

Port Commission Retreat
Wednesday, April 19,
2023

Property Leasing & Rental Portfolio Update





Sail Loft, Point Hudson



The Shop Co-op, Boat Haven



ACI/Gold Star, Boat Haven



Quilcene Yacht Club

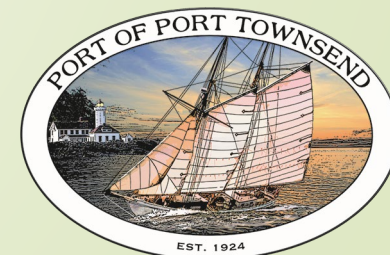
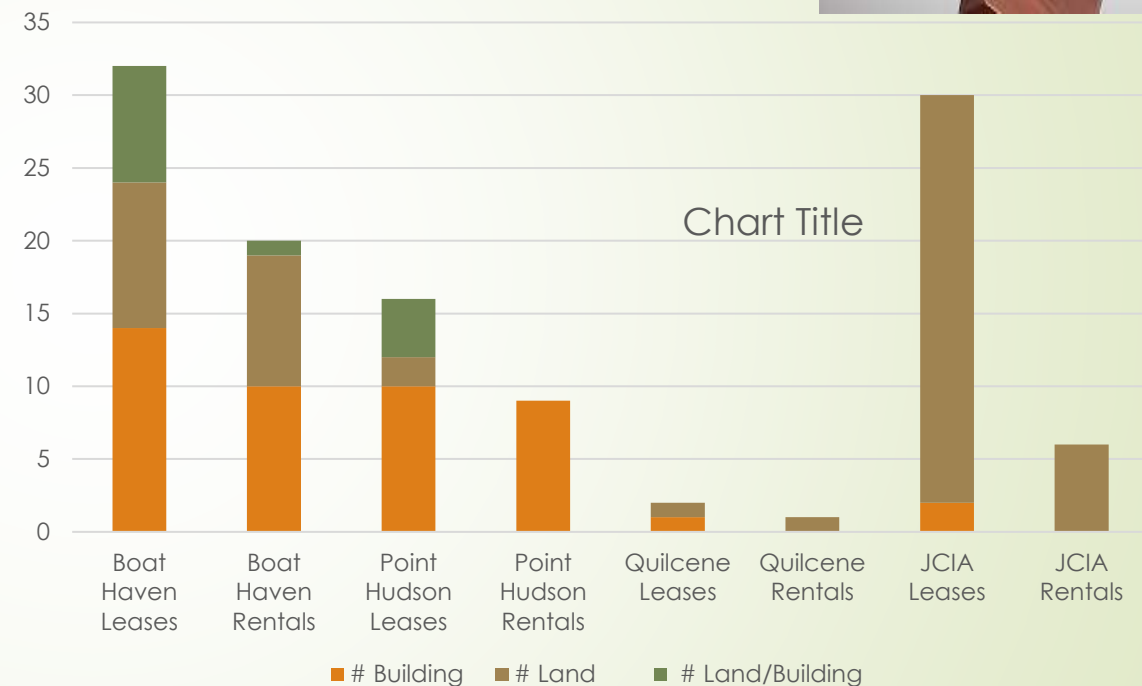


Port Townsend Aero Museum
Maintenance/Paint Shop, JCIA

Numbers and Types of Agreements



Location	# Building	# Land	# Land/Building	TOTAL
Boat Haven Leases	14	10	8	32
Boat Haven Rentals	10	9	1	20
Point Hudson Leases	10	2	4	16
Point Hudson Rentals	9	0	0	9
Quilcene Leases	1	1	0	2
Quilcene Rentals	0	1		1
JCIA Leases	2	28	0	30
JCIA Rentals	0	6	0	6



Remaining Term Lengths by Location and Property Type

YEARS REMAINING ON AGREEMENTS (excludes month/month rentals)

Boat Haven

<u>26+ yrs</u>	<u>16-25 yrs</u>	<u>6-15 yrs</u>	<u>1-5 yrs</u>	<u><1 yr</u>
BH:	BH:	BH*:	BH**	BH: ***
2 land		1 land	10 bldg	3 bldg
		6 bldg/land	6 land	1 land
			2 bldg/land	1 bldg/land

*1 has options remaining

**14 have options remaining

***3 bldg & 1 land have options remaining. Bldg/Land Lease is renewing

Point Hudson

<u>26+ yrs</u>	<u>16-25 yrs</u>	<u>6-15 yrs</u>	<u>1-5 yrs</u>	<u><1 yr</u>
PH: 1	PH:	PH:	PH: 13*	PH: 2**
1 land			8 bldg	2 bldg
			1 land	
			4 bldg/land	

*6 have options remaining

**2 have options remaining

Quilcene

<u>26+ yrs</u>	<u>16-25 yrs</u>	<u>6-15 yrs</u>	<u>1-5 yrs</u>	<u><1 yr</u>
Quil:	Quil*:	Quil:	Quil:	Quil: 0
	1 land		1 bldg*	

*1 has options remaining

Jefferson County International Airport

<u>26+ yrs</u>	<u>16-25 yrs</u>	<u>6-15 yrs</u>	<u>1-5 yrs</u>	<u><1 yr</u>
JCIA*	JCIA	JCIA**	JCIA***	JCIA: 5****
16 land	4 land	2 land	1 bldg	3 land
			2 land	1 bldg (fuel)

*3 have options remaining

**2 have options remaining

***1 has options remaining

****3 have options remaining

Basic Approach to Rate Setting

If available, use the most recent Market Rent Survey, or special appraisals prepared for specific properties (e.g., time of sale or proposed sale). Data updated by adjusting for inflation using Bureau of Labor & Statistics Inflation Calculator.



Per adopted Port Leasing Policy, if available, use the most recent Market Rent Survey, or special appraisals prepared for specific properties (e.g., time of sale or potential sale), updated for inflation using the Bureau of Labor & Statistics Inflation Calculator.

➤ **MARKET RATE ADJUSTMENTS:**

- Every 3-5 years, depending on agreement terms
- Rent rate at inception run through Bureau of Labor & Statistics Inflation Calculator
- **CPI-U ADJUSTMENTS:**
- Annually, based on accumulative CPI-U for previous year, Seattle-Tacoma-Bellevue



Basic Approach to Rate Setting

GENERAL RENT RANGES PER SQUARE FOOT AT PORT FACILITIES (Including Leases & M-to-M Rental Agreements)

Boat Haven

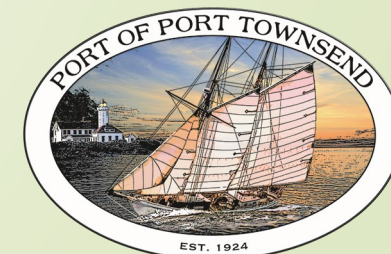
Land (Industrial & Commercial)	\$0.06 - \$0.09477
Land (Storage, O.D. Dining, Parking)	\$0.27
Buildings (Industrial Spaces)	\$0.56 - \$0.90
Buildings (Commercial Spaces)	\$0.97 - \$1.52

Point Hudson

Land	\$0.06
Land (Storage, O.D. Dining, Parking)	\$0.27
Buildings (Industrial Spaces)*	\$0.66 - \$0.77
Buildings (Commercial Spaces)**	\$0.72 - \$1.03
Small offices (Water view)	\$2.15
Small offices (Non-water view)	\$1.88
Archive Room (non-water view)	\$1.97

* chiefly Armory Building

** Restaurants, Institutional, Tourism-related



LICENSE & USE AGREEMENTS

Approximately 10-15/year.
Written for use of Port
property for events, property
access, tree obstruction
clearing (JCIA),
encroachments, etc.

