

**Port of Port Townsend
2026 YTD Capital Project Expenses
January 2026**

Capital Projects	2026 Capital	Year-to-date
Boat Haven		
Main Breakwater Project	2,800,000	2,587
Marina Derdging	150,000	
Sea Level Rise Project	25,000	-
Sims Gateway & North Boatyard Expansion	1,900,000	8,010
Stormwater Improvement Project	2,800,000	6,736
West Boatyard Expansion	705,000	-
Yard Electrical Upgrades	100,000	
Puget Sound to Pacific (PS2P) Trail Project	10,000	
Building/Facility Preservation (Interior Refurbishment, Exterior Improvements)	100,000	
Point Hudson		
Sail Loft Building Structural Repairs	100,000	-
Mariners' Memorial	100,000	
Roof Replacement/Weatherization (Standing Seam Metal Roof)	2,005,000	14,380
Building/Facility Preservation & Energy Efficiency Improvement	645,000	
- PH Cupola Building Remodel		239
- PH Duplex Remodel		37,846
- PH Electrical Work, RV Loop ^b		-
- PH Armory Building		105
- PH Commander's Beach House		420
- PH Hospital Bldg		-
JCIA		
JCIA Airport Wide Rehabilitation Apron, Taxiways, and Taxilanes (Crack/Slurry Seal)	573,899	
- 2025-2026 JCIA Pavement Preservation		120
JCIA Fuel System Improvement	911,133	1,685
JCIA Master Plan Update	229,632	1,011
Airport Pilot Center	300,000	165
Stormwater Management	25,000	
Rural Light Industrial Park (24 acres)	775,000	5,451
Quilcene		
Campground	20,000	-
Herb Beck Boat Launch & Facility Improvements	1,065,000	239
Short's Family Farm		
Farm Property/Facility Maintenance	150,000	
- Short Farm Planning		-
- Short Farm - Projects		-
- Short Farm House Remodel		-
Water Access		
Gardiner Launch Ramp with Seasonal Float		1,077

Accompanying information memo and reports are an integral part of this statement.
Summary of Fund Resources Uses, January, 2026

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Capital Projects	2026 Capital	Year-to-date
Other		
Port Wide Creosote Remediation		-
Port Wide - Yard/Parking/RV Resurfacing ^a	25,000	
- Point Hudson Parking Update		-
Small Capital Projects	100,000	
- Port-Wide Storage Facilities		-
- Port-Wide Coin Box Rplmnt		-
Unplanned / Emergency		
Boat Haven Bulkhead Repair/Replacement	100,000	
- FEMA BH 4650DR Bulkhead		-
- FEMA BH 4650DR EMERGENCY PVMNT RPR		-
Boat Haven Pavement Repair	20,000	-
City Dock Repair	200,000	-
Point Hudson FEMA 4682 DR Emergency Repair	250,000	-
Total Capital Projects	16,184,664	80,073
Port Equipment / Vehicle Replacement		
Port Equipment/Vehicle Replacement ^c	1,565,000	184,886
Grand Total (Capital Projects and Equipment)	\$ 17,749,664	\$ 264,959

2025 Capital Funding Budget

Anticipated Grant	\$ 287,000	
Secured Grant	\$ 5,916,460	
Port Wide Capital Reserve	\$ 270,000	
Boat Haven Reserve	\$ 200,000	
IDD Levy	\$ 5,371,222	
NOI (net operating income)	\$ 1,190,982	
Mitigation Credits	\$ 800,000	
Total Funding Sources Secured	\$ 14,035,664	79%
Unsecured grants & other funding	\$ 3,714,000	
Total Funding Sources Secured & Unsecured	\$ 17,749,664	100%

(a) This is a capital “program” that includes any port-wide parking & resurfacing projects as needed each year. This program has \$25,000 budgeted annually for the next 5 years.

(b) Authorized the advance of \$80,000 project expense from 2026 to 2025 for electrical service to the RV Loop at Point Hudson. (April 3, 2025 Business Meeting) \$48,081 capital project work completed in 2025.

(c) Authorized the purchase of 75T Electric Travelift