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January Commission Regular Meeting
 Wednesday January 25th, 2023
 1:00pm
 Village Green Community Center

FIND ALL UPCOMING EVENTS LISTED ON THE PORT'S ONLINE CALENDAR
 @ www.portofkingston.org/events

ABOUT THE PORT



Steve Heacock
 Commissioner District 1



Mary McClure
 Commissioner District 2



Laura Gronnvoll,
 Commissioner District 3



Greg Englin
 Executive Director

The Port of Kingston services 6,941 District Voters. The mission of the Port of Kingston is to enhance the economic and social well-being of the Port district residents through economic development, and by providing a waterfront facility for recreation and leisure activities.

262 Slip Marina	335 Parking Spots	Mike Wallace Park	Golf Course & Casino
49 Slip Guest Dock	WSF & Kitsap Transit Ferry Terminals	West Kingston Road Park	Retail Shops
2 Launch Ramps	Kingston Cove Yacht Club	North Beach Park	Restaurants
Non-Ethanol Fuel Dock	Fishing Pier	Kingston Kiwanis Park	Bike Trails & Cycling

Serving what matters today with a view for tomorrow.



NEWSLETTER

ISSUE/01/January 2023

“Serving what matters today with a view for tomorrow,” is our purpose statement. The Port of Kingston will celebrate its 105th anniversary next year. Looking forward, the Port Commissioners and the staff are framing their decisions to serve future generations as well as our current community. We all understand that we need to lay that foundation now just as previous commissions and staff have done for us.

The 2023 Comprehensive Scheme of Harbor Improvements (CSHI), Budget, and Capital and Recreational Plan (CRP) reflect projects identified for the next 5 years. The 2023 CRP is focused on the existing portfolio of assets and the primary emphasis is on repair and replacement of these assets to preserve current revenue streams. The plan also includes projects funded in part by outside sources of funds such as the State of Washington’s Recreational and Conservation Office (RCO) to accomplish these capital investments. It also relies on current cash reserves and future net operating income from 2023. We want to thank the State RCO team for supporting our efforts to reinvest in our Port. It improves all our lives directly or indirectly.

Projects for 2023 include engineering and permitting for piling replacement; additional capacity for peak guest moorage, design and construction of a new middle bathroom, programmatic dredge and marina permitting, replacement of a fuel dispenser, improving our security system, and rock removal under the Guest Dock.

The Port will collect \$224,100 in tax revenue in 2023. Total Operating Revenue is projected to be \$3.369M. Total Operating Expense comes in at \$2.872M which includes \$469K of Depreciation and Amortization. Our Net Income is estimated to be \$28,727. We need to continue to grow our reserves which currently stand at \$2.5M. Having said that, in 2023 we are making the recommendation to spend the cash inflow of nearly \$500K on important capital projects, a significant portion of which we have grant match from the State’s Recreation and Conservation Office. Our projected need in 10-12 years is estimated to be \$12M or more for the marina alone. We are trying to earn and save for replacement and repair of our estimated \$30M in assets.

Our goal is to enhance the quality of life for current and future Kitsap residents and the people we serve. We will conduct ourselves with integrity, grow lines of business, and create jobs in our community.

We will be responsible stewards of these assets and a dependable partner to our residents, community members, fellow agencies, and our customers.

The CRP will evolve with public review and under the direction of the Port Commission. A strategic planning effort is expected to take place with widespread community input during 2023. All of you will have an opportunity to help shape our future.



JOIN THE CHAMBER

Join the chamber and be a part of promoting & supporting the Community and its businesses.

www.kingstonchamber.com



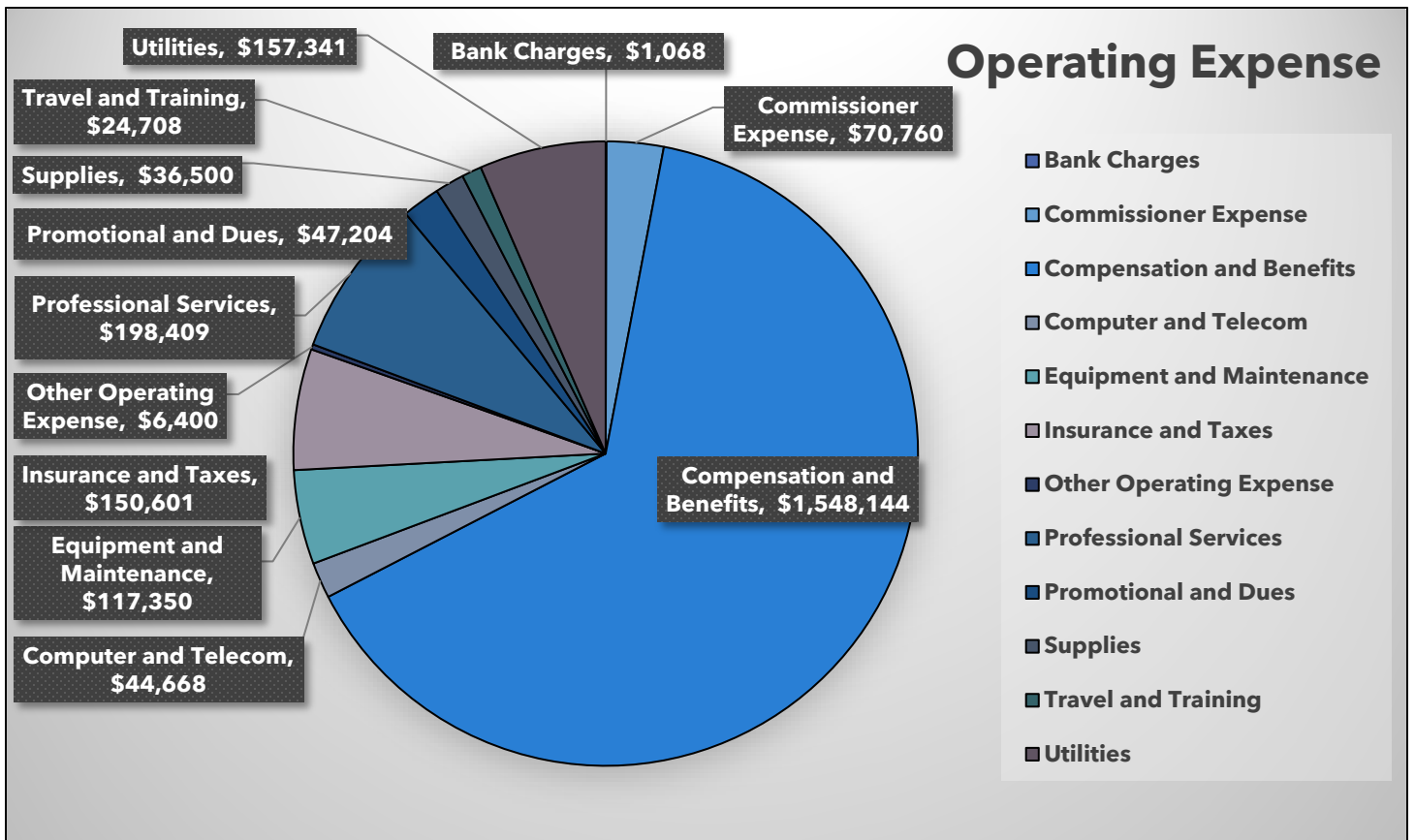
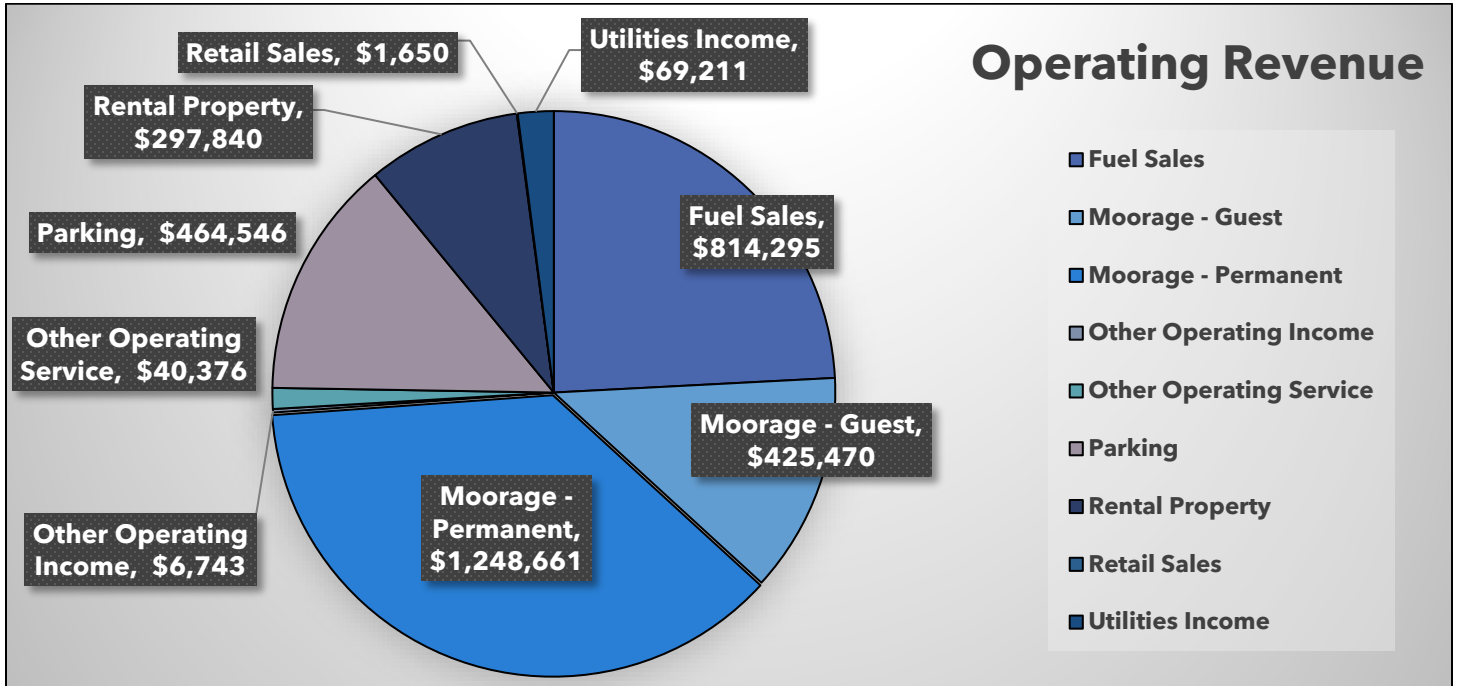
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2023 Operating Budget





NEWSLETTER

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Capital and Recreation Plan 2023-2027

CAPITAL PROJECT	2023	2024	2025	2026	2027	TOTAL COSTS
Dredge Permitting	5,000					5,000
Sailing float - Replacement	50,000	100,000				150,000
RCO Transient Floats	614,000					614,000
RCO Middle Restroom - Construction	328,000					328,000
Washington Blvd. Properties Development - Design	50,000					50,000
Aquatic Lands Development - PMA Survey and Modification	10,000					10,000
Washington Blvd. Properties Development - Permitting	10,000					10,000
Washington Blvd. Properties Development - Construction	0	500,000	4,000,000			4,500,000
Piling Replacements - Annual	0	50,000	50,000	50,000	50,000	200,000
Admin Office - Replace Windows	20,000					20,000
Boat & Boat Motor - Partial or Repower, Change to 40HP? Electric?	6,600					6,600
Dump Trailer (Dble Axle)	0	10,000				10,000
Security System - Port wide	10,000	27,000				37,000
Fuel Dock - Fuel Dispenser (2ea)	35,000	35,000				70,000
Tenant (Office) Restrooms - Immediate Upgrades		15,000				15,000
Parking Improvements - Crack Seal		25,000				25,000
Fast Ferry Barge (R&R)		0		0	300,000	300,000
Mooring Buoys		20,000				20,000
Float R&R - Float Leveling		25,000	25,000	25,000	25,000	100,000
Hill House - Dock Replacement		50,000				50,000
Dredging - Maintenance						0
Dredge Marina			100,000			100,000
Marina Expansion (Planning)			10,000			10,000
Parking - Improvements - Seal Coat / Restripe (post stormwater project)			50,000			50,000
Hill House - Foundation, Roof				35,000		35,000
Parking - Change out to software technology driven payment system		5,000				5,000
Parking - Numbering and striping all stalls		7,500				7,500
Parking - Add Parking Stalls to Hill Property		50,000				50,000
Admin Office - Water Heaters - Replace / Refit			12,000			12,000
Underground Storage Tank Replacement					350,000	350,000
TOTAL	1,138,600	919,500	4,247,000	110,000	725,000	7,140,100
RCO GRANT BFP 20-2385 (FLOAT & RESTROOM)	421,250					
RCO GRANT BIG T1 20-1420 (RESTROOM)	73,800					
RCO GRANT ALEA 20-1736 (RESTROOM)	172,200					
POK CAPITAL BURDEN	471,350					
	667,250					