shilshole Bay Marina 2026 no chg	\$16.33	Port of Edmonds-inc fees	\$16.93	Port of Edmonds-inc fees	\$18.35	Fishermen's Terminal	\$19.85	Fishermen's Terminal	\$19.85	Port of Edmonds-inc fees	\$23.70	Port of Anacortes	\$25.09	Port of Anacortes	\$25.09
Port of Edmonds-inc fees	\$16.03	Fishermen's Terminal 2026 no chg	\$16.78	Fishermen's Terminal	\$17.79	Port of Edmonds-inc fees	\$18.72	Port of Edmonds-inc fees	\$18.72	Port of Edmonds-base	\$22.90	Port of Edmonds-inc fees	\$23.48	Fishermen's Terminal	\$23.12
Port of Edmonds-base	\$14.66	Port of Edmonds-base	\$15.71	Port of Edmonds-base	\$17.28	Port of Anacortes	\$18.57	Port of Anacortes	\$18.57	Port of Anacortes	\$21.58	Port of Edmonds-base	\$22.75	Port of Edmonds-inc fees	\$23.11
Port of Friday Harbor	\$13.08	Port of Friday Harbor	\$13.08	Port of Friday Harbor	\$13.08	Port of Everett -N.	\$16.41	Port of Edmonds-base	\$17.84	Port of Edmonds-base	\$17.84	Fishermen's Terminal	\$21.56	Port of Edmonds-base	\$22.49
Semiahmoo*	\$12.29	Semiahmoo*	\$12.29	Port of Friday Harbor	\$13.46	Port of Everett -N.	\$16.41	Port of Everett -N.	\$17.23	Port of Everett -N.	\$19.69	Port of Everett -N.	\$20.52	Port of Everett -N.	\$21.34
Port Townsend BH	\$11.06	Port Angeles John Wayne*	\$12.03	Port of Everett	\$13.40	Port of Everett	\$15.87	Port of Everett	\$15.87	Port of Everett	\$17.78	Port of Everett	\$17.78	Port of Everett	\$20.79
Port Angeles John Wayne*	\$11.02	Port of Everett	\$11.76	Semiahmoo*	\$13.03	Port of Friday Harbor	\$13.99	Port of Friday Harbor	\$13.99	Semiahmoo*	\$17.45	Semiahmoo*	\$17.45	Squalicum 2026	\$15.77
Port of Bremerton*	\$10.76	Port of Olympia	\$11.62	Port of Anacortes	\$13.03	Semiahmoo*	\$13.57	Semiahmoo*	\$13.57	Port of Friday Harbor	\$14.45	Port Angeles John Wayne*	\$14.52	Blaine 2026	\$15.16
Port of Olympia	\$10.40	Port Townsend BH	\$11.25	Port Angeles John Wayne*	\$12.03	Squalicum 2026	\$12.80	Squalicum 2026	\$13.31	LaConner Marina*	\$13.99	Port of Friday Harbor	\$14.45	Port of Friday Harbor	\$14.75
LaConner Marina*	\$10.36	Port of Anacortes	\$10.87	Port Townsend BH	\$11.78	Port Angeles John Wayne*	\$12.64	Blaine 2026	\$12.80	Port Angeles John Wayne*	\$13.83	Squalicum 2026	\$14.08	Port Angeles John Wayne*	\$14.52
Squalicum 2026	\$10.16	Port of Bremerton*	\$10.76	Port of Olympia	\$11.62	Port Townsend BH	\$12.50	Port Angeles John Wayne*	\$12.64	Port Townsend BH	\$13.47	LaConner Marina*	\$13.99	Squalicum 2025	\$13.54
Port of Everett	\$10.12	LaConner Marina*	\$10.36	Squalicum 2026	\$11.51	Blaine 2026	\$12.32	Squalicum 2025	\$12.56	Squalicum 2026	\$13.31	Blaine 2026	\$13.55	Port of Bremerton*	\$13.17
Squalicum 2025	\$9.86	Squalicum 2026	\$10.35	Blaine 2026	\$11.07	Port of Olympia	\$12.29	Port Townsend BH	\$12.50	Port of Olympia	\$13.15	Squalicum 2025	\$13.54	Port of Olympia	\$13.15
Blaine 2026	\$9.76	Squalicum 2025	\$10.05	Squalicum 2025	\$10.96	Squalicum 2025	\$12.08	Port of Olympia	\$12.29	Blaine 2026	\$12.80	Port Townsend BH	\$13.47	Pt Townsend BH	\$13.12
Port Angeles Boat Haven*	\$9.58	Blaine 2026	\$9.96	Port of Bremerton*	\$10.76	LaConner Marina*	\$11.81	Blaine 2025	\$12.08	Port of Bremerton*	\$11.81	Port of Olympia	\$13.15	Blaine 2025	\$13.03
Port of Anacortes	\$9.57	Blaine 2025	\$9.67	LaConner Marina*	\$10.72	Blaine 2025	\$11.62	LaConner Marina*	\$11.81	Squalicum 2025	\$12.56	Blaine 2025	\$13.03	Port Angeles Boat Haven*	\$12.36
Blaine 2025	\$9.48	Port Angeles Boat Haven*	\$9.58	Blaine 2025	\$10.54	Port of Bremerton*	\$11.50	Port of Bremerton*	\$11.68	Blaine 2025	\$12.08	Port of Bremerton*	\$13.02	Point Roberts*	\$12.08
Point Roberts*	\$9.38	Point Roberts*	\$9.38	Point Roberts*	\$10.41	Port Angeles Boat Haven*	\$10.99	Port Angeles Boat Haven*	\$10.99	Port Angeles Boat Haven*	\$11.52	Port Angeles Boat Haven*	\$11.52	Port Orchard Marina*	\$12.07
Port Orchard Marina*	\$8.46	Port Orchard Marina*	\$8.46	Port Angeles Boat Haven*	\$10.18	Point Roberts*	\$10.41	Point Roberts*	\$10.41	Point Roberts*	\$10.70	Point Roberts*	\$10.88		
				Port Orchard Marina*	\$9.38	Port Orchard Marina*	\$9.85	Port Orchard Marina*	\$10.26	Port Orchard Marina*	\$10.29	Port Orchard Marina*	\$10.29		

PORT OF PORT TOWNSEND

AGENDA COVER SHEET

MEETING DATE	October 14, 2026
AGENDA ITEM	☐ Consent ☐ 1 st Reading ☐ 2 nd Reading ☐ Regular Business ☒ Informational
AGENDA TITLE	B. 2 nd Draft of 2027 Preliminary Consolidated Budget
STAFF LEAD	Connie Anderson, Director of Finance and Administration
REQUESTED	☒ Information ☐ Motion/Action ☐ Discussion
ATTACHMENTS	• Second Draft 2027 Budget Memorandum • 2nd Draft 2027 Consolidated Budget as of 10/14/26 • 2nd Draft 2027 Consolidated Budget Detail as of 10/14/26 • 2027 Port Property Tax Levies

DATE: 10/14/2026
TO: Port Commission
FROM: Connie Anderson, Director of Finance & Administration & Eron Berg, Executive Director
SUBJECT: 2nd Draft of 2027 Consolidated Budget

ISSUE

What direction does the Commission have following the review of the second draft of the 2027 Budget, including assumptions, the 5-Year CIP, and the proposed 2027 Rate Cards?

BACKGROUND

The Commission adopted the revised 2027 Budget schedule, which included a subsequent workshop to discuss potential issues, goals, and assumptions to consider when developing the 2027 budget. The approved schedule included the 2nd Draft of the 2027 Budget to be presented at this meeting. Underlying assumptions and key objectives were discussed at previous Commission meetings. [Updates to the Discussion have been highlighted in blue.](#)

DISCUSSION

[2027 BUDGET UPDATES as of 10/14/2026:](#)

[The second draft of the 2027 Budget includes the full Consolidated Budget, including Operational Revenues and Expenses details as well as Other Increases and Decreases in Fund Resources. The 2026 Forecast has been updated to reflect a more favorable outcome as activity normalized following the slight dip in May.](#)

2027 BUDGET ASSUMPTIONS

The second draft of the 2027 Budget was prepared using a conservative approach as discussed in August. The June-to-June CPI for this region was reported with a 4.5% increase. Multi-year activity trends will be utilized to forecast revenues along the 2026 Forecast as a template and planned rate increases. Additionally, overall consideration will be given to economic conditions. Outside resources will be monitored and incorporated into forecasting the 2027 budget.

We are fortunate to report 100% staffing levels. The Port has one anticipated key retirement in the maintenance department; the maintenance lead position. The 2027 budget includes cross-over time to ensure efficiency in supporting the Operations Manager as well as performing work on capital projects. Full staffing is essential to maintain operational service levels and push forward with planned capital project work. To fill open positions, our strategy has been to promote from within our ranks when possible. We have been fortunate to find quality external candidates when needed as well as seeing a continued increase in applicant pools. We will continue with this strategy for the upcoming year.

In addition, focus will remain on the continuity of operations, remaining mindful of limited time and resources available. The Port has been building a workplace culture of trust and value for employees.

This is achieved by recognizing employees for the work that is accomplished and providing them with the tools that are needed to get the work done.

OPERATING BUDGET

The 2nd draft of the operating budget shows the 5-year history including actual activity for 2023-2025, [the revised 2026 Forecast](#), the 2026 budget, and the 2027 projections.

OPERATING REVENUES

As discussed at previous Commission meetings, an approximate 4.5% increase has been applied to the Port's rate & fees. We maintain a low vacancy rate in our buildings and marinas. Any tenant rate increases will be based on the 2026 Annual CPI adjustment, which will be published in January 2027. Estimates have been prepared using 4%, based on review of Half1 CPI average for Seattle-Tacoma-Bellevue index. The new fueling center at the airport has been incorporated into the 2027 budget as well as income from a contract establishing short-term rentals in the newly remodeled PH Duplex facility. Revenue projections include the return to normal operations in the Boat Yard following the completion of the stormwater treatment project and the early surge in activity this year. The West Boat Yard expansion project may have some impact on the large vessel storage area, but the impact should be less than we experienced during the construction phase of the BH Stormwater project. The proposed increases provide [approximately a 5% increase](#) in operating revenue when compared to the 2026 budget.

PORT RATES

The Port Rates have been included under separate cover and identify suggested updates from the 2nd Draft rate card. Overall rate increases are proposed to include a 4.5% increase based on the June-to-June CPI.

OPERATING EXPENSES

Overall, staffing is proposed to remain flat for 2027. A few adjustments are recommended to the current staffing allocations to provide service and support where they are needed within the Port organization. The Maintenance Lead will be retiring in early 2027. Crossover time is planned to cover both the Lead role and maintenance specialist-carpentry work role. The 1st draft of the budget includes seasonal and temporary staff to fill roles at the farm, moorage, docks and manning the pump out boat. The inclusion of these positions will be analyzed in further iterations of the budget and may be suspended if needed to balance the 2027 budget. Regular full-time employees will be utilized to cover work at the farm, moorage office, and docks.

The Teamster contract is in Year 3 of 3. The 2027 budget will include anticipated performance steps as well as a COLA increase based on the June-to-June CPI of 4.5% as indicated in Appendix A of the 2025-2027 Teamsters Local 589 contract agreement. The COLA will be effective January 1, 2027. Tax and benefit costs include anticipated cost increases for health insurance, L&I insurance and paid family medical leave costs. We anticipate 7%-8% increases in health insurance and other employee benefits. In addition, the Port anticipates union negotiations to begin mid-year 2027 regarding a new agreement beginning January 2028.

Increased costs across the board are anticipated for regular and recurring operating costs, as well as

capital costs driven by new tariffs, global supply chain volatility and elevated energy prices. Increased costs are anticipated in energy, fuel and utilities (7%-13%), construction materials, operating supplies, shipping materials, and travel costs for contractors. In general, operational expenses are estimated to increase [by approximately 8%](#).

The insurance premiums for general liability/property, the MOLL (Marina Operators Legal Liability) insurance, and airport liability are 9% higher than 2025-2026. Additional airport liability insurance was obtained for the new aviation fueling system. Acquiring insurance for the above ground storage tank is in process; actual cost is not yet known. The 2027 budget will reflect premiums approximately 10% higher than the 2026 budget.

The proposed operating expenses represent [approximately a 5% cost increase](#) when compared to the 2026 Budget.

NET OPERATING INCOME

The 2027 operating budget [projects the net operating income \(NOI\) to be \\$920k](#), above Commission's recommended minimum level of \$600k.

OTHER INCREASES AND DECREASES IN FUND RESOURCES

The 2nd draft of the Consolidated Budget includes the Other Increases and Decreases in Fund Resources. Normal estimates have been included for the taxes and deposits the Port collects and then remits or refunds during the normal course of daily activity. Interest revenues have been calculated using the current rate of returns with the anticipation that the current interest rate will remain level throughout 2027.

PROPERTY TAX LEVY

The General Property Tax Levy is proposed to include the 1% allowable increase as well as the lawful increases for new construction and refunds. The general property tax levy is estimated at \$1.81m. The IDD Property Tax Levy is proposed for the remaining available balance of \$1.29m. Resolutions to adopt both property tax levies will be presented at the October 28, 2026, commission meeting.

DEBT

The 2021 LTGO Line of Credit matures in March 2027. The estimated final balance of \$1,659,827 is due in full at the end of the term. The 2027 budget, as currently proposed, does not include any plans for immediate replacement of the Line of Credit.

ELECTION EXPENSE (Local Initiatives)

Estimated costs of \$200k have been included in the 2027 proposed budget to cover anticipated election costs for a possible third Industrial Development District (IDD 3) levy.

CAPITAL PROJECTS

The updated capital program was presented separately. [Included in the proposed capital budget are the estimated capital project costs that are fully funded as well as the associated grant revenues.](#) Funding sources for the upcoming year have been identified for most projects, but funding sources

for future years remain unsecured. Port staff are pushing forward diligently and consistently with obtaining future funding dollars. Specific questions regarding any of these project costs, and/or funding can be addressed by other executive staff.

EQUIPMENT/VEHICLES

The capital equipment and vehicle requests have been incorporated in Year 1 (2027) of the 5-year CIP.

1	\$50,000	SUV/Truck for Environmental or Operations Manager
2	\$50,000	SUV/Van for Administrative Vehicle
3	\$50,000	Electronic Records Management Project
	<i>Possible WA State Archive grant available to use for technology, organization or digital imaging of records.</i>	
4	\$10,000	Planned Computer Replacement, Port wide
5	\$100,000	Misc. Port wide projects
	\$260,000	Total Capital Equipment & Small Capital Projects

POLICY CONSIDERATIONS

In addition to the reserve policies that were updated in early 2026, Port staff recommend continued work on broader Financial Management Guidelines that will provide further directions on recommended cash liquidity policy, maintaining a line of credit as well as other prudent financial management policies.

2027 INITIATIVES

1. Actively pursue the third and final Industrial Development District (IDD 3) levy to continue funding critical capital improvements and economic development. This tool would follow the completion of IDD 2, which generated roughly \$16.9 million to help advance \$60+ million in regional projects without issuing new long-term debt.
2. Capital project work focuses on the west end of the Boat Haven Boatyard as well as work at Herb Beck Marina. Building improvements will continue at the Point Hudson campus. Capital work will be supported by our Engineering team, internal maintenance team as well as contracted work with external contractors.
3. Phase II of the records management project is underway. A system is being developed to archive and digitize the Port's current records and implement an electronic records management system which will include a public portal.
4. Continue work on an electronic asset management system to include a record of port assets as well as a work order system to manage maintenance and upkeep of all assets.

RECOMMENDATION

Please provide any feedback on the 2nd draft of the 2027 consolidated budget to incorporate into the next draft of the consolidated operating and capital budget.

ATTACHMENTS

1. 2027 Consolidated Budget
2. 2027 Consolidated Budget Detail
3. 2027 Estimated Property Tax Levy, prepared by Jefferson County Assessor's Office

Port of Port Townsend
SOURCES AND USES OF CASH
 2027 Budget with Comparison to Prior Years
 Proposed Budget as of October 14, 2026

	2023 Actual	2024 Actual	2025 Actual	2026 YTD August	2026 Forecast	2026 Budget	2027 Budget	2027 Bdgt- 2026 Forecast Variance	% incr.	2027 Bdgt- 2026 Bdgt Variance	% incr.
OPERATING REVENUES											
Boat Haven Moorage	2,134,590	2,164,523	2,311,192	1,719,673	2,431,954	2,396,483	2,532,462	100,508	4%	135,979	6%
Yard Operations	2,772,630	2,726,844	2,928,570	2,090,171	3,054,008	3,038,670	3,236,368	182,360	6%	197,698	7%
Boat Haven Properties	1,011,207	1,134,013	1,254,444	883,505	1,425,198	1,427,385	1,435,774	10,576	1%	8,389	1%
Point Hudson Marina, RV & Prop.	1,543,207	1,818,137	2,086,572	1,441,630	2,126,988	2,099,317	2,135,864	8,876	(2)	36,547	2%
Quilcene Herb Beck Marina	186,274	177,848	182,389	135,028	203,684	202,492	212,382	8,698	4%	9,890	5%
Water Access	66,713	72,442	91,178	87,952	154,005	111,399	180,581	26,576	17%	69,182	62%
Jefferson County Intl Airport	198,345	218,725	269,645	223,094	405,714	474,949	512,370	106,656	26%	37,421	8%
Short Farm Property	-	6,284	42,333	32,448	51,450	48,300	55,484	4,034	8%	7,184	15%
Misc. Operational Revenue	-	4,833	1,467	540	540	-	-	(540)	-100%	-	-
Total Operating Revenues	\$ 7,912,967	\$ 8,323,650	\$ 9,167,791	\$ 6,614,040	\$ 9,853,542	\$ 9,798,995	\$ 10,301,285	\$ 447,743	5%	\$ 502,290	5%
OPERATING EXPENDITURES											
Salary & Benefits	4,075,452	4,637,765	4,737,835	3,207,731	5,058,576	5,324,120	5,385,292	326,717	6%	61,172	1%
Contracted Services	616,902	529,238	584,870	276,824	663,579	698,504	724,156	60,577	9%	25,652	4%
Facilities & Operations	675,986	666,281	785,281	491,198	978,129	1,029,609	1,051,816	73,687	8%	22,207	2%
Utilities	664,656	645,335	797,696	517,290	856,013	832,948	929,368	73,355	9%	96,420	12%
Legal, Audit, Election & Insurance Services	573,563	682,193	647,582	496,860	748,452	704,777	827,106	78,654	11%	122,329	17%
Marketing & Promotion	128,522	113,009	115,623	69,129	122,927	129,397	193,434	70,507	57%	64,037	49%
Travel, Training, Recognition & Dues	70,121	72,279	99,971	51,839	88,764	110,777	115,792	27,028	30%	5,015	5%
Economic Development	40,045	41,200	42,436	32,782	68,051	71,633	74,857	6,806	10%	3,224	5%
Community Relations	15,649	49,137	35,550	25,092	63,092	66,413	79,488	16,396	26%	13,075	20%
Total Operating Expenditures	\$ 6,860,897	\$ 7,436,437	\$ 7,846,845	\$ 5,168,744	\$ 8,647,583	\$ 8,968,178	\$ 9,381,309	733,726	8%	413,131	5%
NET OPERATING INCOME	\$ 1,052,070	\$ 887,213	\$ 1,320,946	\$ 1,445,297	\$ 1,205,958	\$ 830,817	\$ 919,976	\$ (285,983)	-24%	\$ 89,159	11%

Port of Port Townsend
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	2023 Actual	2024 Actual	2025 Actual	2026 YTD August	2026 Forecast	2026 Budget	2027 Budget	2027 Bdgt- 2026 Forecast Variance	% incr.	2027 Bdgt- 2026 Bdgt Variance	% incr.
OTHER INCREASES IN FUND RESOURCES											
Deposits & Retainage Collected	39,392	106,653	108,103	140,829	140,829	80,303	103,794	(37,035)	-26%	23,491	29%
Taxes Collected	740,878	788,814	878,068	617,530	900,530	849,000	950,000	49,470	5%	101,000	12%
Capital Contributions/Grants	8,500,495	6,272,654	4,540,222	2,897,483	4,965,303	7,003,460	4,308,762	(656,541)	-13%	(2,694,698)	-38%
Interest	530,953	604,573	590,114	321,480	482,221	240,000	460,000	(22,221)	-5%	220,000	92%
Debt Proceeds	1,171,644	1,737,000	-	1,000,000	1,500,000	-	-	(1,500,000)	-100%	-	
Property & other taxes	4,132,293	3,982,073	3,914,320	2,406,227	3,879,217	3,883,361	2,647,347	(1,231,870)	-32%	(1,236,014)	-32%
Misc. Incr. in Fund Resources	285,885	63,290	14,018	28,078	36,411	75,000	37,400	989	3%	(37,600)	-50%
Total Incr. in Other Fund Resources	\$ 15,401,539	\$ 13,555,057	\$ 10,044,845	\$ 7,411,627	\$ 11,904,510	\$ 12,131,124	\$ 8,507,303	(3,397,207)	-29%	(3,623,821)	-30%
OTHER DECREASES IN FUND RESOURCES											
Deposits & Retainage Paid	39,376	78,208	203,815	277,990	277,990	77,500	122,500	(155,490)	-56%	45,000	58%
Taxes Remitted	742,076	774,119	843,005	678,890	954,767	827,630	942,500	(12,267)	-1%	114,870	14%
Debt Principal & Interest	1,063,625	2,197,814	3,992,863	665,276	1,330,552	1,332,200	1,695,000	364,448	27%	362,800	27%
State & Local Vessel Programs	87,189	40,711	269,837	100,480	100,480	-	105,240	4,760	5%	105,240	
Capital Equipment & Vehicles	1,789,321	2,865,869	2,865,869	1,487,392	1,862,737	1,615,000	260,000	(1,602,737)	-86%	(1,355,000)	-84%
Capital Project Expenses	2,373,792	5,430,672	6,451,352	3,400,334	5,102,296	12,420,664	9,960,947	4,858,651	95%	(2,459,717)	-20%
Bond Mgmt, Issuance, Investment	199,182	18,296	58,948	23,277	27,727	30,295	29,587	1,860	7%	(708)	-2%
Election Expense (Local Initiatives)	-	-	-	-	-	-	200,000	200,000		200,000	
Total Other Decr. In Fund Resources	\$ 6,294,561	\$ 11,405,689	\$ 14,685,688	\$ 6,633,641	\$ 9,656,551	\$ 16,303,289	\$ 13,315,774	\$ 3,459,224	38%	\$ 6,671,153	100%
Net Other Incr./Decr. In Fund Resources	\$ 9,106,978	\$ 2,149,368	\$ (4,640,843)	\$ 777,986	\$ 2,247,960	\$ (4,172,165)	\$ (4,808,471)	(7,056,431)	-314%	(636,306)	15%
Increase/(Decrease) in Cash	\$ 10,159,048	\$ 3,036,580	\$ (3,319,897)	\$ 2,223,283	\$ 3,453,918	\$ (3,341,348)	\$ (3,888,495)	(7,342,414)	-213%	(547,147)	16%

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	2023 Actual	2024 Actual	2025 Actual	2026 YTD August	2026 Forecast	2026 Budget	2027 Budget	2027 Bdgt- 2026 Forecast Variance	% incr.	2027 Bdgt- 2026 Bdgt Variance	% incr.
OPERATING REVENUES											
PTBH - Permanent Moorage	1,322,162	1,394,116	1,488,980	1,040,816	1,559,777	1,556,884	1,626,944	67,167	4%	70,060	5%
PTBH - Monthly Guest	273,049	288,151	278,301	239,461	281,669	281,669	294,341	12,672	4%	12,672	4%
PTBH - Nightly Guest	348,311	282,903	322,536	275,142	336,000	336,000	351,120	15,120	4%	15,120	4%
PTBH - Electric	112,214	106,753	98,772	69,976	130,831	130,831	136,718	5,887	4%	5,887	4%
PTBH - Liveaboard Fee	28,770	26,625	30,011	27,549	29,784	29,784	31,128	1,344	5%	1,344	5%
PTBH - Liveaboard Background Ck Fee	315	252	455	140	300	300	300	-	0%	-	0%
PTBH - Work Float/Lift Pier Usage	13,855	12,815	20,210	8,437	13,352	13,352	13,952	600	4%	600	4%
PTBH - Misc. Revenue	9,306	19,921	29,117	5,808	12,170	12,170	6,240	(5,930)	-49%	(5,930)	-49%
PTBH - Showers	9,220	8,643	13,136	10,728	10,728	10,000	12,000	1,272	12%	2,000	20%
PTBH - Laundry	6,630	7,070	7,534	4,903	7,703	7,703	8,051	348	5%	348	5%
PTBH - Passenger Fee	-	-	-	61	61	-	-	(61)	-100%	-	-
PTBH - Kayak Racks	8,797	12,011	16,764	13,350	13,350	13,000	15,000	1,650	12%	2,000	15%
PTBH - CREDIT CARD FEES	-	-	-	20,996	31,282	-	32,000	718	2%	32,000	-
PTBH - Key Fobs	310	242	80	28	120	120	-	(120)	-100%	(120)	-100%
PTBH - Promotional Sales	1,499	4,779	4,897	1,409	3,600	3,600	3,768	168	5%	168	5%
PTBH - Port Labor	152	240	399	870	1,227	1,070	900	(327)	-27%	(170)	-16%
Boat Haven Moorage	2,134,590	2,164,523	2,311,192	1,719,673	2,431,954	2,396,483	2,532,462	100,508	4%	135,979	6%
70/75T BOAT YARD - LIVEABOARD FEE	-	-	-	-	-	21,600	21,600	21,600	-	-	0%
70/75T BOAT YARD - LIVEABOARD BCKGRD Ck	-	-	-	-	-	600	600	600	-	-	0%
70/75T BOAT YARD - ENVIRONMENTAL FEE	77,770	86,730	92,937	62,625	87,807	87,807	91,761	3,954	5%	3,954	5%
70/75T BOAT YARD - HOIST REVENUE	375,847	403,269	435,649	316,017	413,880	413,880	432,504	18,624	4%	18,624	4%
70/75T BOAT YARD - STORAGE REVENUE	1,321,713	1,250,732	1,410,543	930,735	1,403,903	1,403,903	1,467,081	63,178	5%	63,178	5%
70/75T BOAT YARD - L/T STORAGE	(393)	(1,230)	1,551	-	-	-	-	-	-	-	-
BOAT YARD - CREDIT CARD FEES	-	-	-	26,195	39,338	-	36,000	(3,338)	-8%	36,000	-
70/75T BOAT YARD - ELECTRIC BASE FEE	49,885	57,310	61,587	41,943	65,190	65,190	80,120	14,930	23%	14,930	23%
70/75T BOAT YARD - BLOCKING RENT	29,940	28,775	32,447	21,315	31,807	31,807	33,239	1,432	5%	1,432	5%
70/75T BOAT YARD - OWNER WASHDOWN	47,828	49,836	55,352	41,955	62,019	62,019	64,809	2,790	4%	2,790	4%
70/75T BOAT YARD - PORT WASHDOWN	16,482	18,721	19,544	11,655	21,418	21,418	22,382	964	5%	964	5%
70/75T BOAT YARD - MISCELL REVENUE	421	1,471	2,254	-	-	1,800	1,884	1,884	-	84	5%
70/75T BOAT YARD - PORT LABOR	11,651	12,670	11,978	9,068	12,000	12,000	12,540	540	4%	540	4%
70/75T BOAT YARD - TARP POOL FEE	4,925	6,201	6,446	3,382	6,000	6,000	6,276	276	5%	276	5%
300T BOAT YARD - ENVIRONMENTAL FEE	21,645	23,628	21,163	16,177	21,695	21,695	22,671	976	4%	976	4%
300T BOAT YARD - HOIST REVENUE	244,690	269,169	225,004	184,996	278,923	278,923	291,473	12,550	4%	12,550	4%
300T BOAT YARD - STORAGE REVENUE	457,892	415,212	452,417	351,169	474,988	474,988	496,365	21,377	5%	21,377	5%
300T BOAT YARD - ELECTRIC BASE FEE	21,908	18,582	20,819	16,445	29,791	37,080	40,000	10,209	34%	2,920	8%
300T BOAT YARD - ELECTRIC KWH CHARGES	12,928	16,565	11,571	13,289	13,289	6,000	15,000	1,711	13%	9,000	150%
300T BOAT YARD - OWNER WASHDOWN	34,334	26,885	26,198	21,405	44,831	44,831	46,849	2,018	5%	2,018	5%
300T BOAT YARD - PORT WASHDOWN	6,333	10,461	9,063	5,503	5,000	5,000	9,000	4,000	80%	4,000	80%

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300T BOAT YARD - BLOCKING RENT	19,710	18,438	17,367	9,546	26,398	26,398	27,800	1,402	5%	1,402	5%
300T BOAT YARD - BILGE WATER REVENUE	5,229	3,829	4,013	2,588	6,163	6,163	6,440	277	4%	277	4%
300T BOAT YARD - PORT LABOR	8,839	7,780	10,088	3,895	8,968	8,968	9,374	406	5%	406	5%
300T BOAT YARD - TARP POOL FEE	2,043	1,811	580	269	600	600	600	-	0%	-	0%
Yard Operations	2,772,630	2,726,844	2,928,570	2,090,171	3,054,008	3,038,670	3,236,368	182,360	6%	197,698	7%
PTBH Prop - Lease Revenue	934,210	1,035,236	1,134,932	792,931	1,303,147	1,330,000	1,300,000	(3,147)	0%	(30,000)	-2%
PTBH Prop - Fuel Dock Lease	17,161	17,523	17,617	8,602	20,943	20,943	18,000	(2,943)	-14%	(2,943)	-14%
PTBH Prop - Electric	(2,482)	168	3,847	2,974	6,000	6,000	6,276	276	5%	276	5%
PTBH Prop - Garbage	4,217	4,829	1,238	480	4,250	4,250	4,442	192	5%	192	5%
PTBH Prop - Water	35,262	32,799	38,010	38,199	40,764	40,764	42,600	1,836	5%	1,836	5%
PTBH Prop - Stormwater Fees	8,856	8,440	8,269	5,465	10,717	10,717	12,000	1,283	12%	1,283	12%
PTBH Prop - Storage Unit Revenue	12,696	13,067	14,648	10,074	13,319	13,319	15,000	1,681	13%	1,681	13%
PTBH Prop - Port Labor	-	21,250	35,679	24,667	24,667	-	36,000	11,333	46%	36,000	
PTBH Prop - Miscellaneous	1,289	701	203	113	1,392	1,392	1,456	64	5%	64	5%
Boat Haven Properties	1,011,207	1,134,013	1,254,444	883,505	1,425,198	1,427,385	1,435,774	10,576	1%	8,389	1%
Pt Hudson - Building Lease Revenue	448,552	491,831	522,219	356,557	570,728	582,000	556,000	(14,728)	-3%	(26,000)	-4%
Pt Hudson - Parking	17,672	40,916	38,169	24,964	56,696	56,696	59,256	2,560	5%	2,560	5%
PT HUDSON PRP-Monthly Parking Non Txble	-	2,692	3,200	1,600	2,518	2,518	2,635	117	5%	117	5%
Pt Hudson - Janitorial	15,248	15,339	15,346	10,263	16,621	16,621	17,369	748	5%	748	5%
Pt Hudson - Water, Sewer, SW	29,659	28,493	40,704	30,341	37,987	37,987	43,825	5,838	15%	5,838	15%
Pt Hudson - Miscellaneous Rev	-	5,809	4,556	113	113	-	-	(113)	-100%	-	
Pt Hudson - Event Facility Rev	33,681	38,030	48,335	1,400	49,675	49,675	53,401	3,726	8%	3,726	8%
Pt Hudson - Permanent Moorage	108,315	146,542	216,034	163,784	188,000	188,000	202,104	14,104	8%	14,104	8%
Pt Hudson - Liveaboard Fee	420	2,970	8,583	4,838	8,730	8,730	9,123	393	5%	393	5%
Pt Hudson - Liveaboard Backgrnd Ck	1,692	1,386	1,419	210	2,157	2,157	1,200	(957)	-44%	(957)	-44%
Pt Hudson - Monthly Guest	12,766	66,975	125,778	67,928	112,972	112,972	118,056	5,084	5%	5,084	5%
Pt Hudson - Nightly Guest	208,784	269,448	312,302	245,476	271,954	271,954	284,193	12,239	5%	12,239	5%
Pt Hudson - Credit Card Fees	-	-	-	26,331	38,831	-	36,000	(2,831)	-7%	36,000	
Pt Hudson - Electric	7,160	6,368	6,030	3,341	29,302	29,302	30,621	1,319	5%	1,319	5%
Pt Hudson - Electric KWH Charges	2,802	5,003	14,449	11,790	15,000	15,000	15,672	672	4%	672	4%
Pt Hudson - Monthly R.V.	72,484	63,499	68,524	25,707	77,221	77,221	72,000	(5,221)	-7%	(5,221)	-7%
Pt Hudson - Nightly R.V.	475,210	470,871	510,745	364,905	477,556	477,556	456,000	(21,556)	-5%	(21,556)	-5%
Pt Hudson - RV Cancellation Fee	-	8,306	7,806	4,725	7,500	7,500	7,836	336	4%	336	4%
Pt Hudson - Kayak Racks	14,963	20,767	21,886	12,366	21,591	21,591	22,564	973	5%	973	5%
Pt Hudson - Reservation Fee	51,309	73,649	71,489	53,237	75,000	75,000	78,372	3,372	4%	3,372	4%
Pt Hudson - Showers	6,091	5,519	5,479	4,831	6,211	6,211	6,489	278	4%	278	4%
Pt Hudson - Laundry	7,488	9,626	9,114	5,702	9,000	9,000	9,408	408	5%	408	5%
Pt Hudson - Keys & Fobs	276	22	22	33	208	208	-	(208)	-100%	(208)	-100%
Pt Hudson - Passenger Fee	27,186	33,977	30,206	19,919	46,217	46,217	48,298	2,081	5%	2,081	5%

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Pt Hudson - Promotional Sales	1,239	3,672	3,071	857	3,600	3,600	3,768	168	5%	168	5%
Pt Hudson - Miscellaneous Rev	210	6,428	1,105	413	1,601	1,601	1,674	73	5%	73	5%
Point Hudson Marina, RV & Prop.	1,543,207	1,818,137	2,086,572	1,441,630	2,126,988	2,099,317	2,135,864	8,876	(2)	36,547	2%
Quilcene - Lease Revenue	76,306	81,981	86,711	59,916	87,546	89,000	93,000	5,454	6%	4,000	4%
Quilcene - Permanent Moorage	74,118	62,047	64,490	50,483	75,252	75,252	78,639	3,387	5%	3,387	5%
Quilcene - Liveaboard Fee	271	-	-	-	-	-	-	-		-	
Quilcene - Nightly Moorage	6,380	6,564	3,589	2,707	4,296	4,296	4,490	194	5%	194	5%
Quilcene - Showers	2,152	2,491	1,956	965	2,889	2,889	3,019	130	4%	130	4%
Quilcene - Reservations	-	-	-	-	-	-	-	-		-	
Quilcene - Credit Card Fees	-	-	-	713	999	-	900	(99)	-10%	900	
Quilcene - Miscellaneous Revenue	158	125	55	224	224	206	216	(8)	-4%	10	5%
Quilcene - Water	8,732	10,074	11,395	7,157	15,508	15,508	16,210	702	5%	702	5%
Quilcene - Electric	1,785	2,048	1,708	1,196	2,721	2,721	2,843	122	4%	122	4%
Quilcene - Recreational Ramp Fees	10,026	10,294	9,401	7,537	10,000	10,000	10,452	452	5%	452	5%
Quilcene - Commercial Use Fees	5,400	1,300	2,860	4,130	4,130	2,500	2,613	(1,517)	-37%	113	5%
Quilcene - Empty Trailer Parking	945	924	128	-	120	120	-	(120)	-100%	(120)	-100%
Quilcene - Kayak Racks	-	-	96	-	-	-	-	-		-	
Quilcene Herb Beck Marina	186,274	177,848	182,389	135,028	203,684	202,492	212,382	8,698	4%	9,890	5%
Ramp Fees	38,732	37,599	39,530	35,905	61,082	61,082	63,831	2,749	5%	2,749	5%
Ramp Fees-Pt Hadlock, Mats Mats, Gardiner	-	-	14	2,795	2,795	-	2,810	15	1%	2,810	
City Pier & Union Wharf Usage	20,897	23,754	46,426	38,105	78,105	40,000	100,000	21,895	28%	60,000	150%
Union Wharf & City Dock Nightly Moorage	1,458	559	69	585	752	500	500	(252)	-33%	-	0%
Water Access - Credit Card Fees	-	-	-	57	67	-	240	173	257%	240	
PTBH - Commercial Use Fees	3,990	9,660	4,360	10,025	10,025	8,217	12,000	1,975	20%	3,783	46%
Dinghy Float Revenue	1,636	870	780	480	1,180	1,600	1,200	20	2%	(400)	-25%
Water Access	66,713	72,442	91,178	87,952	154,005	111,399	180,581	26,576	17%	69,182	62%
JCIA - Lease Revenue	149,114	167,113	220,663	154,517	254,726	260,000	271,545	16,819	7%	11,545	4%
JCIA - Hangar Revenue	40,502	44,138	43,103	25,120	50,000	50,000	53,748	3,748	7%	3,748	7%
JCIA - Fuel Lease Revenue	2,016	2,438	1,812	-	-	2,128	-	-		(2,128)	-100%
JCIA - Fuel Sales Revenue	-	-	-	39,607	91,690	156,250	180,000	88,310	96%	23,750	15%
JCIA - Vehicle Parking Revenue	1,420	80	285	85	1,439	1,439	600	(839)	-58%	(839)	-58%
JCIA - Aircraft Parking	4,539	3,894	2,912	1,379	4,200	4,200	3,600	(600)	-14%	(600)	-14%
JCIA - Aircraft Tie Down Fees	-	-	10	261	261	-	-	(261)	-100%	-	
JCIA - Credit Card Fees	-	-	-	1,909	2,366	-	1,800	(566)	-24%	1,800	
JCIA - Wait List Fee	-	-	250	100	100	-	100	-	0%	100	
JCIA - Miscellaneous Revenue	755	1,062	610	117	932	932	977	45	5%	45	5%
Jefferson County Intl Airport	198,345	218,725	269,645	223,094	405,714	474,949	512,370	106,656	26%	37,421	8%
Short Farm - AG leases	-	2,113	16,430	9,410	14,720	15,000	15,672	952	6%	672	4%
SHORT FARM - Bldg Lease / Rental	-	454	2,251	2,018	5,801	6,000	6,276	475	8%	276	5%

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SHORT FARM - Land Lease / Rental	-	3,717	12,685	7,865	17,493	18,000	18,816	1,323	8%	816	5%
Short Farm - Leases	-	-	1,424	3,552	3,552	-	5,000	1,448	41%	5,000	
Short Farm - WDFW License Fee	-	-	9,000	9,000	9,000	9,000	9,000	-	0%	-	0%
SHORT FARM - Electric	-	-	543	603	883	300	720	(163)	-18%	420	140%
Short Farm Property	-	6,284	42,333	32,448	51,450	48,300	55,484	4,034	8%	7,184	15%
Wholesale Promotional Sales-EXEC	-	4,833	1,467	540	540	-	-	(540)	-100%	-	
Misc. Operational Revenue	-	4,833	1,467	540	540	-	-	(540)	-100%	-	
Total Operating Revenues	\$ 7,912,967	\$ 8,323,650	\$ 9,167,791	\$ 6,614,040	\$ 9,853,542	\$ 9,798,995	\$ 10,301,285	\$ 447,743	5%	\$ 502,290	5%

OPERATING EXPENDITURES

Salaries & Wages	2,836,385	3,270,725	3,425,963	2,345,945	3,566,097	3,753,786	3,787,852	221,756	6%	34,066	1%
Payroll Taxes	320,289	377,296	343,184	246,383	453,831	477,717	474,152	20,321	4%	(3,565)	-1%
Employee Benefits	903,223	974,836	940,084	608,459	1,025,414	1,079,383	1,108,720	83,306	8%	29,337	3%
Uniform Expense	15,555	14,909	28,604	6,945	13,234	13,234	14,568	1,334	10%	1,334	10%
Salary & Benefits	4,075,452	4,637,765	4,737,835	3,207,731	5,058,576	5,324,120	5,385,292	326,717	6%	61,172	1%
Contract Services	426,487	286,564	348,073	143,692	441,064	464,278	485,184	44,120	10%	20,906	5%
Enviro Contract Services	18,190	47,546	45,801	15,856	44,840	47,200	43,524	(1,316)	-3%	(3,676)	-8%
Bank Charges	172,225	195,128	190,996	117,276	177,675	187,026	195,448	17,773	10%	8,422	5%
Contracted Services	616,902	529,238	584,870	276,824	663,579	698,504	724,156	60,577	9%	25,652	4%
Office/Computer Supplies	19,750	15,175	4,636	2,216	16,616	17,490	17,490	875	5%	-	0%
Operating supplies	125,024	107,003	128,484	74,218	130,591	137,464	137,470	6,879	5%	6	0%
Enviro - materials/supplies	11,208	9,639	8,134	3,565	11,646	12,259	12,259	613	5%	-	0%
Tarp Pool Expense	33,254	34,102	26,063	13,297	41,040	43,200	43,200	2,160	5%	-	0%
Publications	221	230	99	-	-	-	-	-		-	
Postage	6,030	5,359	6,210	2,947	6,205	6,532	6,824	619	10%	292	4%
Janitorial supplies	23,007	24,327	31,787	19,145	34,822	36,655	38,308	3,486	10%	1,653	5%
Fuel & Lubricants	55,939	50,494	70,255	54,222	74,760	78,695	82,241	7,481	10%	3,546	5%
Cost of AV Fuel Sold: JCIA	-	-	-	33,733	118,750	125,000	120,000	1,250	1%	(5,000)	-4%
Permits & Licenses	12,331	11,195	11,092	10,792	11,587	12,197	12,748	1,161	10%	551	5%
Equip.Purch. & Rental	111,460	38,200	93,572	22,447	85,579	90,083	90,079	4,500	5%	(4)	0%
Excise Tax	28,789	30,862	34,071	22,583	36,215	38,121	39,845	3,630	10%	1,724	5%
Miscellaneous Expense	2,719	2,541	3,276	5,905	2,387	2,513	2,624	237	10%	111	4%
Repair/Maint. - Mat./Supplies	246,255	337,155	367,602	226,128	407,930	429,400	448,728	40,798	10%	19,328	5%
Facilities & Operations	675,986	666,281	785,281	491,198	978,129	1,029,609	1,051,816	73,687	8%	22,207	2%
Utilities - Water	79,033	78,708	91,628	47,277	98,167	98,167	108,005	9,838	10%	9,838	10%
Utilities - Electricity	262,876	260,063	295,781	222,382	350,886	350,886	385,997	35,111	10%	35,111	10%
Utilities - Sewer	101,875	102,596	156,401	69,311	121,917	121,917	134,108	12,191	10%	12,191	10%
Utilities - Stormwater	-	-	20,471	16,141	23,065	-	30,600	7,535	33%	30,600	
Utilities - Garbage	145,199	140,705	159,438	108,304	175,200	175,200	175,200	-	0%	-	0%

Port of Port Townsend
SOURCES AND USES OF CASH
 2027 Budget with Comparison to Prior Years
 Proposed Budget as of October 14, 2026

	2023 Actual	2024 Actual	2025 Actual	2026 YTD August	2026 Forecast	2026 Budget	2027 Budget	2027 Bdgt- 2026 Forecast Variance	% incr.	2027 Bdgt- 2026 Bdgt Variance	% incr.
Utilities - Fuels	32,457	24,979	32,559	22,367	35,759	35,759	39,331	3,572	10%	3,572	10%
Utilities - Telephone	34,078	28,224	31,039	25,236	39,129	39,129	43,049	3,920	10%	3,920	10%
Utilities - Cable	9,138	10,060	10,379	6,273	11,890	11,890	13,078	1,188	10%	1,188	10%
Utilities	664,656	645,335	797,696	517,290	856,013	832,948	929,368	73,355	9%	96,420	12%
Legal and Fire fees	48,309	48,647	44,913	25,873	48,507	51,060	53,354	4,847	10%	2,294	4%
Audit	32,528	39,724	36,375	13,122	43,890	46,200	48,281	4,391	10%	2,081	5%
Election Expense (Elected Officials)	-	47,331	22,793	25,888	47,500	50,000	50,000	2,500	5%	-	0%
Insurance	492,726	546,491	543,501	431,977	634,483	607,517	675,471	40,988	6%	67,954	11%
Legal, Audit, Election & Insurance Services	573,563	682,193	647,582	496,860	748,452	754,777	827,106	78,654	11%	72,329	10%
Advertising (Legal)*	11,475	7,215	7,046	2,071	8,902	9,371	9,793	891	10%	422	5%
Marketing	98,547	94,230	98,894	61,467	93,336	98,248	160,881	67,545	72%	62,633	64%
Promotional Hosting	18,501	11,565	9,683	5,591	20,689	21,778	22,760	2,071	10%	982	5%
Marketing & Promotion	128,522	113,009	115,623	69,129	122,927	129,397	193,434	70,507	57%	64,037	49%
Exec - Emp Recog/Relations	5,479	6,552	10,128	1,569	11,155	11,742	12,272	1,117	10%	530	5%
Travel & Training	20,307	31,350	51,459	24,701	50,408	53,061	55,476	5,068	10%	2,415	5%
Membership & Dues	44,336	34,377	38,384	25,568	43,675	45,974	48,044	4,369	10%	2,070	5%
Travel, Training, Recognition & Dues	70,121	72,279	99,971	51,839	88,764	110,777	115,792	27,028	30%	5,015	5%
Economic Development	40,045	41,200	42,436	32,782	68,051	71,633	74,857	6,806	10%	3,224	5%
Community Relations	15,649	49,137	35,550	25,092	63,092	66,413	79,488	16,396	26%	13,075	20%
Total Operating Expenditures	\$ 6,860,897	\$ 7,436,437	\$ 7,846,845	\$ 5,168,744	\$ 8,647,583	\$ 9,018,178	\$ 9,381,309	733,726	8%	363,131	4%
NET OPERATING INCOME	\$ 1,052,070	\$ 887,213	\$ 1,320,946	\$ 1,445,297	\$ 1,205,958	\$ 780,817	\$ 919,976	\$ (285,983)	-24%	\$ 139,159	18%

OTHER INCREASES IN FUND RESOURCES

Retainage Collected	2,400	5,183	37,232	-	-	9,414	9,414	9,414	-	0%	
Yard Dep. Collected	24,953	57,149	20,873	35,000	35,000	32,389	50,000	15,000	43%	17,611	54%
PTBH Prop Lease Dep. Collected	(3,865)	7,969	23,786	21,314	21,314	15,000	15,000	(6,314)	-30%	-	0%
PH Prop Lease Dep. Collected	16,779	5,365	17,283	64,486	64,486	5,000	5,000	(59,486)	-92%	-	0%
PH Marina/RV Dep. Collected	(1,209)	30,987	(6,604)	19,099	19,099	18,500	18,500	(598)	-3%	-	0%
JCIA Lease Dep. Collected	334	-	10,632	-	-	-	4,800	4,800		4,800	
Quilcene Lease Deposits Collected	-	-	-	931	931	-	600	(331)	-36%	600	
Short Farm Lease Deposits Collected	-	-	4,901	-	-	-	480	480		480	
Deposits & Retainage Collected	39,392	106,653	108,103	140,829	140,829	80,303	103,794	(37,035)	-26%	23,491	29%
Sales Tax Collected	102,830	113,404	115,952	89,782	132,782	129,000	138,000	5,218	4%	9,000	7%
Leasehold Tax Collected	628,660	666,022	751,732	520,450	756,450	708,000	800,000	43,550	6%	92,000	13%
Hotel/Motel Tax Collected	9,388	9,387	10,384	7,298	11,298	12,000	12,000	702	6%	-	0%
Taxes Collected	740,878	788,814	878,068	617,530	900,530	849,000	950,000	49,470	5%	101,000	12%
Federal Direct Grants	4,417,418	5,278,638	1,070,245	355,568	1,117,841	2,286,820	614,933	(502,908)	-45%	(1,671,887)	-73%

Port of Port Townsend
SOURCES AND USES OF CASH
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 Proposed Budget as of October 14, 2026

	2023 Actual	2024 Actual	2025 Actual	2026 YTD August	2026 Forecast	2026 Budget	2027 Budget	2027 Bdgt- 2026 Forecast Variance	% incr.	2027 Bdgt- 2026 Bdgt Variance	% incr.
Federal InDirect Grants	466,986	937,423	275,595	1,068,078	1,134,745	200,000	50,000	(1,084,745)	-96%	(150,000)	-75%
State Grants	3,616,092	56,593	2,394,351	1,153,800	2,077,024	2,769,671	1,838,829	(238,195)	-11%	(930,842)	-34%
Local Grants, Entitlements, & Other Payments:	-	-	800,031	320,037	635,693	946,969	1,005,000	369,307	58%	58,031	6%
Mitigation Credits						800,000	800,000	800,000		-	0%
Capital Contributions/Grants	8,500,495	6,272,654	4,540,222	2,897,483	4,965,303	7,003,460	4,308,762	(656,541)	-13%	(2,694,698)	-38%
ARRA Bond Interest Subsidy	32,951	32,951	32,951	-	-	-	-	-		-	
Investment Interest	200,475	212,352	222,528	81,161	121,742	240,000	180,000	58,258	48%	(60,000)	-25%
Investment Interest	297,526	359,269	334,635	240,319	360,478	-	280,000	(80,478)	-22%	280,000	
Interest	530,953	604,573	590,114	321,480	482,221	240,000	460,000	(22,221)	-5%	220,000	92%
Debt Proceeds	1,171,644	1,737,000	-	1,000,000	1,500,000	-	-	(1,500,000)	-100%	-	
Operating Tax Levy	1,085,688	1,118,071	1,140,549	686,330	1,167,000	1,167,000	1,254,525	87,525	8%	87,525	8%
IDD Tax Levy	2,910,348	2,811,766	2,729,987	1,670,803	2,634,289	2,634,289	1,310,750	(1,323,539)	-50%	(1,323,539)	-50%
State Forest Revenues	73,682	44,899	3,189	36,322	52,322	48,000	48,000	(4,322)	-8%	-	0%
State Timber Excise Tax	49,444	16,096	34,969	8,233	16,566	25,000	25,000	8,434	51%	-	0%
Leasehold Excise Tax	13,131	(8,760)	5,625	4,539	9,039	9,072	9,072	33	0%	-	0%
Property & other taxes	4,132,293	3,982,073	3,914,320	2,406,227	3,879,217	3,883,361	2,647,347	(1,231,870)	-32%	(1,236,014)	-32%
Mariners' Memorial Donation Fund	-	-	-	3,850	3,850	50,000	1,000	(2,850)	-74%	(49,000)	-98%
Insurance Recovery	235,632	-	-	1,776	1,776	-	2,400	624	35%	2,400	
Finance Charges	38,144	52,031	1,693	11,246	13,246	6,000	15,000	1,754	13%	9,000	150%
Other Non-Operating Revenues	12,108	11,259	12,325	11,206	17,539	19,000	19,000	1,461	8%	-	0%
Misc. Incr. in Fund Resources	285,885	63,290	14,018	28,078	36,411	75,000	37,400	989	3%	(37,600)	-50%
Total Incr. in Other Fund Resources	\$ 15,401,539	\$ 13,555,057	\$ 10,044,845	\$ 7,411,627	\$ 11,904,510	\$ 12,131,124	\$ 8,507,303	(3,397,207)	-29%	(3,623,821)	-30%

OTHER DECREASES IN FUND RESOURCES

Retainage Paid	11,384	3,472	7,334	24,439	24,439	25,000	25,000	561	2%	-	0%
Yard Deposits Refunded	2,000	27,370	88,269	100,016	100,016	25,000	50,000	(50,016)	-50%	25,000	100%
PTBH Prop Lease Dep. Returned	18,520	29,709	69,306	7,924	7,924	15,000	15,000	7,076	89%	-	0%
PH Prop Lease Dep. Returned	6,042	12,773	26,066	144,708	144,708	5,000	25,000	(119,708)	-83%	20,000	400%
JCIA Prop Lease Dep. Refunded	803	-	-	903	903	-	-	(903)	-100%	-	
PH Deposits Refunded	627	4,885	12,840	-	-	7,500	7,500	7,500		-	0%
Deposits & Retainage Paid	39,376	78,208	203,815	277,990	277,990	77,500	122,500	(155,490)	-56%	45,000	58%
Sales Tax Remitted	100,472	113,666	114,028	77,555	117,055	118,500	118,500	1,445	1%	-	0%
Leasehold Tax Remitted	632,358	651,006	718,973	595,548	828,881	700,000	800,000	(28,881)	-3%	100,000	14%
Hotel/Motel Tax Remitted	9,245	9,447	10,003	5,787	8,831	9,130	12,000	3,169	36%	2,870	31%
AVGas Fuel Tax Remitted	-	-	-	-	-	-	12,000	12,000		12,000	
Taxes Remitted	742,076	774,119	843,005	678,890	954,767	827,630	942,500	(12,267)	-1%	114,870	14%
Bond Principal Paid - 2020/2021 LOC	-	1,141,784	1,283,877	649,078	1,303,511	1,305,000	1,670,000	366,489	28%	365,000	28%
Bond Interest Paid - 2020/2021 LOC	42,538	43,268	46,673	16,198	27,041	27,200	25,000	(2,041)	-8%	(2,200)	-8%
Bond Principal - 2010 LTGO	335,000	350,000	1,995,000	-	-	-	-	-		-	

Port of Port Townsend
SOURCES AND USES OF CASH
 2027 Budget with Comparison to Prior Years
 Proposed Budget as of October 14, 2026

	2023 Actual	2024 Actual	2025 Actual	2026 YTD August	2026 Forecast	2026 Budget	2027 Budget	2027 Bdgt- 2026 Forecast Variance	% incr.	2027 Bdgt- 2026 Bdgt Variance	% incr.
Interest Expense - 2010 LTGO Bond	147,088	132,013	116,263	-	-	-	-	-		-	
Bond Principal - 2015 LTGO	500,000	515,000	535,000	-	-	-	-	-		-	
Interest Expense - 2015 LTGO Refund Bond	39,000	15,750	16,050	-	-	-	-	-		-	
Debt Principal & Interest	1,063,625	2,197,814	3,992,863	665,276	1,330,552	1,332,200	1,695,000	364,448	27%	362,800	27%
Vessel Destruction	87,189	19,350	234,466	66,564	66,564	-	67,400	836	1%	67,400	
Clean Vessel	-	21,361	35,371	33,917	33,917	-	37,840	3,923	12%	37,840	
State & Local Vessel Programs	87,189	40,711	269,837	100,480	100,480	-	105,240	4,760	5%	105,240	
Capital Equipment & Vehicles	1,789,321	2,865,869	2,865,869	1,487,392	1,862,737	1,615,000	260,000	(1,602,737)	-86%	(1,355,000)	-84%
Capital Project Labor Expenses	-	459,982	510,144	409,638	629,638	660,000	660,000	30,362	5%	-	0%
Capital Project Expenses-Benefits	-	120,646	123,925	93,440	126,773	100,000	125,000	(1,773)	-1%	25,000	25%
Capital Project Expenses-Materials	-	668,502	816,948	332,379	498,568	950,000	950,000	451,432	91%	-	0%
Capital Project Expenses-Contract Services	-	4,181,542	5,000,334	2,564,878	3,847,317	10,710,664	8,225,947	4,378,630	114%	(2,484,717)	-23%
Capital Project Expenses	2,373,792	5,430,672	6,451,352	3,400,334	5,102,296	12,420,664	9,960,947	4,858,651	95%	(2,459,717)	-20%
Bond Management Fees	1,420	1,250	494	200	200	1,600	200	-	0%	(1,400)	-88%
Investment Fees	1,200	1,200	1,200	800	1,200	1,200	1,200	-	0%	-	0%
Claims & Damages	18,640	15,870	57,254	20,995	20,995	15,345	16,037	(4,958)	-24%	692	5%
Other Decr. In Fund Resources	177,922	(24)	-	1,282	5,332	12,150	12,150	6,818	128%	-	0%
Bond Mgmt, Issuance, Investment	199,182	18,296	58,948	23,277	27,727	30,295	29,587	1,860	7%	(708)	-2%
Election Expense (Local Initiatives)	-	-	-	-	-	-	200,000	200,000		200,000	
Total Other Decr. In Fund Resources	\$ 6,294,561	\$ 11,405,689	\$ 14,685,688	\$ 6,633,641	\$ 9,656,551	\$ 16,303,289	\$ 13,315,774	\$ 3,459,224	38%	\$ 6,671,153	100%
Net Other Incr./Decr. In Fund Resources	\$ 9,106,978	\$ 2,149,368	\$ (4,640,843)	\$ 777,986	\$ 2,247,960	\$ (4,172,165)	\$ (4,808,471)	(7,056,431)	-314%	(636,306)	15%
Increase/(Decrease) in Cash	\$ 10,159,048	\$ 3,036,580	\$ (3,319,897)	\$ 2,223,283	\$ 3,453,918	\$ (3,391,348)	\$ (3,888,495)	(7,342,414)	-213%	(497,147)	15%

PORT**(GENERAL LEVY)****ESTIMATE FOR "2027" BUDGET**

"2026" ACTUAL AMOUNT	\$	1,160,015.92	
INCREASE OF 1% (\$11,600.16)		X 1.01	
RESOLUTION AMOUNT	\$	1,171,616.08	
NEW CONST & UTIL (EST) +	\$	9,032.72	As of 9/03/26
"2026" HIGHEST LAWFUL LEVY AMOUNT		\$1,158,131.93	
		X 1.01	
WILL BE HELD TO THE HIGHEST LAWFUL INCREASE OF 1%		\$1,169,713.25	
NEW CONST & UTIL (EST) +	\$	9,032.72	As of 9/03/26
REFUNDS (EST) +	\$	2,707.11	As of 9/03/26
		\$1,181,453.08	

$$\text{\$1,181,453.08} / \text{\$10,305,566,118} * 1,000 = \text{LEVY RATE .11464}$$

ASSESSED VALUE AS OF 9/03/26	\$	10,305,566,118
STATUTORY RATE LIMIT		*.45/1,000
	\$	4,637,504.75

BUDGET ON THE HIGH SIDE = \$ 1,199,000

TIMBER TAX (EST) = \$ 20,000

IDD LEVY**ESTIMATE FOR "2027" BUDGET**

"2026" ACTUAL AMOUNT \$ 2,634,289.00

"2026" Remaining Maximum \$1,290,652.52

$$\text{\$1,290,652.52} / \text{\$10,305,566,118} * 1,000 = \text{LEVY RATE .12524}$$

TIMBER TAX (EST) = \$ 20,000

PORT OF PORT TOWNSEND

AGENDA COVER SHEET

MEETING DATE	October 14, 2026
AGENDA ITEM	☐ Consent ☐ 1 st Reading ☐ 2 nd Reading ☐ Regular Business ☒ Informational
AGENDA TITLE	C. 3 rd Draft of 2027-2031 Capital Improvement Program
STAFF LEAD	Connie Anderson, Director of Finance and Administration
REQUESTED	☒ Information ☐ Motion/Action ☐ Discussion
ATTACHMENTS	• Informational Memorandum • Capital Improvement Program

PORT OF PORT TOWNSEND

INFORMATIONAL MEMO

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DATE: 10/14/2026
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 third draft of the 2027-2031 Capital Improvement Program. This version includes a project list, funding details, and summary tables/figures. Boat Haven West End Improvement projects have been separately identified in their own category for the purposes of clarity.

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, \$9,960,947 of which is funded.

RECOMMENDATION

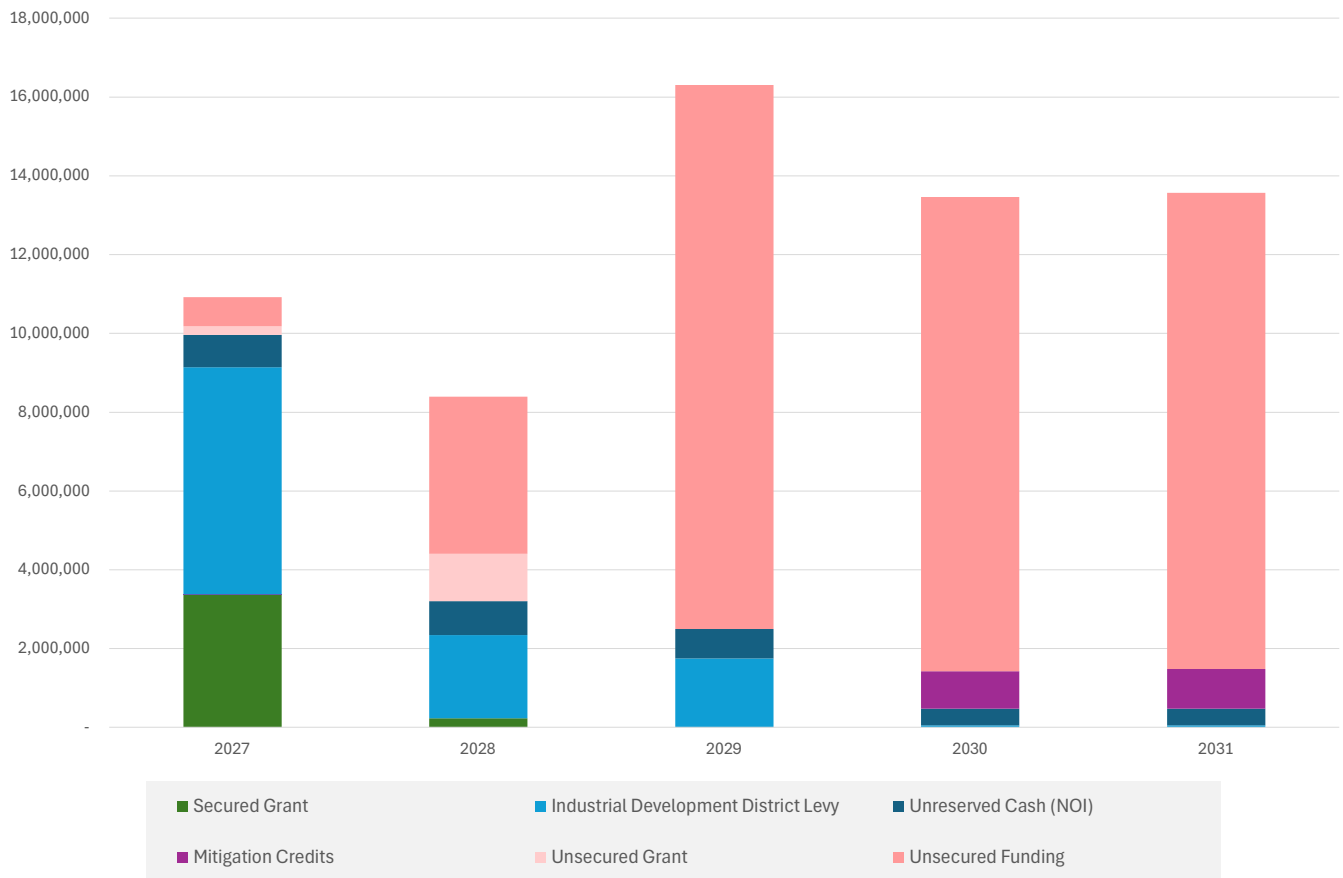
Staff invites Commission feedback on the second draft of the 2027-2031 CIP.

ATTACHMENTS

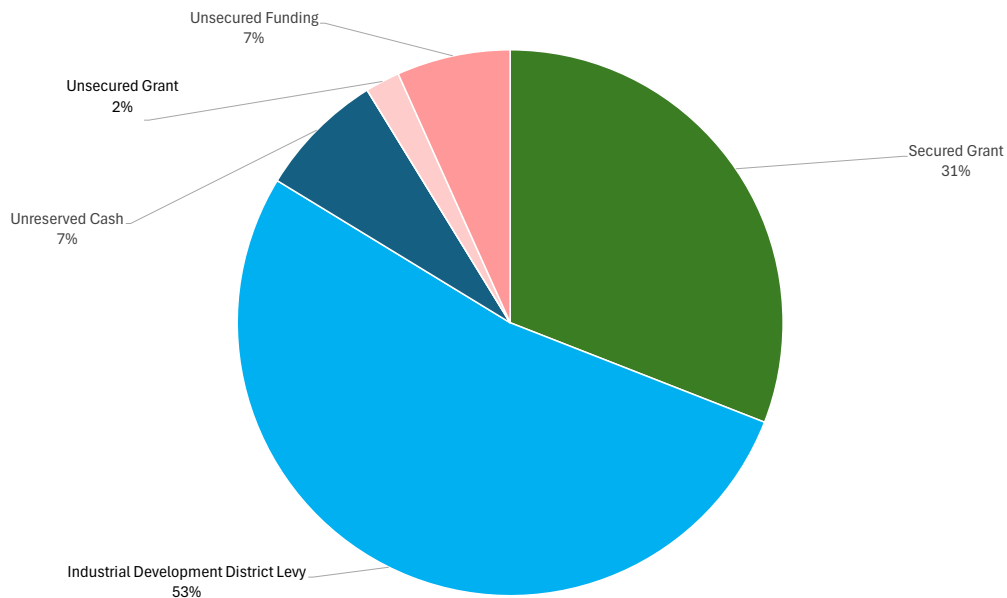
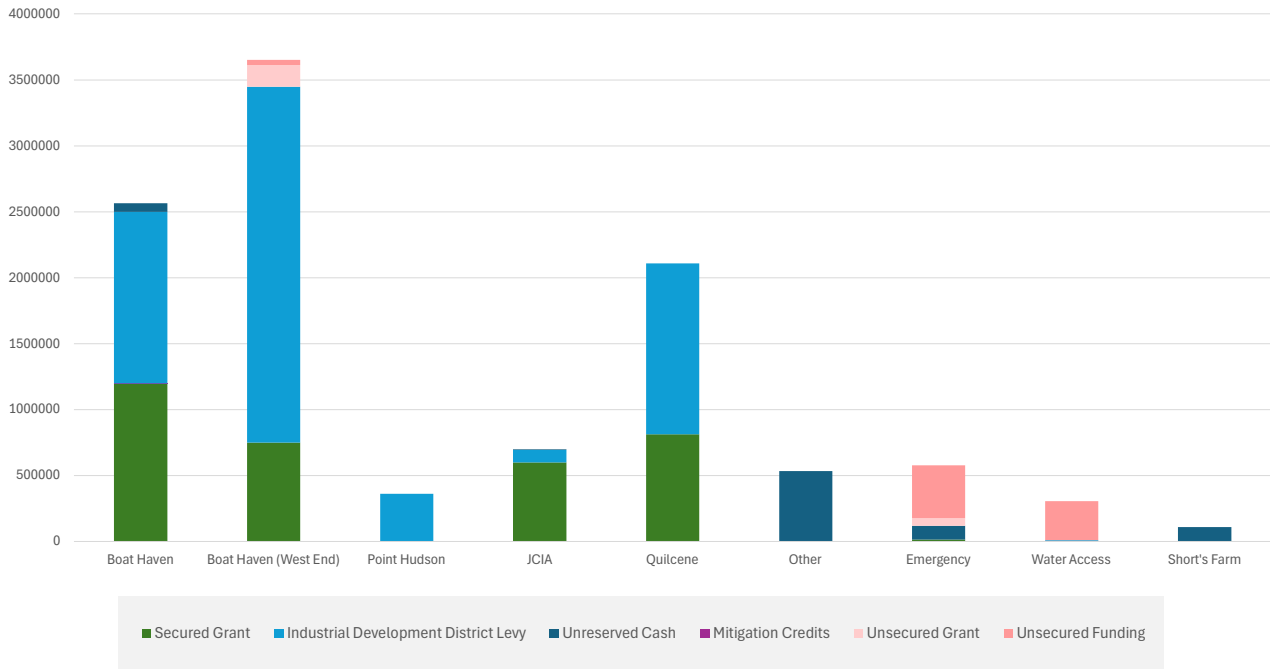
Draft 5 Year (2027-2031) Capital Improvement Plan

Project	2027	2028	2029	2030	2031	5 Year Total
Boat Haven	2,566,000	1,393,000	1,556,000	7,967,000	8,415,000	21,897,000
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
Sea Level Rise Project	5,000	-	-	-	-	5,000
Yard Electrical Upgrades	20,000	280,000	-	-	-	300,000
Marina Rehabilitation & Dock Replacement Program	-	863,000	906,000	7,867,000	8,315,000	17,951,000
Puget Sound to Pacific (PS2P) Trail Project	556,000	-	-	-	-	556,000
Sims Gateway & North Boatyard Expansion	1,880,000	-	-	-	-	1,880,000
Boat Haven West End Improvements	3,653,000	1,809,000	5,370,000	-	-	10,832,000
Stormwater Improvement Project (Sims Way)	1,400,000	-	-	-	-	1,400,000
Port Townsend Bay Estuary	1,717,000	607,000	-	-	-	2,324,000
Boat Haven Trail Improvements	236,000	1,102,000	-	-	-	1,338,000
West Boatyard Expansion	300,000	100,000	5,370,000	-	-	5,770,000
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

Row Labels	2027	2028	2029	2030	2031	5 Year Total
Secured Grant	3,378,762	233,969	-	-	-	3,612,731
Industrial Development District Levy	5,762,300	2,107,100	1,753,500	50,000	50,000	9,722,900
Unreserved Cash (NOI)	819,885	865,000	745,000	425,000	425,000	3,279,885
Mitigation Credits	-	-	-	950,000	1,008,000	1,958,000
Unsecured Grant	223,248	1,203,400	-	-	-	1,426,648
Unsecured Funding	735,000	3,982,031	13,811,500	12,042,000	12,084,000	42,654,531
Funded Total	9,960,947	3,206,069	2,498,500	1,425,000	1,483,000	18,573,516
Funded Percentage	91%	38%	15%	11%	11%	30%
Grand Total	10,919,195	8,391,500	16,310,000	13,467,000	13,567,000	62,654,695



Row Labels	Boat Haven	Boat Haven (West End)	Point Hudson	JCIA	Quilcene	Other	Emergency	Water Access	Short's Farm	2027 Total
Secured Grant	1,200,000	750,000	-	600,000	813,000	-	15,762	-	-	3,378,762
Industrial Development District Levy	1,300,000	2,697,800	362,500	95,000	1,297,000	-	-	10,000	-	5,762,300
Unreserved Cash	66,000	-	-	5,000	-	535,000	103,885	-	110,000	819,885
Mitigation Credits	-	-	-	-	-	-	-	-	-	-
Unsecured Grant	-	165,200	-	-	-	-	58,048	-	-	223,248
Unsecured Funding	-	40,000	-	-	-	-	400,000	295,000	-	735,000
Funded Total	2,566,000		362,500	700,000	2,110,000	535,000	119,647	10,000	110,000	9,960,947
Funded Percentage	100%		100%	100%	100%	100%	21%	N/A	100%	91%
Grand Total	2,566,000		362,500	700,000	2,110,000	535,000	577,695	-	110,000	10,919,195



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
<i>(URC) Staff Compensation (Engineering)</i>	(5,000)	-	-	-	-	(5,000)
Building/Facility Preservation (Interior Refurbishment, Exterior Improvements)	-	-	-	-	-	-
Capital Maintenance	50,000	50,000	50,000	50,000	50,000	250,000
<i>(URC) Staff Compensation (Maintenance)</i>	(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
<i>(IDD) Port Funds</i>	(33,500)	(33,500)	(33,500)	(33,500)	(33,500)	(167,500)
<i>(IDD) Staff Compensation (Maintenance)</i>	(16,500)	(16,500)	(16,500)	(16,500)	(16,500)	(82,500)
<i>(URC) Port Funds</i>	(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
<i>(IDD) Port Funds</i>	(15,000)	(280,000)	-	-	-	(295,000)
<i>(IDD) Staff Compensation (Engineering)</i>	(5,000)	-	-	-	-	(5,000)
Microgrid Feasibility	-	-	-	-	-	-
(PL) Planning	5,000	-	-	-	-	5,000
<i>(URC) Staff Compensation (Engineering)</i>	(5,000)	-	-	-	-	(5,000)
Marina Entrance Dredging	-	-	-	-	-	-
(PE) Design	-	150,000	-	-	-	150,000
(CN) Construction	-	-	550,000	-	-	550,000
<i>(IDD) Port Funds</i>	-	(100,000)	(525,000)	-	-	(625,000)
<i>(IDD) Staff Compensation (Engineering)</i>	-	(50,000)	(25,000)	-	-	(75,000)
Marina Rehabilitation & 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
<i>(A) Mitigation Credits, PT Bay Estuary Project</i>	-	-	-	(950,000)	(1,008,000)	(1,958,000)
(U) Unsecured Funding	-	(863,000)	(906,000)	(6,917,000)	(7,307,000)	(15,993,000)

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)
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)
Boat Haven West End Improvements	-	-	-	-	-	-
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)
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)

5 Year Balanced Summary

Project	2027	2028	2029	2030	2031	5 Year Total
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)
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)
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 Building 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
<i>(S) Jefferson County PIF Grant (2024; Road Access)</i>	-	(233,969)	-	-	-	(233,969)
<i>(IDD) Port Funds</i>	(65,000)	-	-	-	-	(65,000)
<i>(IDD) Staff Compensation (Engineering)</i>	(10,000)	-	-	-	-	(10,000)
<i>(U) Unsecured Funding</i>	-	(466,031)	(3,700,000)	(3,700,000)	-	(7,866,031)
Wetland Delineation	-	-	-	-	-	-
(PL) Planning	55,000	-	-	-	-	55,000
<i>(S) FAA Funding AIP No. 027 (95%)</i>	(50,000)	-	-	-	-	(50,000)
<i>(URC) Staff Compensation (Engineering)</i>	(2,368)	-	-	-	-	(2,368)
<i>(URC) Port Funds</i>	(2,632)	-	-	-	-	(2,632)
Jefferson Timber Cooperative Industrial Symbiosis	-	-	-	-	-	-
(CN) Construction	570,000	-	-	-	-	570,000
<i>(S) Public Infrastructure Fund (PIF) Grant</i>	(275,000)					(275,000)
<i>(S) WA Dept. Commerce Industrial Symbiosis Grant</i>	(275,000)	-	-	-	-	(275,000)
<i>(IDD) Staff Compensation (Engineering)</i>	(20,000)					(20,000)

5 Year Balanced Summary

Project	2027	2028	2029	2030	2031	5 Year Total
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)
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
<i>(URC) Unreserved Cash</i>	-	-	(50,000)	-	-	(50,000)
Nature Trail & Fencing	-	-	-	-	-	-
Nature Trail & Fencing	50,000	-	-	-	-	50,000
<i>(URC) Unreserved Cash</i>	(50,000)	-	-	-	-	(50,000)
Well & Water Distribution System Improvements	-	-	-	-	-	-
System Improvements	50,000	200,000	-	-	-	250,000
<i>(URC) Unreserved Cash</i>	(50,000)	(200,000)	-	-	-	(250,000)
Water Access	-	-	-	-	-	-
Mats Mats Bay Facilities	-	-	-	-	-	-
(CN) Facility Refurbishment for Kayak Storage	-	30,000	-	-	-	30,000
<i>(IDD) Port Funds</i>	-	(30,000)	-	-	-	(30,000)
Union Wharf Electrification & Mooring Dolphins	-	-	-	-	-	-
(PE) Design	-	334,000	-	-	-	334,000
(CN) Construction	-	-	878,000	-	-	878,000
<i>(U) Unsecured Funding</i>	-	(334,000)	(878,000)	-	-	(1,212,000)
Hadlock Boat Launch Replacement	-	-	-	-	-	-
(PE) Design	305,000	-	-	-	-	305,000
(CN) Construction	-	644,000	-	-	-	644,000
<i>(IDD) Staff Compensation (Engineering)</i>	(10,000)	-	-	-	-	(10,000)
<i>(U) Unsecured Funding</i>	(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
<i>(URC) Port Funds</i>	(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
<i>(URC) Port Funds</i>	(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)

PORT OF PORT TOWNSEND

AGENDA COVER SHEET

MEETING DATE	October 14, 2026
AGENDA ITEM	☐ Consent ☐ 1 st Reading ☐ 2 nd Reading ☐ Regular Business ☒ Informational
AGENDA TITLE	D. 2026 Amendments to the Port Comprehensive Scheme
STAFF LEAD	Eric Toews, Deputy Director
REQUESTED	☒ Information ☐ Motion/Action ☐ Discussion
ATTACHMENTS	• Informational Memorandum CSHI-Amendments • Draft Comprehensive Scheme of Harbor Improvements Update (online link only) • SEPA Checklist (online link only) • Determination of Non-Significance (online link only)

PORT OF PORT TOWNSEND

INFORMATIONAL MEMO

DATE: 10/9/2026
TO: Port Townsend Port Commission
FROM: Eric Toews, Deputy Director
SUBJECT: Proposed 2026 Amendments to the Comprehensive Scheme of Harbor Improvements (CSHI) (Port Resolution No. 890-26)

ISSUE/SUBJECT: Proposed 2026 Amendments to the Port of Port Townsend Comprehensive Scheme of Harbor Improvements

BACKGROUND: Under Chapter 53.20 RCW, ports are required to adopt prepare and periodically update a comprehensive scheme of proposed capital improvements, ensuring transparency in the expenditure of public funds. The Port substantially updated its Comprehensive Scheme of Harbor Improvements (CSHI) in 2020. In 2023, the CSHI was amended to reflect acquisition of the Short's Family Farm and the projects identified in the 2024 Operating and Capital Budget. In 2024 and 2025, the CSHI was again amended to incorporate updated maps of Port properties (including acquisition of the April Owen property), describe their current use and the long-term development plans for each, and to reflect the capital projects identified in the 2025 and 2026 Operating & Capital Budgets, respectively.

The use and development plans for Port facilities outlined in the 2020 CSHI remain fundamentally unchanged. The 2026 CSHI Amendments are intended only to clarify the specific capital projects the Port will be undertaking to implement the CSHI, and to update the portfolio of Port-owned properties. Specifically, the amendments will update the CSHI to mirror the projects outlined in the Port's annual Capital Budget and Five-Year Capital Improvement Plan, both of which are incorporated within the 2027 Operating & Capital Budget, and to reflect the acquisition by purchase or reversion of tenant constructed buildings at Boat Haven and the JCIA. The maps describing the current use and long-range development plans for each Port property remain unchanged, except that buildings acquired by the Port over the last year are now identified (i.e., Port Townsend Yacht Club, Jochems and Andersen Machine Shop buildings at Boat Haven, and the Port Townsend Aircraft Services Building at the JCIA).

DISCUSSION: The draft 2026 CSHI Amendments will be introduced for discussion at the Commission's October 14, Workshop. An open record pre-decision public hearing on the proposed 2026 Amendments to the CSHI will be conducted by the Commission at its October 28, 2026 (first reading). Following the hearing, the Commission may discuss and deliberate upon the proposal and testimony received. However final legislative action (second reading and adoption) is anticipated to occur in conjunction with adoption of the 2027 Operating & Capital Budget at the Commission's November 10, 2026, regular meeting.

Programmatic State Environmental Policy Act (SEPA) review is being conducted on the proposed action. On October 9, 2026, a Threshold Determination of Non-Significance (DNS)

was issued by the Port's SEPA Responsible Official (Executive Director), posted on Ecology's SEPA Register and distributed to agencies with jurisdiction. A 14-day comment period on the threshold determination will close on Friday, October 23. Any comments letters which are received during the next two weeks will be provided to the Commission in advance of the October 28 public hearing.

FISCAL IMPACT: The adoption of the proposed amendments to the CSHI will ensure that it is fully aligned with the 2027 Operating & Capital Budget yet to be approved by the Commission (i.e., the one-year Capital Budget & Five-Year Capital Improvement Plan).

REQUESTED ACTION: None. This is informational only. The Commission will be conducting an open record pre-decision public hearing on October 28. Final legislative action and adoption of the CSHI amendments is anticipated to occur at the Commission's November 10, 2026, regular meeting.

ATTACHMENTS: None. Due to its length, the 2026 Amendments to the Port's Comprehensive Scheme of Harbor Improvements has not been included as an attachment in this packet; however, it may be accessed online at <https://portofpt.com/planning/>. The SEPA Checklist (including supplemental sheet for non-project actions) and the SEPA Responsible Official's Threshold Determination of Non-Significance (DNS) may also be accessed online at this same location (<https://portofpt.com/planning/>).