

**Port of Port Townsend**  
**2025 YTD Capital Project Expenses**

<b>Capital Projects</b>	<b>2025 Capital Plan</b>	<b>Year-to-date</b>
<b>Boat Haven</b>		
Main Breakwater Project	1,700,000	100,466
Sea Level Rise Project	40,000	32,671
Sims Gateway & North Boatyard Expansion	1,955,000	17,431
Stormwater Improvement Project	5,230,000	594,587
West Boatyard Expansion	50,000	6,171
Commercial Basin-Labor		4,488
Building/Facility Preservation (Interior Refurbishment, Exterior Improvements)	100,000	
<b>Point Hudson</b>		
Roof Replacement/Weatherization (Standing Seam Metal Roof)	1,040,000	1,846
Building/Facility Preservation & Energy Efficiency Improvement	730,000	
- PH Cupola Building Remodel		19,736
- PH Annex Building Repair		39,972
- PH Duplex Remodel		45,325
- PH Electrical Work, RV Loop <sup>c</sup>		
<b>JCIA</b>		
JCIA Airport Wide Rehabilitation Apron, Taxiways, and Taxilanes (Crack/Slurry Seal)	555,555	
- JCIA 2nd Connector Taxiway 2022		11,433
JCIA Fuel System Improvement	772,000	1,714
JCIA Master Plan Update	222,000	3,444
Airport Pilot Center	70,000	-
Stormwater Management	25,000	
Rural Light Industrial Park (24 acres)	380,000	110,064
Rural Light Industrial Park (43.5 acres)	110,000	(0)
<b>Quilcene</b>		
Campground	200,000	-
Herb Beck Boat Launch & Facility Improvements	375,000	7,608
<b>Short's Family Farm</b>		
Farm Property/Facility Maintenance	150,000	
- Short Farm - Projects		125,465
- Short Farm House Remodel		810
<b>Water Access</b>		
Gardiner Launch Ramp with Seasonal Float	953,000	2,499
<b>Other</b>		
Comprehensive Routine Maintenance & Repair Program (CRAMP)	250,000	36,051
Port Wide - Yard/Parking/RV Resurfacing	25,000	
- Point Hudson Parking Update		13,441
Port Wide - Dock Renovations & Piling Replacement		14,876
Small Capital Projects	100,000	
- Port-Wide Storage Facilities		45,718
<b>Unplanned / Emergency</b>		
Boat Haven Bulkhead Repair/Replacement	300,000	
- FEMA BH 4650DR Bulkhead		-
- FEMA BH 4650DR EMERGENCY PVMNT RPR		1,606
Boat Haven Pavement Repair	100,000	237
City Dock Repair	182,000	693
Point Hudson FEMA 4682 DR Emergency Repair		792
<b>Total Capital Projects</b>	<b>15,614,555</b>	<b>1,239,144</b>

<b>Port Equipment / Vehicle Replacement</b>		
Port Equipment/Vehicle Replacement	953,000	67,816
<b>Grand Total (Capital Projects and Equipment)</b>	<b>16,567,555</b>	<b>1,306,960</b>

**2025 Capital Funding Budget**

Anticipated Grant	\$	1,205,900
Secured Grant	\$	7,637,692
Port Wide Capital Reserve	\$	400,000
Boat Haven Reserve	\$	367,061
IDD Levy	\$	4,748,802
NOI (net operating income)	\$	1,092,100
Mitigation Credits	\$	400,000
<b>Total Funding Sources Secured</b>	<b>\$</b>	<b>15,851,555</b>
Unsecured grants & other funding	\$	716,000
<b>Total Funding Sources Secured &amp; Unsecured</b>	<b>\$</b>	<b>16,567,555</b>

(a) This is a capital “program” that includes any port-wide dock renovations as needed each year. This program has \$250,000 budgeted annually for the next 5 years.

(b) This is a capital “program” that includes any port-wide parking & resurfacing projects as needed each year. This program has \$75,000 budgeted annually for the next 5 years.

(c) Authorized the advance of \$80,000 project expense from 2026 to 2025 for electrical service to the RV Look at Point Hudson. (April 3, 2025 Business Meeting)