

**PORT OF KINGSTON  
COMMISSION BRIEFING**

**DATE:** February 23, 2022  
**TO:** Port of Kingston Commission  
**FROM:** Greg Englin, Executive Director  
**SUBJECT:** Item 7A – Updated Capital Plan 2022

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**Background:** Port Commission approved a previous version of the Capital Improvement Plan (CIP), also referred to as the Comprehensive Scheme of Harbor Improvements (CSHI).

**Issue:** Subsequent to the original Capital Plan included with the Approval of the Budget for 2022, the Recreation and Conservation Office (RCO) notified the Port that the Port of Kingston will likely be approved for the Boating Facilities Program grant. This grant is for a total of \$614,000 of which the Port is required to provide \$192,750 in matching grant funds to the \$421,750 funds being provided by RCO.

The amount of \$192,750 was not budgeted because staff did not receive confirmation that it would likely receive this funding. RCO is conducting a site visitation and still needs to provide written confirmation that the grant will be issued to the Port.

This Project would increase moorage by up to 200 lineal feet for transient moorage.

Amended CIP / CSHI is provided below with total commitment of funds.

Source of funds would be the Marina Capital Reserve Fund. Use of funds would result in a reduction of projected reserves of an estimated \$193,000 at the end of the year. Benefit to the Port through additional revenue over the life of the assets is expected to result in a substantial net gain on the initial outlay of \$193K by the Port.

Another alternative is for the Port Commission is to not pursue this grant, and save the nearly \$193K for preservation of the Marina Reserve Fund and use those funds for future investment in the marina.

**Recommended Action:** Staff is requesting Port Commission approve the additional grant funding of \$192,750 assuming RCO approves the BFP grant. This grant would increase available transient moorage and provide partial funding for the Middle Restroom Replacement Project as well.

CAPITAL PROJECT	PROJECT NO.	Phase	Detail	2021	2022	2023	2024	2025	2026	TOTAL COSTS
Building Bird Deterrents	16		<a href="#">Building Bird Deterrent'!A1</a>	5,000						0
Fast Ferry Non-Slip Access	46		<a href="#">Fast Ferry Non-Slip'!A1</a>	17,615						0
Event Tent Purchase	8		<a href="#">Event Tent Purchase'!A1</a>	10,000						0
Tenant (Office) Restrooms - Immediate Upgrades	15	A	<a href="#">Tenant Restroom Renovation'!A1</a>	15,000						0
Washington Blvd. Properties Development - Planning	41	A	<a href="#">WA BLVD Development'!A1</a>	20,000						0
West Kingston Properties Development - Survey and	40	A	<a href="#">West Kingston Rd Development'!A1</a>	20,000						0
Marina WiFi			Marina WiFi	35,000						0
New Vehicle (Truck)			New Vehicle (Truck)	35,000	35,000					35,000
Float R&R - Float Leveling	45	A	<a href="#">Guest Dock R&amp;R'!A1</a>	24,000	25,000					25,000
Breakwater Rock Removal	37		<a href="#">Rock Removal Guest Dock'!A1</a>	15,000	40,000					40,000
RCO Middle Restroom - Design / Permitting	9	B	<a href="#">Public Restrooms Upgrade'!A1</a>	25,000	50,000					50,000
RCO Middle Restroom - Construction	9	C	<a href="#">Public Restrooms Upgrade'!A1</a>			278,000				278,000
RCO Transient Floats						192,750				192,750
Washington Blvd. Properties Development - PreDesign		B	<a href="#">WA BLVD Development'!A2</a>		100,000					100,000
Washington Blvd. Properties Development - Design		C	<a href="#">WA BLVD Development'!A2</a>		400,000					400,000
Bulkhead Repair (D-Dock)	19	A	<a href="#">Bulkhead Repair'!A1</a>		15,000					15,000
Piling Replacements - Assess / Program / Permits	17	A	<a href="#">Piling Replacement'!A1</a>		5,000					5,000
Dredge Permitting	5	A	<a href="#">Marina Dredgin'!A1</a>		5,000	10,000				15,000
Aquatic Lands Development - PMA Survey and Mo	42	A	<a href="#">Aquatic Lands Development'!A1</a>			10,000				10,000
Public Parking Improvements - Crack Seal	7	B	<a href="#">Public Parking Upgrades'!A1</a>			25,000				25,000
Washington Blvd. Properties Development - Permitting		D	<a href="#">WA BLVD Development'!A2</a>			10,000				10,000
Washington Blvd. Properties Development - Construction		E	<a href="#">WA BLVD Development'!A2</a>			4,500,000				4,500,000
Public Parking Improvements - Seal Coat / Restripe	7	C	<a href="#">Public Parking Upgrades'!A1</a>			50,000				50,000
Tenant (Office) Restrooms -Major Upgrades	15	B				50,000				50,000
Sailing float - Replacement (RCO)	10		<a href="#">Sailing Float'!A1</a>			150,000				150,000
Fast Ferry Barge (R&R)	39					300,000				300,000
Piling Replacements - Annual	17	B	<a href="#">Piling Replacement'!A1</a>			50,000	50,000	50,000	50,000	200,000
Mooring Buoys							20,000			20,000
Dredge Marina	5	B	<a href="#">Marina Dredging'!A1</a>					100,000		100,000
Marina Expansion (Planning)	44	A	<a href="#">Marina Expansion'!A1</a>					10,000		10,000
Hill House Dock Replacement									50,000	50,000
Underground Storage Tank Replacement	29								350,000	350,000
<b>TOTAL</b>				<b>216,615</b>	<b>1,145,750</b>	<b>5,155,000</b>	<b>70,000</b>	<b>160,000</b>		<b>6,980,750</b>