



Serving what matters today, with a view for tomorrow.

**Port of Kingston Board of Commissioners
Regular Meeting Agenda**

December 19th, 2023, at 9:00 a.m.

Meeting called by: Port of Kingston Commissioners
Type of meeting: Regular Meeting
Location: Hybrid

A. In Person:
Village Green Community Center
26159 Dulay Rd NE
Kingston, WA 98346

B. Virtual via Zoom:
Join Zoom Meeting
[https://us02web.zoom.us/Regular Meeting](https://us02web.zoom.us/RegularMeeting)
Meeting ID: 822 2125 3855
Dial by your location
1 253 215 8782 US (Tacoma)

Welcome to the December 19th, 2023, Regular Meeting of the Port of Kingston Commission. Comments from those in attendance will be allowed upon recognition of the Chair. Please identify yourself by stating your name.

If you would like to be added to the agenda for a future meeting, please contact the Port Office at least one week prior to the regularly scheduled meeting. Please submit your documents and/or presentations at the time of your request.

This is a preliminary agenda and is subject to change.

Agenda Topics

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**
- 4. PUBLIC COMMENT**



Serving what matters today, with a view for tomorrow.

Citizens may address the Commission regarding any item related to Port business, including items on the agenda.

RECESS TO EXECUTIVE SESSION: *The Commission will now recess to Executive Session per RCW 42.30.110(1) (i) To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.*

The Commission will be in Executive Session for 30-45 minutes.

Commissioner McClure: "I call the Regular Meeting back to order @ (time)"

5. CONSENT AGENDA

These matters are routine and will be enacted by one motion of the Commission with no separate discussion. If discussion is desired, that item may be removed from the Consent Agenda by a Commissioner.

- A. Approve November 2023 Warrants **\$139,344.82** (\$78,519.74 and \$690,825.08) and EFT Payments **\$118,807.38**

6. ACTION ITEMS

- A. APPROVE - **RESOLUTION NO. 2023-12-19-01 – ADOPT 2024 BUDGET**
- B. APPROVE - **RESOLUTION NO. 2023-12-19-02 – ADOPT 2024 CAPITAL BUDGET**
- C. APPROVE - **RESOLUTION NO. 2023-12-19-03 – ADOPT COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENTS**
- D. APPROVE – **RESOLUTION NO. 2023-12-19-04 – ADOPT 2024 RATE SCHEDULE**
- E. APPROVE - **RESOLUTION NO. 2023-12-19-05 – ADOPT RESOLUTION TO AMEND CONTRACT FOR ARCHITECTURAL SERVICES FOR THE RESTROOM**
- F. APPROVE – **RESOLUTION NO. 12-19-06 ADOPT RESOLUTION TO EXECUTE CONTRACT WITH CG ENGINEERING**



Serving what matters today, with a view for tomorrow.

- G. APPROVE – RESOLUTION NO. 2023-12-19-07 ADOPT RESOLUTION DIRECTING EXECUTIVE DIRECTOR TO AMEND A CONTRACT WITH ELMQUIST COMMERCIAL LLC.
- H. COMMISSIONER GRONNVOLL OATH OF OFFICE

7. DISCUSSION ITEMS

8. FINANCIAL REPORT

9. PUBLIC COMMENT

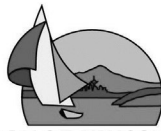
Citizens may address the Commission regarding any item related to Port business, including items on the agenda.

10. COMMISSIONER REPORTS

11. STAFF REPORTS

12. NEXT REGULAR MEETING: Wednesday January 24th, 2024, at 1:00p.m. Hybrid Village Green Community Center 26159 Dulay Rd NE Kingston, WA 98346

13. ADJOURN



**PORT OF KINGSTON
Warrant List**

We, the undersigned Board of Commissioners of the Port of Kingston, Kitsap County Washington, do hereby certify the merchandise for services hereinafter specified have been received and the warrants listed below are approved for payment in the amount of **\$78,519.74** from the Port of Kingston, Marina Revenue Fund, the 16th day of November 2023.

Mary McCLure, Commissioner

Laura Gronnvoll, Commissioner

Steve Heacock, Commissioner

We, the undersigned, do hereby certify under penalty or perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims is a just, due and unpaid obligation against the Port of Kingston and that I am authorized to authenticate and certify to said claim.

Audra Trainer, Finance Director

Date	Warrant	Amount	Vendor
11/16/2023	36866	\$32.00	ALL SHRED
11/16/2023	36867	\$332.94	COMCAST
11/16/2023	36868	\$327.60	CRAIN PEST CONTROL, LLC
11/16/2023	36869	\$3,043.48	CSD ATTORNEYS AT LAW
11/16/2023	36870	\$707.62	DANA'S HEATING, INC
11/16/2023	36871	\$3,072.69	ELAN FINANCIAL SERVICES
11/16/2023	36872	\$270.55	HENERY HARDWARE
11/16/2023	36873	\$2,163.60	KITSAP BANK VISA
11/16/2023	36874	\$6,485.40	KPUD- KITSAP PUBLIC UTILITY
11/16/2023	36875	\$256.76	KRISTIN WILLIAMS
11/16/2023	36876	\$1,918.86	LAURA GRONNVOLL
11/16/2023	36877	\$9,200.00	Jim Darling
11/16/2023	36878	\$350.00	LESCAULT WALDERMAN
11/16/2023	36879	\$600.00	JASPER STENSTROM
11/16/2023	36880	\$277.38	MCMASTER-CARR
11/16/2023	36881	\$2,929.10	OLYMPIC ESD 114
11/16/2023	36882	\$103.74	OLYMPIC SPRINGS, INC.
11/16/2023	36883	\$17.91	PACIFIC OFFICE AUTOMATION
11/16/2023	36884	\$2,812.16	PAPE MATERIAL HANDLING
11/16/2023	36885	\$29,676.12	PETROCARD INC
11/16/2023	36886	\$95.00	PREMIUM PROCESS LLC
11/16/2023	36887	\$225.93	S-NET COMMUNICATIONS INC
11/16/2023	36888	\$200.00	MICK'S TREE FARM
11/16/2023	36889	\$90.00	Torey Grandt
11/16/2023	36890	\$200.00	U. S. BANK
11/16/2023	36891	\$5,386.73	ULINE
11/16/2023	36892	\$495.00	VENTEK INTERNATIONAL
11/16/2023	36893	\$1,019.47	VERIZON WIRELESS
11/16/2023	36894	\$775.00	VILLAGE GREEN COMMUNITY CENTER
11/16/2023	36895	\$3,420.00	WASHINGTON PROJECT CONSULTANTS, PLLC
11/16/2023	36896	\$510.00	WASHINGTON PUBLIC PORTS ASSOCIATION
11/16/2023	36897	\$1,504.26	WASTE MANAGEMENT
11/16/2023	36898	\$20.44	WESTBAY AUTO PARTS

\$78,519.74



**PORT OF KINGSTON
Warrant List**

We, the undersigned Board of Commissioners of the Port of Kingston, Kitsap County Washington, do hereby certify the merchandise for services hereinafter specified have been received and the warrants listed below are approved for payment in the amount of **\$60,825.08** from the Port of Kingston, Marina Revenue Fund, the 29th day of November 2023.

Mary McClure, Commissioner

Laura Gronnvoll, Commissioner

Steve Heacock, Commissioner

We, the undersigned, do hereby certify under penalty or perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims is a just, due and unpaid obligation against the Port of Kingston and that I am authorized to authenticate and certify to said claim.

Audra Trainer, Finance Director

Date	Warrant	Amount	Vendor
11/29/2023	36899	\$2,900.00	AES Consultants, Inc.
11/29/2023	36900	\$2,127.57	Washington Commercial Construction
11/29/2023	36901	\$550.00	BUNDY LAW GROUP
11/29/2023	36902	\$6,750.00	CG Engineering
11/29/2023	36903	\$222.56	COMCAST
11/29/2023	36904	\$163.80	CRAIN PEST CONTROL, LLC
11/29/2023	36905	\$2,568.26	CSD ATTORNEYS AT LAW
11/29/2023	36906	\$850.00	Danny Vernon
11/29/2023	36907	\$4,575.00	ELMQUIST COMMERCIAL LLC
11/29/2023	36908	\$534.94	GRAINGER
11/29/2023	36909	\$290.34	HENERY HARDWARE
11/29/2023	36910	\$400.00	Jim's Hauling
11/29/2023	36911	\$4,265.59	KITSAP COUNTY PUBLIC WORKS
11/29/2023	36912	\$6.72	KITSAP SUN
11/29/2023	36913	\$307.91	PACIFIC OFFICE AUTOMATION
11/29/2023	36914	\$4,597.15	PUGET SOUND ENERGY
11/29/2023	36915	\$22,684.87	REGENCE BLUESHIELD
11/29/2023	36916	\$545.00	RELIABLE STORAGE
11/29/2023	36917	\$893.00	SOUND PUBLISHING, INC.
11/29/2023	36918	\$5,367.37	SWIFT PLUMBING AND HEATING INC.
11/29/2023	36919	\$200.00	VILLAGE GREEN COMMUNITY CENTER
11/29/2023	36920	\$25.00	WAPRO

\$60,825.08



Voucher Certification and Approval

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described, or that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due, and unpaid obligation against the Port of Kingston and that I am authorized to authenticate and certify to said claim.

Audra Trainer, Finance Director/Port Auditor

Date

Date	Claimant	Amount	Purpose	Cash Transmittal
11/02/2023	Intuit	\$44,683.97	Payroll	R00222599
11/03/2023	Global Payment Systems	\$9,062.50	CC Fees - Office	R00222633
11/03/2023	Gravity Payment Systems	\$1,417.94	CC Fees - Parking	R00222632
11/03/2023	PCS Payment Systems	\$652.77	CC Fees - Fuel	R00222672
11/03/2023	Washington State DRS	\$962.54	DCP	R00222667
11/15/2023	Washington State DRS	\$12,613.19	PERS	R00222991
11/20/2023	Intuit	\$41,763.80	Payroll	R00223063
11/22/2023	Washington State DRS	\$997.16	DCP	R00223206
11/27/2023	Washington State DOR	\$6,653.51	Excise Tax	R00223346
		<u>\$118,807.38</u>		

Steve Heacock, Commissioner

Laura Gronnvoll, Commissioner

Mary McClure, Commissioner

I, the undersigned, do hereby certify under penalty or perjury that the expenses incurred as described herein and all claims are just, due, and paid obligations against the Port of Kingston and that I am authorized to authenticate and certify to said claims.

Audra Trainer, Finance Director/Port Auditor

Port of Kingston
Kitsap County, WA

RESOLUTION NO. 2023-12-19-01

A Resolution of the Commission of the Port of Kingston

RESOLUTION TO ADOPT 2024 BUDGET

BE IT RESOLVED by the Board of Commissioners of the Port of Kingston that the Port adopts the proposed 2024 Port of Kingston Budget as the final for the fiscal year 2024. A copy of such budget in final form is attached and is part of this Resolution.

Passed by the Board of Commissioners for the Port of Kingston, Kitsap County, Washington at a Regular Meeting held this 19th day of December 2023.

**PORT OF KINGSTON
KITSAP COUNTY, WASHINGTON**

Mary McClure, Commissioner

Attest: _____

Greg Englin, Executive Director

Laura Gronnvoll, Commissioner

Steve Heacock, Commissioner

**PORT OF KINGSTON
2024 BUDGET**

DRAFT	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	2024 BUDGET
	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	TOTAL
OPERATING REVENUE													
Fuel Sales	16,725	18,062	34,957	40,709	73,457	106,844	167,672	225,527	133,390	52,869	27,236	16,493	913,941
Moorage - Guest	4,255	2,741	2,901	2,438	50,449	65,244	72,191	72,181	52,580	2,286	2,161	2,529	331,958
Moorage - Permanent	112,262	112,262	112,262	112,262	112,262	112,262	112,262	112,262	112,262	112,262	112,262	112,262	1,347,144
Moorage - Seasonal	14,544	14,544	14,544	14,544	-	-	-	-	-	15,140	15,140	15,140	103,596
Other Operating Income	765	765	765	765	1,565	765	765	765	765	765	765	765	9,981
Other Operating Service	3,847	2,802	4,656	4,191	4,191	6,436	4,215	4,617	5,815	4,206	3,726	7,570	56,274
Parking	46,038	46,038	46,038	46,038	54,181	62,989	62,989	46,038	46,038	46,038	46,038	46,038	594,500
Rental Property	20,054	20,091	20,127	20,164	20,201	20,238	21,082	24,419	21,156	21,193	21,230	21,326	251,281
Retail Sales	321	321	321	321	321	321	321	321	321	321	321	321	3,850
Utilities Income	6,722	6,722	6,722	6,722	5,572	2,232	2,232	2,232	2,232	3,382	3,382	6,722	54,874
TOTAL OPERATING REVENUE	225,535	224,348	243,294	248,155	322,199	377,330	443,729	488,362	374,558	258,462	232,261	229,166	3,667,399
COST OF GOODS SOLD	14,123	15,222	29,224	34,592	62,379	90,504	142,179	190,914	112,946	44,869	23,183	14,158	774,291
GROSS PROFIT	211,411	209,126	214,070	213,563	259,820	286,827	301,550	297,448	261,612	213,594	209,079	215,008	2,893,108
OPERATING EXPENSE													
Bank Charges	100	100	100	100	100	100	100	100	270	100	100	100	1,370
Commissioner Expense	7,627	7,627	8,727	7,627	10,724	7,627	10,324	8,727	10,324	10,524	7,627	10,724	108,211
Compensation and Benefits	133,891	133,891	133,891	133,891	133,891	133,891	133,891	133,891	133,891	133,891	133,891	133,891	1,606,690
Computer and Telecom	9,843	5,296	6,461	6,392	5,178	9,730	5,835	5,166	4,840	4,842	4,844	4,848	73,274
Equipment and Maintenance	11,655	19,720	33,655	9,650	19,814	7,620	6,655	3,820	3,655	3,820	6,284	5,620	131,967
Insurance and Taxes	12,575	12,543	12,653	12,666	13,561	13,965	14,323	15,899	14,899	13,759	13,629	13,692	164,166
Other Operating Expense	545	545	1,687	561	561	1,703	561	561	1,703	561	561	2,536	12,087
Professional Services	25,270	20,179	32,764	13,634	13,919	26,783	13,497	14,603	25,492	27,681	27,462	40,020	281,305
Promotional and Dues	5,469	6,098	7,179	6,783	8,037	4,876	3,584	4,033	3,876	2,908	4,908	2,951	60,705
Supplies	5,039	5,759	12,287	3,739	4,274	3,957	3,699	3,942	5,225	5,607	3,942	3,625	61,095
Travel and Training	-	150	8,902	1,654	4,946	5,484	1,181	-	300	8,004	-	7,134	37,754
Utilities	12,713	20,368	13,868	13,039	9,727	11,332	7,361	17,695	7,961	13,239	11,050	15,899	154,254
TOTAL OPERATING EXP BEFORE DEPR	224,728	232,277	272,174	209,736	224,733	227,067	201,012	208,437	212,437	224,938	214,299	241,040	2,692,877
NET OPERATING INCOME BEFORE DEPR	(13,317)	(23,151)	(58,104)	3,827	35,087	59,759	100,539	89,011	49,175	(11,344)	(5,220)	(26,032)	200,231
Depreciation and Amortization	42,344	42,181	42,181	42,159	42,044	41,437	41,408	40,466	39,968	39,723	39,629	39,629	493,170
NET OPERATING INCOME	(55,660)	(65,332)	(100,285)	(38,332)	(6,956)	18,322	59,130	48,545	9,207	(51,067)	(44,849)	(65,661)	(292,939)

**PORT OF KINGSTON
2024 BUDGET**

DRAFT

	Jan 24 BUDGET	Feb 24 BUDGET	Mar 24 BUDGET	Apr 24 BUDGET	May 24 BUDGET	Jun 24 BUDGET	Jul 24 BUDGET	Aug 24 BUDGET	Sep 24 BUDGET	Oct 24 BUDGET	Nov 24 BUDGET	Dec 24 BUDGET	2024 BUDGET TOTAL
OTHER INCOME													
Investment Income	2,910	2,910	2,997	2,997	2,997	3,085	3,085	3,085	3,172	3,172	3,172	3,260	36,845
Interest Income Lease	5,939	5,902	5,866	5,829	5,792	5,755	5,718	5,681	5,644	5,607	5,569	5,532	68,835
Property Tax Receipts	819	6,791	10,671	93,320	20,614	1,360	967	1,722	3,060	79,333	11,731	2,550	232,938
Gain/Los Asset Dspstn	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER INCOME	9,667	15,603	19,534	102,146	29,404	10,200	9,770	10,488	11,877	88,112	20,473	11,342	338,617
OTHER EXPENSE													
Interest Exp GO Bond	1,761	1,761	1,761	1,761	1,761	1,761	1,684	1,684	1,684	1,684	1,684	1,684	20,672
Environmental Expense	-	-	-	-	-	-	-	-	-	-	-	3,000	3,000
TOTAL OTHER EXPENSE	1,761	1,761	1,761	1,761	1,761	1,761	1,684	1,684	1,684	1,684	1,684	4,684	23,672
NET OTHER INCOME/EXPENSE	7,906	13,842	17,773	100,385	27,643	8,439	8,086	8,804	10,192	86,428	18,789	6,658	314,945
NET INCOME	(47,754)	(51,490)	(82,512)	62,054	20,686	26,761	67,216	57,349	19,399	35,361	(26,061)	(59,003)	22,006

Port of Kingston
Kitsap County, WA

RESOLUTION NO. 2023-12-19-02

A Resolution of the Commission of the Port of Kingston

RESOLUTION TO ADOPT 2024 CAPITAL BUDGET

BE IT RESOLVED by the Board of Commissioners of the Port of Kingston that the Port adopts the proposed 2024 Port of Kingston Capital Budget as the final for the fiscal year 2024. A copy of such budget in final form is attached as part of this Resolution.

Passed by the Board of Commissioners for the Port of Kingston, Kitsap County, Washington at a Regular Meeting held this 19th day of December 2023.

**PORT OF KINGSTON
KITSAP COUNTY, WASHINGTON**

Mary McClure, Commissioner

Attest: _____
Greg Englin, Executive Director

Laura Gronnvoll, Commissioner

Steve Heacock, Commissioner

CAPITAL PROJECT	2024	2025	2026	2027	2027	TOTAL COSTS
Dredge Permitting	5,000					5,000
Sailing float - Replacement	60,000					60,000
RCO Transient Floats Restroom	100,000					100,000
RCO Middle Restroom - Construction	278,000					278,000
Washington Blvd. Properties Development - Design	15,000					15,000
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		4,500,000				4,500,000
Piling Replacements - Annual	50,000	50,000	50,000	50,000	50,000	250,000
Boat & Boat Motor - Partial or Repower, Change to 40HP? Electric?	8,000					8,000
Dump Trailer (Dble Axle)						0
Security System - Port wide	7,500					7,500
Fuel Dock - Fuel Dispenser (2ea)	47,000					47,000
Tenant (Office) Restrooms - Immediate Upgrades	15,000					15,000
Parking Improvements - Crack Seal	25,000					25,000
Fast Ferry Barge (R&R)					300,000	300,000
Mooring Buoys	20,000					20,000
Float R&R - Float Leveling	25,000	25,000	25,000	25,000	25,000	125,000
Hill House - Dock Replacement	150,000					150,000
Dredging - Maintenance		50,000				50,000
Dredge Marina		100,000				100,000
Marina Expansion (Planning)		20,000				20,000
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						0
EV Chargers	15,000					15,000
Fire Suppression System	10,000	15,000	450,000			475,000
Underground Storage Tank Replacement						0
TOTAL	855,500	4,867,500	560,000	75,000	375,000	6,688,000
RCO GRANT BFP 20-2385 (FLOAT & RESTROOM)	278,000					
RCO GRANT BIG T1 20-1420 (RESTROOM)	100,000					
RCO GRANT ALEA 20-1736 (RESTROOM)						
POK CAPITAL BURDEN	477,500					

Port of Kingston
Kitsap County, WA

RESOLUTION NO. 2023-12-19-03

A Resolution of the Commission of the Port of Kingston

RESOLUTION TO ADOPT 2024 COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENTS

WHEREAS, the Commission of the Port of Kingston, has updated the 2023-2028 Comprehensive Scheme of Harbor Improvements.

THEREFORE, BE IT RESOLVED, by the Board of Commissioners for the Port of Kingston that the Port adopts the proposed Comprehensive Scheme of Harbor Improvements.

Passed by the Board of Commissioners for the Port of Kingston, Kitsap County, Washington at a Regular Meeting held this 19th day of December, 2023.

**PORT OF KINGSTON
KITSAP COUNTY, WASHINGTON**

Mary McClure, Commissioner

Attest: _____
Greg Englin, Executive Director

Laura Gronnvoll, Commissioner

Steve Heacock, Commissioner

Serving what matters today, with a
view for tomorrow

PORT OF KINGSTON,
WASHINGTON

COMPREHENSIVE
SCHEME OF
HARBOR
IMPROVEMENTS
2024 - 2029

Adopted 11/16/2022
Updated 11/10/2023

Proudly serving the residents of Kingston and the North Kitsap maritime community since 1919

Comprehensive Scheme of Harbor Improvements

2024 -2029

*Proudly serving the residents of Kingston and the
North Kitsap maritime community since 1919*

Port of Kingston

Port of Kingston

Board of Commissioners

Steve Heacock, District 1
Mary McClure, District 2
Laura Gronnvoll, District 3

Contributing Staff

Greg Englin, Executive Director
Finance Director, Audra Trainer
Maintenance & Capital Manager, Torey Grandt
Harbormaster, Raymond Carpenter
Administrative Services Manager, Kris Williams

With Input From

Kingston Port residents and business owners

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List of Abbreviations

CERB: Community
Economic Revitalization
Board

DCD: Kitsap County
Department of Community
Development

GO: General Obligation

RCO: WA State Recreation
Conservation Office

RCO: Recreation
conservation Office RCW:
Revised Code of WA. State

RNI: Rate of Natural

Increase WPPA: WA Public
Ports Association

WSDOT: WA State
Department of
Transportation

WSF: Washington State Ferry

WSP&R: Washington State
Parks and Recreation

UGA: Unincorporated
Growth Are

EXECUTIVE SUMMARY

“Serving what matters today with a view for tomorrow,” is our purpose statement. The Port of Kingston was established in 1919 and 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 2024 Comprehensive Scheme of Harbor Improvements (CSHI), Budget, and Capital and Recreational Plan (CRP) reflect projects identified for the next 5 years. The 2024 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 2024. 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 2024 include examination 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 \$235K in tax revenue in 2024. Total Operating Revenue is projected to be \$3.383M. Total Operating Expense comes in at \$2.712M which includes \$493K of Depreciation and Amortization. Our Net Income is estimated to be \$12,448. We need to continue to grow our reserves, which currently stand at \$2.7M. Having said that, in 2024 we are making the recommendation to spend the cash inflow of nearly \$478K on important capital projects, a significant portion of which we have a grant match from the State’s Recreation and Conservation Office. Our projected need in 10-12 years is estimated to be \$12M-\$16M 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 review and under the direction of the Port Commission. All of you will have an opportunity to help shape our future.



Greg Englin, Executive Director



Commissioner Steve Heacock
District 1



Commissioner Mary McClure
District 2



Commissioner Laura Gronvall
District 3

Part One: History of Washington Port Districts

In 1911, the Washington State Legislature enacted laws that allowed the people to establish port districts and elect commissioners to administer the districts and oversee their development and operation according to the Washington Public Ports Association (WPPA).

While those laws have been revised from time to time, the most important provisions remain. Ports are public agencies but must operate in a proprietary way much like other types of business. Formed by a vote of the people they serve; ports are financed partly by property taxes paid by district residents.

2.1 Port Districts

A port district is a geographical area that may be as large as an entire county or as small as a city or town. Its boundaries are defined when the district is formed.

Voted into being by an election of the people who live in the district, law creates Port districts as municipal corporations of the state. Often referred to as special purpose districts, ports are different from counties and cities.

Under the Revised Code of Washington (RCW 53), local counties form port districts for local economic development, via acquisition, construction, maintenance, operation, development, and regulation of any combination of harbor, rail, motor vehicle, water or air transfer, storage, terminal, and commercial facilities.

Ports may also develop and maintain public parks and recreational facilities.

Through these activities, public ports have the opportunity to improve the economies of their districts by attracting and improving commercial activities and generating public revenues.

2.2 Port District Authority

Almost all powers of the port district are vested in a board of commissioners

or “Commission.”

Elected from their district, the governing body of Port Commissioners helps assure both local control and accountability.

The Port of Kingston Commission, like a city council or county commission, is the legislative body charged with making the policies and decisions for that district in both internal and external matters.

Such policies or decisions may involve adoption of plans, establishing positions, setting employment policies, purchasing, or disposing of real estate and other property, setting rates, adopting budgets, levying taxes and many others.

The Port of Kingston Commission has chosen to appoint an executive director to administer the policies and decisions made by the Commission.

2.3 General Powers

Law allows port districts to develop many types of facilities to provide a variety of services. Most easily identified are the various transportation-related amenities, such as marine terminals, storage sites, and other direct transportation. Ports also deal directly with economic development, recreation, and tourism.

Port activities need not center around water and harbors. Per RCW 53.04, port districts lacking appropriate bodies of water may still be formed and have all the powers, privileges and immunities conferred on other port districts.

2.4 Economic Development

Law empowers Washington’s ports with broad economic development authority to bring business and jobs to their communities. Almost every Washington port pursues an aggressive program of local industrial and economic development to promote employment

and otherwise enhance the economy of the state and district. Some ports deal with all aspects of economic development, others with only one or two.

See Appendix A for a full listing of a public port’s authority.

Ports may:

- Develop lands for industrial and commercial use.
- Provide general economic development programs.
- Buy, lease, and sell property.
- Provide air and water pollution control works.
- Operate trade centers and export trading companies.
- Establish and operate foreign trade zones.
- Promote tourism and recreation.
- Build telecommunications infrastructure and provide wholesale telecommunications services; and
- Strengthen communities by providing jobs and fortifying local economies.

Part Two: Regional Context: Kitsap County

Unincorporated Kingston is located near the northern end of Kitsap County on the Kitsap peninsula.

Early history

Kitsap County consists of nearly 300 miles of saltwater coastline, with Kingston nestled in the north-eastern corner.

Native Americans were the first residents in the area. They lived in permanent settlements, fishing, hunting, and gathering. Contact with Europeans and the introduction of diseases such as smallpox in the 1780s decimated their numbers.

When the Washington Territory was established in 1853, the Kitsap Peninsula was included in King and Jefferson counties. To feed the need for lumber in California, mills and communities grew

up at Port Orchard, Port Gamble Bay, Seabeck, and Port Madison. Because the mills attracted cash for their cut lumber, the area had the highest per capita income on Puget Sound.

Because the Kitsap peninsula was part of Jefferson and King Counties, local businesses and residents had to travel by canoe or boat either to Seattle or to Port Townsend in order to transact any official business.

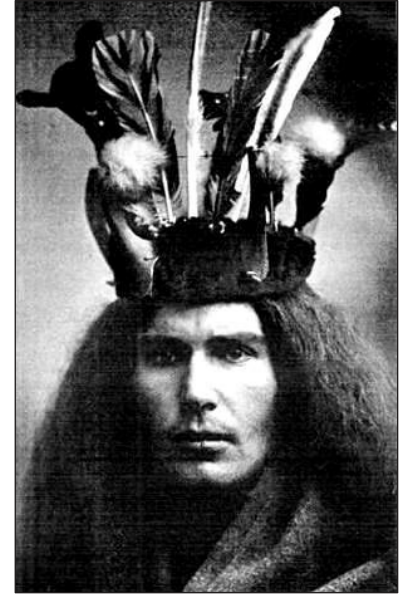
To alleviate this problem, the mill owners applied to become their own county, and the measure passed the Washington legislature on January 17, 1857.

The new county encompassed the Kitsap Peninsula from Hood Canal to Puget Sound, including Bainbridge Island and south to Sawamish (Mason) County.

The legislature originally named it “Slaughter County” in honor of U.S. Army Lieutenant William A. Slaughter who had been killed by Indians on the White River a little more than a year before.

But, on July 13, 1857, when residents gathered at Port Madison to organize the county government, they voted to change the name to Kitsap, after the Suquamish war chief who defeated marauding Haida Indians at Battle Point on Bainbridge Island and constructed an immense cedar structure called Old Man House at Suquamish.

The 1850 gold rush in California triggered non-



Chief Kitsap in formal head dress
www.gutenberg.org

area as the demand for lumber spurred migration to the region’s great stands of timber. Shipyards sprang up near the mill towns, where lumber was shipped mainly to California but also across the Pacific to Asia.

Port Orchard was selected in the 1880s as a ship repair facility nearer to the open Pacific Ocean. The U.S. Navy established the Puget Sound Naval Shipyard in 1891, which soon became a magnet for other businesses and workers. Keyport Torpedo Station was established in 1919. Bangor in 1944.

During periods of conflict, other military installations have dotted the county’s coastline, including Fort Ward, the first radio station to receive the message Pearl Harbor had been attacked. The Winslow shipyards on Bainbridge Island built steel minesweepers in World War II and the Nike missile batteries at Kingston helped protect the Seattle area

during the Cold War.



Fig. 4.1 The Kitsap Peninsula.

Visit Kitsap

native settlement in the

Part Three: History of the Port of Kingston

The Port of Kingston is one of 12 port districts in Kitsap County Washington. It encompasses nearly 11,000 acres — about 17 square miles — at the northeastern end of the Kitsap Peninsula.

The Port District was established in 1919 in order to provide a locally-owned ferry docking facility for Puget Sound's so-called "Mosquito Fleet." The Mosquito Fleet, comprised of private vessels, provided car and passenger service to the Port until 1951.

In 1951, the Washington State Department of Transportation (WSDOT) created the Washington State Ferry System (WSF) and leased Port of Kingston property to operate a public car/passenger ferry between Kingston and Edmonds.

Under the terms of the lease, the Port provides the property, and the state maintains and upgrades the facilities. Upgrades have included major terminal

construction (1954) and an expansion of the vehicle holding area in the 1970s. In 1989, WSDOT commissioned a study looking at ways to solve pedestrian/vehicle loading conflicts. This led to construction of the parking/holding lot on East First Street, and construction



View from the end of the Port of Kingston wharf, circa 1920. Kingston Historical Society



Above: The mosquito fleet at the Kingston wharf, circa 1900.

Kingston Historical Society

of the current passenger terminal/bus drop-off and overhead walkway in the 1990s.

The Port's current marina facilities were constructed in the late 1960's, based on an economic evaluation, permitting, and design process that began in 1957.

The Port breakwater was constructed by the U.S. Army Corps of Engineers in 1965. When completed, the inside of the new harbor basin was dredged, and the fill was used to construct what is now Mike Wallace Park and the WSDOT ferry terminal and parking lot. (See illustration on next page.) The marina was designed to meet the needs of that time, and included a

marine industries building, fuel dock, bathrooms, and a

boat launching hoist.

When it was completed in 1967, the Port signed a 20-year lease with Kingston resident Richard Hill to operate the new marina.

In October, 1981, Hill retired. The Port purchased back the remainder of the lease, which included the many property improvements Hill had made to the marina. The Port also bought Hill's home and property adjacent to the Port.

Rather than seek another lease holder, Port Commissioners opted to hire staff to provide marina services in the immediate region. Because of its location at the northern mouth of Puget Sound and the amenities it offers, the Port has always been a popular destination for regional boaters, attracting an estimated 20,000 boaters in 2018.

The need to plan for the future led to preparation of the first "Comprehensive

Improvement Plan of Harbor Improvements” (then called “The Master Plan”) in 1985.

The Port began its major expansion of public green spaces on the waterfront in the late 1990s. This included the purchase of Salt Air Beach (also known as “North Beach”) in 1997

At about that same time, the nearly one-acre property that had originally been a boatyard and repair facility was converted into a 40,000 square-foot park with public restrooms, picnic tables, and a covered stage. Townspeople named it “Mike Wallace Park” in memory of a colorful local figure. This transformation also provided more room for parking and recreation facilities.

Mike Wallace Park is home to the majority of Kingston’s large, outdoor community events, including the Public Market, Concerts in the Cove the Fourth



*WSF dock, circa 1960, prior to the creation of the breakwater, landfill, and Kingston Marina.
Kingston Historical Society*

of July Celebration in the summer, and Kingston Cove Christmas, which includes a large Christmas Lights display during the month of December.

With an eye to future development, in 2013, the Port purchased the Toth property. That property is just north of the marina and adjacent to the Hill House property the Port had purchased in 1985.

Planned improvements since that time include construction of a small

watercraft storage and launch facility for kayaks, paddle boards and canoes, a 400-foot-long fishing pier; and a double-lane boat launch with 18 parking stalls for trucks and boat trailers.

In 2018, the Port completed three major multi-year marina projects: renovation of covered moorage; expansion and remodeling of the Port Office; and renovation of the passenger holding area and passenger loading barge in preparation for the start of Kitsap

Transit’s Kingston-Seattle fast ferry in November of that year.

2018 also marked completion of the Port of Kingston Kiwanis Park on Washington Boulevard above the WSF holding lot.



The original Kingston shoreline prior to 1965 when the U.S. Army Corps of Engineers built the breakwater, dredged the harbor area, and used the fill to construct what is now the marina, Mike Wallace Park and the WSDOT ferry terminal and parking lot.

Part Four: Port of Kingston Inventory - Marina

Marina Inventory

1. WA State Ferry Terminal
2. Breakwater & Harbor
3. Permanent Moorage (266 slips)
4. Fuel Dock
5. Guest Moorage (51 slips)
6. Public Fishing Pier
7. Passenger Ferry Dock
8. Small Watercraft & Launch Facility

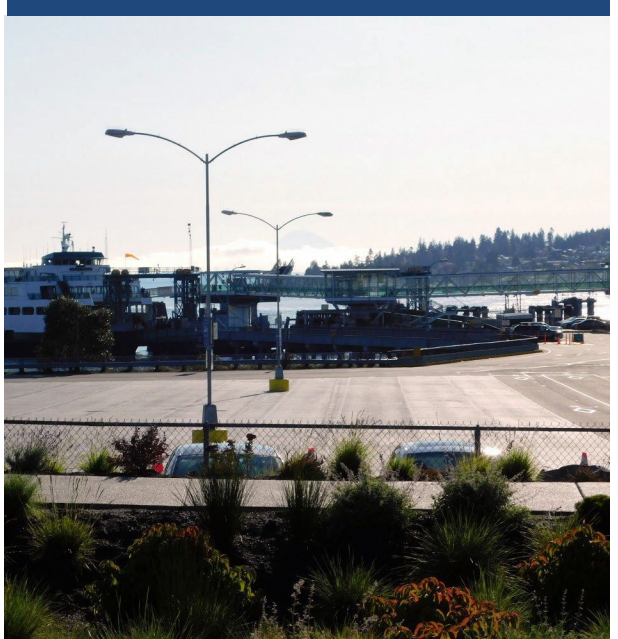




1. WA State Ferry Terminal

A four-acre area on the north end of Port property has been leased to Washington State Ferries (WSF) since 1951 to operate a public car/passenger ferry between Kingston and Edmonds.

In 1989, WSF upgraded the facilities to include the ferry and auxiliary docks, access pier, toll booths, holding lanes, waiting area, restrooms, storage sheds, and fencing.





2. Breakwater & Harbor

The Port of Kingston harbor is protected by a 1,040-foot-long breakwater. It was constructed in 1967 by the Corps of Engineers. Its purpose is to protect the inner marina facilities from waves created by storms and ships, and to slow the accumulation of sediment by slowing water flow rates with tides, and to protect boats from material drifts.



3. Permanent Moorage

The marina's permanent moorage consists of five floating finger piers with 266 slips. The wooden piers were built in 1965 and up graded in 1985.

Covered moorage is provided on docks C, D, and E. Covered moorage renovations were completed in 2018.

Fresh water and electricity are provided on each dock.



4. Fuel Dock

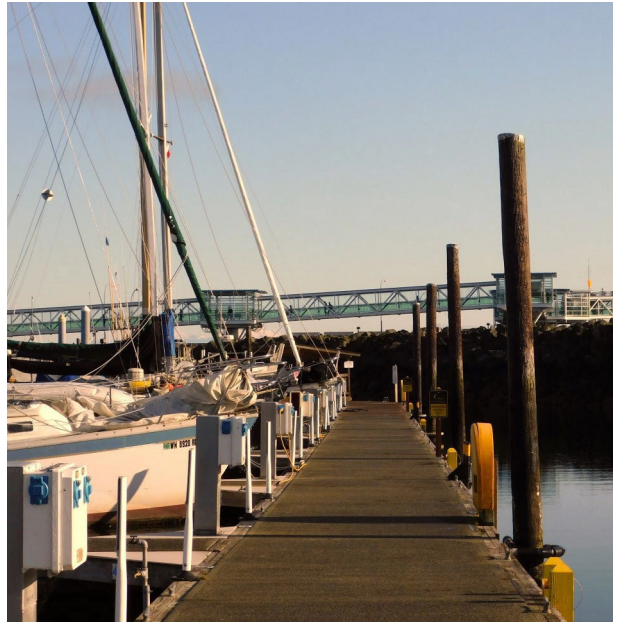
The original fuel dock was built in 1967 and replaced in 1982. The 946-square-foot dock is connected by a ramp to a high, fixed boardwalk located in the northeast corner of the harbor. In 2007, two 12,000-gallon under-ground tanks were installed, and in 2010 a new fuel dispenser was added to support the fueling of passenger vessels. The pier offers regular and diesel fuels.





5. Guest Moorage

The guest dock provides short-term moorage for recreational boaters and commercial fishing vessels. There are 49 slips and two reciprocals. In February 2000, an 86'-foot-long extension was added to the end to accommodate larger vessels. For the convenience of guest boaters, picnic shelters are located along the dock and two electric cars are provided as a courtesy if guests need to head up town to purchase supplies.





6. Public Fishing Pier

The public fishing pier provides recreation fishing for crab, squid, and other fish species. The fishing pier is most used in the summer and fall months when the local salmon runs come through.

The pier also provides access to the Kitsap Transit Passenger Ferry Dock.

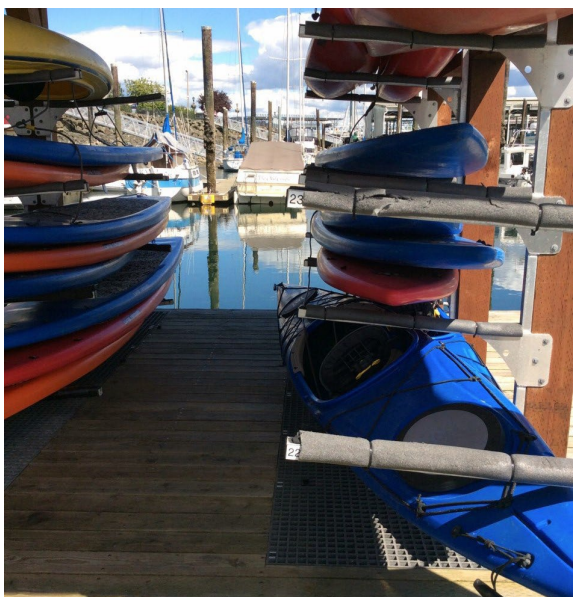




7. Passenger Ferry Dock

Use of the Passenger Ferry Dock has had an interesting history. In 2005, the Aqua Express ran for 10 months. In 2010, the Port of Kingston operated a passenger ferry service for two years. In 2016, after voters approved a sales tax increase to enable Kitsap Transit to operate passenger ferry services from Bremerton, Kingston, and South-worth, the dock was leased to them. The Kingston-Seattle ferry service began in November 2018.





8. Small Watercraft & Launch Facility

The small watercraft recreational facility was built in 2009 to provide storage of kayaks and a safe launch area for both kayaks and paddle boards.

During the summer, a part of the floating dock is leased to Sail Kingston Cove for regattas and youth sailing programs.

Part Four: Port of Kingston Inventory - Onshore

Onshore Inventory

1. Salt Air Beach
2. Port of Kingston Kiwanis Park
3. Port Office
4. Mike Wallace Marina Park
5. Performing Arts Stage
6. Yacht Club & Port Shop
7. Parking Facilities
8. Boat Launch
9. Hill House Property
10. Toth Property





1. Salt Air Beach

In 1997, Salt Air Beach, also known as North Beach, was purchased with funds from both the WA State Inter-agency Committee for Outdoor Recreations (IAC) and the Port of Kingston.

In 2014, the Port built access stairs and ramps down to the beach. The beach is located immediately north of the Washington State Ferry terminal.



**2. Port of Kingston
Kiwanis Park**

Kiwanis Park is located just above the WSF holding lot, on property that once held the Kingston Inn. The land was given to the Port by an anonymous donor on the condition it be used as a park “in perpetuity.” Design and construction costs were largely covered by a WA State Recreations and Conversation Office (RCO) grant. The park opened in August 2018.





3. Port Office

The original structure was built in 1995 and underwent major renovation and expansion in 2017, including adding a first-floor visitor's center.

Today, the Port Office building houses offices, a laundromat, and restroom and shower facilities for marina guests and tenants. Port Management offices are located on the second story.





4. Mike Wallace Marina Park

Mike Wallace Park is located south of the ferry terminal. It was built by a local labor training school in 1982.

The park's central location on the waterfront and adjacent to parking and downtown businesses, make it the focus of many community events, including the annual Fourth of July Celebration, Public Market, Summer Concerts in the Cove, Kingston Cove (almost) Summer Fest and the Kingston Cove Christmas.

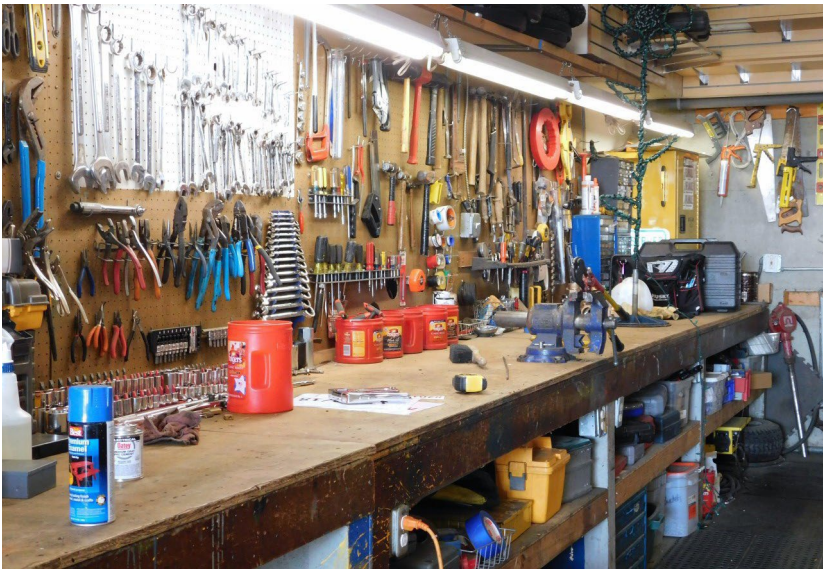




5. Performing Arts Stage

The Port of Kingston Performing Arts Stage, located in Mike Wallace Marina Park, was built in 2008. It hosts a variety of events including Public Market, the Fourth of July Celebration, and Summer Concerts on the Cove.

The stage is available to rent for special events and has been used for weddings and family reunions.



6. Yacht Club & Port Shop

The 3,744 square-foot, two-story facility was built in 1995. The upstairs is leased to the Kingston Cove Yacht Club with a meeting hall, outdoor balcony, and picnic area for club members. The club is regularly rented for special events like weddings and birthdays. Below a large Port shop is used by Port Staff for welding, mechanics and maintenance.





7. Parking Facilities

The Port of Kingston Parking Facilities have a total of 334 parking spots, which includes two-hour parking, daily, monthly and truck and trailer spots. There are ADA accessible parking spots located next to the stage and the permanent moorage docks.

With an increase in demand for parking due to the new Kitsap Transit Fast Ferry route, the Port will be studying the parking situation over the next several years.

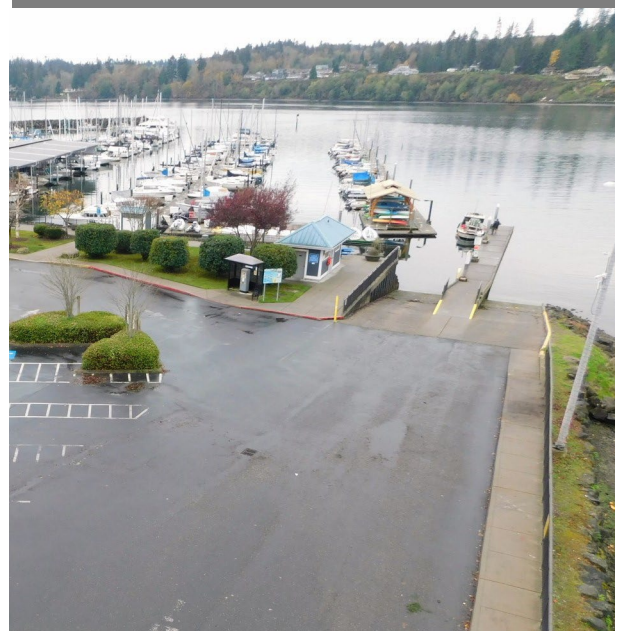


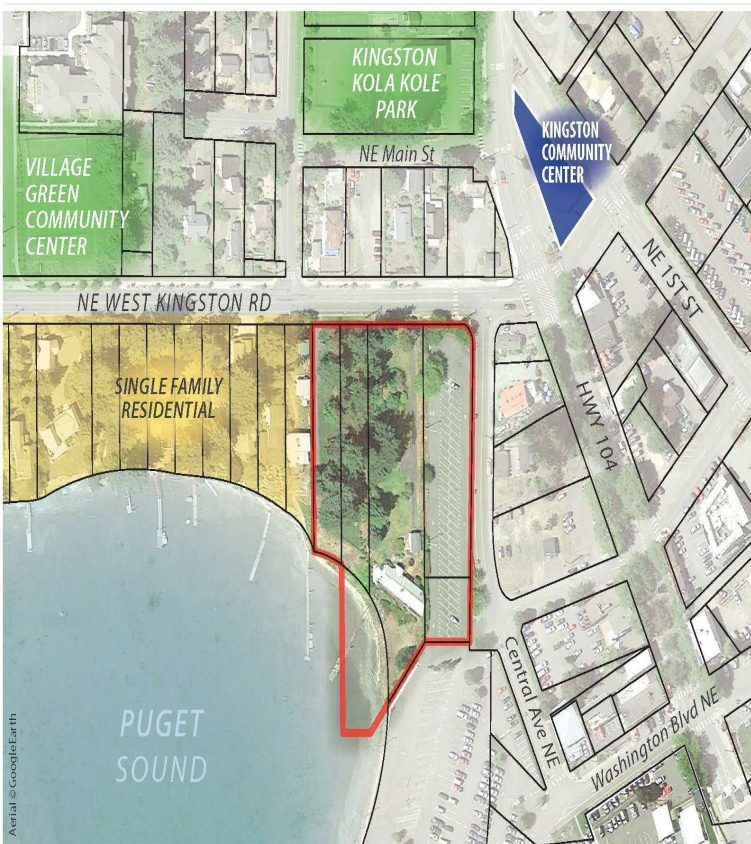


8. Boat Launch & Parking

The boat launch was built in 1998 with funds from both IAC and the Port of Kingston. It provides a two-lane launch ramp with 18 truck and trailer parking stalls.

The boat launch is accessible during all but the lowest minus tides.

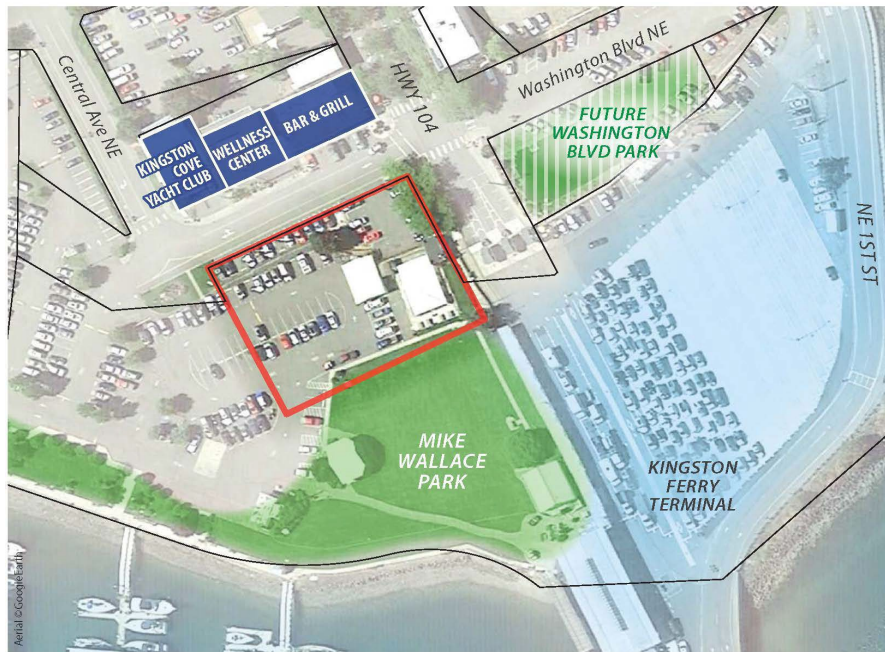




9. West Kingston Properties

These assets consist of the Hill Property, Toth Property, and a portion of the upper Parking Lot.





10. Washington Blvd

Properties

These assets consist of the land and assets including the Event Tent pad, Maintenance Shed, and adjacent parking lot on the corner of Hwy 104 and Washington Blvd.



Part Five: Capital and Recreational Plan

CAPITAL PROJECT	2024	2025	2026	2027	2028	TOTAL COSTS
Dredge Permitting	5,000					5,000
Sailing float - Replacement	60,000					60,000
RCO Transient Floats & Restroom	100,000					100,000
RCO Middle Restroom - Construction	278,000					278,000
Washington Blvd. Properties Development - Design	15,000					15,000
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		4,500,000				4,500,000
Piling Replacements - Annual	50,000	50,000	50,000	50,000	50,000	250,000
Boat & Boat Motor - Partial or Repower, Change to 40HP? Electric?	8,000					8,000
Dump Trailer (Dble Axle)						0
Security System - Port wide	7,500					7,500
Fuel Dock - Fuel Dispenser (2ea)	47,000					47,000
Tenant (Office) Restrooms - Immediate Upgrades	15,000					15,000
Parking Improvements - Crack Seal	25,000					25,000
Fast Ferry Barge (R&R)					300,000	300,000
Mooring Buoys	20,000					20,000
Float R&R - Float Leveling	25,000	25,000	25,000	25,000	25,000	125,000
Hill House - Dock Replacement	150,000					150,000
Dredging - Maintenance		50,000				50,000
Dredge Marina		100,000				100,000
Marina Expansion (Planning)		20,000				20,000
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						0
EV Chargers	15,000					15,000
Fire Suppression System	10,000	15,000	450,000			475,000
Underground Storage Tank Replacement						0
TOTAL	855,500	4,867,500	560,000	75,000	375,000	6,688,000
RCO GRANT BFP 20-2385 (FLOAT & RESTROOM)	278,000					
RCO GRANT BIG T1 20-1420 (RESTROOM)	100,000					
RCO GRANT ALEA 20-1736 (RESTROOM)						
POK CAPITAL BURDEN	477,500					

Appendix A: Public Port Powers

The following list summarizes powers granted to Public Port Districts in the State of Washington.

1. Provide facilities for all forms of transfer (air, land, and marina) such as terminal facilities, airports, multi-use buildings, warehouses, elevators, canals, locks, tidal basins, rail and motor vehicle freight and passenger handling facilities and improvements needed for industrial and manufacturing activities within the district. (RCW 53.08.20 and others)
2. Construct, purchase or maintain facilities and equipment needed for the freezing or processing of goods and agricultural products, etc. (RCW 53.08.20)
3. Improve district lands by dredging, filling, bulk heading, providing waterways or developing such lands for sale or lease for industrial or commercial development purposes. (RCW 53.08.060)
4. Install industrial waste disposal, sewer, water, and other utilities when not adequately provided by other governmental entities. (RCW 53.08.040)
5. Improve any waterway, create new waterways, widen, deepen, or otherwise improve watercourses, bays,

lakes or streams. (RCW 53.08.060)

6. Install pollution abatement facilities for new or existing business firms and industries under certain conditions. (RCW 53.08.041)
7. Develop and maintain public parks and recreational facilities as to more fully utilize boat landings, harbors, wharves, and other facilities of the district. (RCW 53.08.260)
8. Establish, operate, and maintain foreign trade zones with permission of the federal government: proceeds can be used to acquire land, construct, and maintain warehouses and other facilities with the zone. (RCW 53.08.030)
9. Fix, without right of appeal, the rates of wharfage, dockage, warehousing, or port or terminal charges upon all improvements owned and operated by the district. (RCW 53.08.070)
10. Levy property taxes, subject to constitutional limitation and, buy, sell, or build properties to finance district operation. (RCW 53.36.020)
11. Undertake and adopt comprehensive development plans for the district, including studies and surveys to assure the proper utilization of transfer facilities, land or other properties or utilities. (RCW

53.08.160)

12. Exercise the right of eminent domain. (RCW 53.25.190)
13. Make cooperative agreements with other ports, local, or state governmental bodies, thereby providing better services at lower costs. (RCW 29.34.010)
14. Expend general funds for promotional hosting to attract industry or trade to use district facilities. (RCW 53.36.130)
15. Establish local improvement districts within the district. (RCW 53.08.050)
16. Tourism promotion authorized. (RCW 53.08.255)
17. Acquire, construct, lease and operate rail services, equipment, and facilities inside or outside the district. (RCW 53.08.290)
18. Establish trade centers. (RCW 53.29.020)
19. Create industrial development districts within a port district. (RCW 53.25.040)
20. Build telecommunications infrastructure and provide wholesale telecommunications services. (RCWs 53.08.005, 53.08.370 and 53.08.380).

Appendix B: Options and Opportunities

Mooring Systems

Camping

Recreation Floats and Infrastructure

Hotel/Motel

Resort

Dry Stack Storage

Parking Garage

Commercial Development

Business Park

RV Park

Event or Conference Center

Post Secondary Education Facilities

Port of Kingston
Kitsap County, WA

RESOLUTION NO. 2023-12-19-04

A Resolution of the Commission of the Port of Kingston

RESOLUTION TO ADOPT 2024 RATE SCHEDULE

BE IT RESOLVED by the Board of Commissioners of the Port of Kingston that the Port adopts the proposed 2024 Rate Schedule as the final for the fiscal year 2024. A copy of such Rate Schedule in final form is attached as part of this Resolution.

Passed by the Board of Commissioners for the Port of Kingston, Kitsap County, Washington at a Regular Meeting held this 19th day of December 2023.

**PORT OF KINGSTON
KITSAP COUNTY, WASHINGTON**

Mary McClure, Commissioner

Attest: _____
Greg Englin, Executive Director

Laura Gronnvoll, Commissioner

Steve Heacock, Commissioner



EFFECTIVE 01/01/2024

DRAFT

2024 MARINA RATES

PERMANENT OPEN MOORAGE (MONTHLY):

DOCK	SIZE* FT	\$/FT	BASE	+	LH TAX**	=	TOTAL
A DOCK	24	\$10.28	\$246.71	+	\$31.68	=	\$278.39
B DOCK	28	\$10.90	\$305.18	+	\$39.18	=	\$344.36
C DOCK	32	\$11.36	\$363.64	+	\$46.69	=	\$410.33
D DOCK	36	\$11.40	\$410.44	+	\$52.70	=	\$463.14
E DOCK	40	\$12.08	\$483.33	+	\$62.06	=	\$545.39
E DOCK	45	\$12.73	\$572.78	+	\$73.54	=	\$646.32
E DOCK	50	\$12.90	\$645.17	+	\$82.84	=	\$728.00
E DOCK	56	\$13.42	\$751.37	+	\$96.48	=	\$847.84
E DOCK	60	\$13.78	\$826.69	+	\$106.15	=	\$932.83
OVER 56'	60	\$13.78					

PERMANENT COVERED MOORAGE (MONTHLY):

DOCK	SIZE*	\$/FT	BASE	+	LH TAX**	=	TOTAL
C DOCK	32	\$16.18	\$517.87	+	\$66.49	=	\$584.36
D DOCK	36	\$16.29	\$586.49	+	\$75.30	=	\$661.79
E DOCK	40	\$17.01	\$680.34	+	\$87.36	=	\$767.70
E DOCK	50	\$17.88	\$893.79	+	\$114.76	=	\$1,008.55

GUEST MOORAGE RATES:

Daily: **PEAK SEASON (MAY 1 - SEP 30)**
 \$1.60/FT for vessel 18' wide or less
 \$3.20/FT for vessel 18' wide or more

OFF SEASON (OCT 1 - APR 30)
 \$1.45/ft for vessel 18' wide or less
 \$2.90/ft for vessel 18' wide or more

Monthly:

OFF SEASON (OCT 1 - APR 30)
 \$12.00/FT per month + seasonal electric
 \$12.50/FT per mo + seasonal elec start Oct 2024

Seasonal Electric:
 Vessels 20'-29' LOA = \$35.00/month
 Vessels 30'-40' LOA = \$40.00/month

Vessels 41'-50' LOA = \$45.00/month
 Vessels Over 50' LOA = \$50.00/month

MISC. RATES:

PERMANENT ELECTRICAL RATES \$.097 per Kilowatt hour (30 amp service)
ELECTRICAL METER READING \$5.00 per month
COVERED KAYAK RACK \$44.31/month + Leasehold tax**
SMALL BOAT STORAGE \$44.31/month + Leasehold tax**

FEES:

LIVE ABOARD \$200.00 + LEASEHOLD TAX**
IMPOUND FEE \$100.00

NSF \$35.00

PARKING:

TRUCK & TRAILER \$15.00 per 12 - Hour Period
DAILY COMMUTING \$11.00 per 12 - Hour Period
MONTHLY PARKING PASS \$135.00 per Month (Sales Tax Included)

* Minimum size to be charged
 **12.84% Leasehold Tax



EFFECTIVE 01/01/2023

FINAL

2023 MARINA RATES

PERMANENT OPEN MOORAGE (MONTHLY):

DOCK	SIZE* FT	\$/FT	BASE	+	LH TAX**	=	TOTAL
A DOCK	24	\$9.79	\$234.96	+	\$30.17	=	\$265.13
B DOCK	28	\$10.48	\$293.44	+	\$37.68	=	\$331.12
C DOCK	32	\$10.89	\$348.48	+	\$44.74	=	\$393.22
D DOCK	36	\$10.95	\$394.20	+	\$50.62	=	\$444.82
E DOCK	40	\$11.05	\$442.00	+	\$56.75	=	\$498.75
E DOCK	45	\$11.64	\$523.80	+	\$67.26	=	\$591.06
E DOCK	50	\$11.80	\$590.00	+	\$75.76	=	\$665.76
E DOCK	56	\$12.27	\$687.12	+	\$88.23	=	\$775.35
E DOCK	60	\$12.60	\$756.00	+	\$97.07	=	\$853.07
OVER 56'	60	\$12.60					

PERMANENT COVERED MOORAGE (MONTHLY):

DOCK	SIZE*	\$/FT	BASE	+	LH TAX**	=	TOTAL
C DOCK	32	\$15.30	\$489.52	+	\$62.85	=	\$552.37
D DOCK	36	\$15.42	\$555.19	+	\$71.29	=	\$626.48
E DOCK	40	\$15.55	\$622.17	+	\$79.89	=	\$702.06
E DOCK	50	\$16.35	\$817.36	+	\$104.95	=	\$922.31

GUEST MOORAGE RATES:

Daily: **PEAK SEASON (MAY 1 - SEP 30)**
 \$1.50/FT for vessel 18' wide or less
 \$3.00/FT for vessel 18' wide or more

OFF SEASON (OCT 1 - APR 30)
 \$1.45/ft for vessel 18' wide or less
 \$2.90/ft for vessel 18' wide or more

Monthly:

OFF SEASON (OCT 1 - APR 30)
 \$11.00/FT per month + seasonal electric

Seasonal Electric:
 Vessels 20'-29' LOA = \$35.00/month
 Vessels 30'-40' LOA = \$40.00/month

Vessels 41'-50' LOA = \$45.00/month
 Vessels Over 50' LOA = \$50.00/month

MISC. RATES:

PERMANENT ELECTRICAL RATES \$.097 per Kilowatt hour (30 amp service)
ELECTRICAL METER READING \$5.00 per month
COVERED KAYAK RACK \$44.31/month + Leasehold tax**
SMALL BOAT STORAGE \$44.31/month + Leasehold tax**

FEES:

LIVE ABOARD \$250.00 + LEASEHOLD TAX**
IMPOUND FEE \$100.00

NSF \$35.00

PARKING:

TRUCK & TRAILER \$10.00 per 12 - Hour Period
DAILY COMMUTING \$10.00 per 12 - Hour Period
MONTHLY PARKING PASS \$135.00 per Month (Sales Tax Included)

* Minimum size to be charged
 **12.84% Leasehold Tax

Port of Kingston
Kitsap County, WA

RESOLUTION NO. 2023-12-19-05

A Resolution of the Commission of the Port of Kingston

**A RESOLUTION DIRECTING THE EXECUTIVE DIRECTOR TO AMEND CONTRACT
FOR ARCHITECTURAL SERVICES FOR THE RESTROOM**

WHEREAS, the Port of Kingston has a contract (2023-03-15) with Wenzlau Architects for the general purposes of architectural design for a public restroom,

WHEREAS, effort under the contract includes design, construction contract documents, and construction administration,

WHEREAS, the current contract has a not to exceed amount of \$28,000.00.

WHEREAS, during the design process, there was an unexpected amount of design effort due to various options for location of the restroom and development of drawings showing these options for County review, and

WHEREAS, the additional effort is estimated at \$6047.00.

THEREFORE BE IT RESOLVED, the Commissioners for the Port of Kingston hereby direct the Executive Director to amend the contract (Amendment 1) not to a not-to-exceed amount of \$34,047.00.

Passed by the Board of Commissioners for the Port of Kingston, Kitsap County, Washington at a regular meeting held this 19th day of December , 2023.

**PORT OF KINGSTON
KITSAP COUNTY, WASHINGTON**

Mary McClure, Commissioner

Attest: _____
Greg Englin, Executive Director

Laura Gronnvoll, Commissioner

Steve Heacock, Commissioner

Port of Kingston
Kitsap County, WA

RESOLUTION NO. 2023-12-19-06

A Resolution of the Commission of the Port of Kingston

A RESOLUTION DIRECTING THE EXECUTIVE DIRECTOR TO CONTRACT WITH CG ENGINEERING

WHEREAS, the Port of Kingston has, from time to time, the need for civil and structural engineering.

WHEREAS, one procedure for acquiring Architectural, Engineering, and Survey assistance is to use the MRSC consultant roster. The Port followed this process in 2023 and selected CG Engineering as relatively small engineering firm. Criterial for selection involved review of qualifications, and interview. For efficiency, an On-Call contract format was selected and a contract executed (2023-08-01) in August 2023. Work under this contract will be managed by specific task orders and specific budgets.

WHEREAS, the Port of Kingston has a new public restroom under design by Wenzlau Architects.

WHEREAS, in July 2023, Wenzlau asked for structural engineering support, and a Scope of Work / budget (\$13,500) and contract were completed for CG Engineering to complete the structural component.

WHEREAS, for efficiency, an On-Call contract format was selected and a contract executed in August 2023 (2023-08-01). Work under this contract will be managed by specific task orders and specific budgets. Task Order 1 has been authorized for \$15,500 for civil engineering required as part of the public restroom design and permitting package. Task Order 2 for \$1000 has been issued for a structural assessment of the "Hill House." This structural assessment is necessary because of obvious signs of site settlement, raising question about current and future use.

THEREFORE BE IT RESOLVED, the Commissioners for the Port of Kingston hereby authorize the Executive Director to execute contract authorizations for various port projects up to \$35,000.

Passed by the Board of Commissioners for the Port of Kingston, Kitsap County, Washington at a regular meeting held this 19th day of December, 2023.

**PORT OF KINGSTON
KITSAP COUNTY, WASHINGTON**

Mary McClure, Commissioner

Attest: _____
Greg Englin, Executive Director

Laura Gronnvoll, Commissioner

Steve Heacock, Commissioner

Port of Kingston
Kitsap County, WA

RESOLUTION NO. 2023-12-19-07

A Resolution of the Commission of the Port of Kingston

A RESOLUTION DIRECTING THE EXECUTIVE DIRECTOR TO AMEND A CONTRACT WITH ELMQUIST COMMERCIAL LLC.

WHEREAS, the Port of Kingston has a contract (2022-11-01) with Elmquist Commercial, LLC for the general purposes of financial analysis and cost estimating for potential commercial development on Port property,

WHEREAS, the existing contract and amendment(s) authorize a not-to-exceed amount of \$22,900,

WHEREAS, previous and current efforts under the contract have and will provide financial pro-forma for the proposed commercial development, and assistance in development of marketing materials (in association with Sotheby’s). Other work will include financial assessment of options for the future use of the “Hill House” property,

WHEREAS, it is now necessary to provide a contract amendment for specific work to be performed by Sotheby’s, a sub-contractor to Elmquist Commercial, LLC, for the development of marketing materials.

WHEREAS, the estimated cost for Sotheby’s effort is \$4,250.

THEREFORE BE IT RESOLVED, the Commissioners for the Port of Kingston hereby direct the Executive Director to amend the contract (Amendment #4) with Elmquist Commercial for a not-to-exceed amount of \$27,150.

Passed by the Board of Commissioners for the Port of Kingston, Kitsap County, Washington at a regular meeting held this 19th day of December, 2023.

**PORT OF KINGSTON
KITSAP COUNTY, WASHINGTON**

Mary McClure, Commissioner

Attest: _____
Greg Englin, Executive Director

Laura Gronnvoll, Commissioner

Steve Heacock, Commissioner

Oath of Office

State of Washington County of Kitsap

I, _____, do solemnly swear that I am a citizen of the United States and State of Washington; that I am legally qualified to assume the office of _____; that I will support the Constitution and Laws of the United States and the State of Washington; and that I will faithfully and impartially discharge the duties of this office to the best of my ability.

Signature

Subscribed and sworn to before me this _____

Day of _____ 20 _____

Signature of official administering the oath

Title of official administering the oath

**PORT OF KINGSTON
BALANCE SHEET
FOR THE PERIOD ENDING NOVEMBER 30, 2023**

	ACTUAL NOV 2023*	ACTUAL NOV 2022*	CHG
ASSETS			
Current Assets			
Cash and cash equivalents	2,758,902	2,526,737	232,164
Accounts receivable	(3,679)	(7,303)	3,625
Current portion of lease receivable	163,688	-	163,688
Taxes receivable	6,013	6,542	(529)
Inventory	49,125	47,532	1,593
Prepaid expenses	157,301	110,413	46,888
Total Current Assets	3,131,351	2,683,922	447,429
Noncurrent Assets			
Lease receivable	2,042,525	-	2,042,525
Net pension asset	272,707	558,747	(286,040)
Total Noncurrent Assets	2,315,232	558,747	1,756,485
Capital Assets			
Buildings and Structures			
Gen and Admin	541,656	-	541,656
Marina Boat Launch	39,817	-	39,817
Real Estate	525,083	-	525,083
Parks	162,174	-	162,174
Terminal Facility	1,570,686	-	1,570,686
Total Buildings and Structures	2,839,416	7,689,546	(4,850,129)
Construction in Progress	283,388	101,316	182,073
Land			
Gen and Admin	373,874	-	373,874
Real Estate	563,914	-	563,914
Parks	432,276	-	432,276
Parking	500,992	-	500,992
Total Land	1,871,056	1,871,056	-
Machinery and Equipment			
Gen and Admin	135,304	-	135,304
Marina Perm Moorage	87,831	-	87,831
Marina Guest Moorage	29,858	-	29,858
Marina Fuel	45,584	-	45,584
Marina Boat Launch	15,320	-	15,320
Real Estate	9,122	-	9,122
Parks	41,849	-	41,849
Parking	31,443	-	31,443
Total Machinery and Equipment	396,312	231,832	164,480

*unaudited

**PORT OF KINGSTON
BALANCE SHEET
FOR THE PERIOD ENDING NOVEMBER 30, 2023**

	ACTUAL NOV 2023*	ACTUAL NOV 2022*	CHG
Marina			-
Marina Perm Moorage	6,004,973	-	6,004,973
Marina Guest Moorage	692,974	-	692,974
Marina Fuel	412,409	-	412,409
Marina Boat Launch	95,719	-	95,719
Marina Fishing Pier	46,281	-	46,281
Total Marina	<u>7,252,356</u>	-	<u>7,252,356</u>
Other Improvements			-
Gen and Admin	32,237	-	32,237
Parks	1,251,807	-	1,251,807
Parking	2,823	-	2,823
Total Other Improvements	<u>1,286,867</u>	<u>3,770,383</u>	<u>(2,483,517)</u>
Total Capital Assets	<u>13,929,395</u>	<u>13,664,132</u>	<u>265,263</u>
Less: Accumulated Depreciation	<u>(6,865,465)</u>	<u>(6,322,451)</u>	<u>(543,014)</u>
Total Net Capital Assets	<u>7,063,930</u>	<u>7,341,681</u>	<u>(277,751)</u>
Total Assets Before Deferred Outflows	<u>12,510,513</u>	<u>10,584,350</u>	<u>1,926,163</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows - pensions	284,098	99,327	184,771
Deferred outflows - asset retirement obligation	88,117	123,810	(35,693)
Total Deferred Outflows	<u>372,215</u>	<u>223,137</u>	<u>149,078</u>
Total Assets	<u>12,882,728</u>	<u>10,807,487</u>	<u>2,075,241</u>
LIABILITIES			
Current Liabilities			
Accounts payable	41,132	99,212	(58,080)
Accrued taxes	34,538	31,837	2,701
Payroll liabilities	58,189	5,933	52,255
Tenant deposits	70,766	70,127	640
Current portion of compensated absences	3,501	-	3,501
Current portion of long-term unearned revenue	23,830	23,830	(0)
Current portion of long-term debt	62,500	62,000	500
Total Current Liabilities	<u>294,456</u>	<u>292,939</u>	<u>1,517</u>

*unaudited

**PORT OF KINGSTON
BALANCE SHEET
FOR THE PERIOD ENDING NOVEMBER 30, 2023**

	ACTUAL NOV 2023*	ACTUAL NOV 2022*	CHG
Noncurrent Liabilities			
Compensated absences	35,014	30,855	4,159
Long-term unearned revenue	1,161,839	1,185,612	(23,773)
Environmental remediation liability	117,000	114,000	3,000
Asset retirement obligation	179,655	168,883	10,772
Pension liability	152,460	50,210	102,250
General obligation bonds	605,500	667,500	(62,000)
Total Noncurrent Liabilities	2,251,468	2,217,060	34,407
Total Liabilities Before Deferred Inflows	2,545,923	2,509,999	35,924
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows - pensions	298,694	580,634	(281,940)
Deferred inflows - lease	2,206,214	-	2,206,214
Total Deferred Inflows	2,504,907	580,634	1,924,274
Total Liabilities	5,050,830	3,090,632	1,960,198
EQUITY			
Restricted for net pension asset	268,215	121,534	146,681
Committed	1,679,129	1,427,788	251,342
Unrestricted	5,884,553	6,167,533	(282,980)
Total Equity	7,831,897	7,716,854	115,043
Total Liabilities and Equity	12,882,728	10,807,487	2,075,241

PORT OF KINGSTON
INCOME STATEMENT YEAR-TO-DATE
FOR THE PERIOD ENDING NOVEMBER 30, 2023

	<u>YTD ACTUAL</u> <u>NOV 2023*</u>	<u>YTD BUDGET</u> <u>NOV 2023</u>	<u>VAR</u>	<u>YTD ACTUAL</u> <u>NOV 2022*</u>	<u>CHG</u>
OPERATING REVENUE					
Fuel Sales	796,735	799,671	(2,937)	857,350	(60,615)
Moorage - Guest	231,856	319,695	(87,839)	219,746	12,110
Moorage - Permanent	1,146,895	1,144,606	2,289	1,072,999	73,896
Moorage - Seasonal	69,419	87,840	(18,421)	68,602	817
Other Operating Income	6,453	6,379	74	29,263	(22,809)
Other Operating Service	43,763	37,610	6,153	37,173	6,590
Parking	510,958	437,496	73,461	450,849	60,109
Rental Property	211,289	272,415	(61,126)	265,977	(54,687)
Retail Sales	6,147	1,600	4,547	2,043	4,104
Utilities Income	52,729	62,398	(9,669)	51,754	975
TOTAL OPERATING REVENUE	<u>3,076,244</u>	<u>3,169,711</u>	<u>(93,467)</u>	<u>3,055,755</u>	<u>20,489</u>
COST OF GOODS SOLD	<u>670,745</u>	<u>670,642</u>	<u>(103)</u>	<u>735,840</u>	<u>(65,095)</u>
GROSS PROFIT	2,405,498	2,499,069	(93,570)	2,319,915	85,584
OPERATING EXPENSE					
Bank Charges	1,336	1,013	(323)	1,686	(350)
Commissioner Expense	69,507	63,903	(5,605)	55,597	13,910
Compensation and Benefits	1,413,314	1,419,569	6,255	1,307,019	106,295
Computer and Telecom	48,886	42,089	(6,797)	50,956	(2,070)
Equipment and Maintenance	84,836	106,089	21,253	85,693	(857)
Insurance and Taxes	138,328	138,126	(202)	129,190	9,137
Other Operating Expense	7,509	5,864	(1,645)	7,728	(219)
Professional Services	228,436	183,407	(45,030)	185,556	42,881
Promotional and Dues	66,568	43,179	(23,390)	65,542	1,026
Supplies	42,534	34,108	(8,426)	35,690	6,844
Travel and Training	14,392	18,214	3,822	17,434	(3,042)
Utilities	134,459	141,999	7,540	134,220	239
TOTAL OPERATING EXP BEFORE DEPR	<u>2,250,106</u>	<u>2,197,558</u>	<u>(52,548)</u>	<u>2,076,311</u>	<u>173,795</u>
NET OPERATING INCOME BEFORE DEPR	155,392	301,510	(146,118)	243,603	(88,211)
Depreciation and Amortization	<u>476,376</u>	<u>430,095</u>	<u>(46,280)</u>	<u>439,691</u>	<u>36,685</u>
NET OPERATING INCOME	(320,983)	(128,585)	(192,398)	(196,087)	(124,896)

*unaudited

PORT OF KINGSTON
INCOME STATEMENT YEAR-TO-DATE
FOR THE PERIOD ENDING NOVEMBER 30, 2023

	YTD ACTUAL NOV 2023*	YTD BUDGET NOV 2023	VAR	YTD ACTUAL NOV 2022*	CHG
OTHER INCOME					
Investment Income	57,475	7,403	50,072	11,641	45,834
Interest Income-Lease	68,101	-	68,101	-	68,101
Property Tax Receipts	226,407	225,247	1,160	221,411	4,996
Leasehold Excise Tax	2,465	1,390	1,075	2,781	(317)
TOTAL OTHER INCOME	<u>354,448</u>	<u>234,040</u>	<u>120,408</u>	<u>170,096</u>	<u>184,352</u>
OTHER EXPENSE					
Interest Exp GO Bond	20,588	20,588	0	22,065	(1,477)
TOTAL OTHER EXPENSE	<u>20,588</u>	<u>20,588</u>	<u>0</u>	<u>22,065</u>	<u>(1,477)</u>
NET OTHER INCOME/EXPENSE	<u>333,860</u>	<u>213,452</u>	<u>120,408</u>	<u>148,031</u>	<u>185,829</u>
NET INCOME BEFORE CAPITAL GRANTS	12,877	84,867	(71,990)	(48,056)	60,933
Capital Grants	39,399	-	39,399	-	39,399
NET INCOME	<u><u>52,276</u></u>	<u><u>84,867</u></u>	<u><u>(32,591)</u></u>	<u><u>(48,056)</u></u>	<u><u>100,332</u></u>

PORT OF KINGSTON
INCOME STATEMENT ACTUAL BY MONTH
FOR THE PERIOD ENDING NOVEMBER 30, 2023

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	TOTAL 2023*
OPERATING REVENUE												
Fuel Sales	13,218	10,649	22,657	26,643	77,365	90,128	196,636	197,916	103,993	41,214	16,315	796,735
Moorage - Guest	11,209	6,733	8,404	9,596	22,796	25,982	44,528	47,995	34,389	12,432	7,792	231,856
Moorage - Permanent	106,784	103,992	103,827	105,240	104,360	104,122	104,231	104,166	104,203	103,070	102,902	1,146,895
Moorage - Seasonal	11,971	11,416	10,415	8,378	3,420	616	-	242	646	8,894	13,421	69,419
Other Operating Income	1,186	1,117	319	562	1,397	359	260	238	407	339	269	6,453
Other Operating Service	5,314	3,328	2,872	3,719	3,753	4,943	4,883	3,436	5,569	3,055	2,889	43,763
Parking	34,413	33,779	34,822	36,030	43,962	52,858	63,647	62,492	57,714	48,012	43,228	510,958
Rental Property	18,051	18,087	18,122	18,158	18,193	18,229	22,966	19,817	19,853	19,889	19,925	211,289
Retail Sales	625	1,353	63	55	194	246	2,435	630	433	99	15	6,147
Utilities Income	7,808	7,766	7,547	6,009	6,069	4,035	3,075	1,857	1,897	2,886	3,780	52,729
TOTAL OPERATING REVENUE	210,580	198,220	209,047	214,392	281,509	301,517	442,661	438,789	329,104	239,889	210,535	3,076,244
COST OF GOODS SOLD	13,493	10,714	17,305	19,879	59,781	73,701	167,584	168,793	88,843	35,404	15,246	670,745
GROSS PROFIT	197,086	187,505	191,742	194,512	221,728	227,816	275,077	269,996	240,261	204,486	195,289	2,405,498
OPERATING EXPENSE												
Bank Charges	108	76	98	67	4	34	411	133	102	(38)	341	1,336
Commissioner Expense	4,518	4,006	5,068	6,829	9,342	4,937	9,381	6,462	6,785	7,750	4,427	69,507
Compensation and Benefits	136,330	126,154	129,776	128,789	128,679	131,937	128,034	128,052	123,248	126,122	126,193	1,413,314
Computer and Telecom	3,805	5,194	3,125	2,037	3,509	4,049	9,854	3,758	3,750	6,254	3,552	48,886
Equipment and Maintenance	8,435	6,599	11,096	9,288	14,561	4,584	5,846	3,199	6,129	5,635	9,465	84,836
Insurance and Taxes	11,109	11,694	11,582	11,649	11,744	12,141	12,542	15,684	14,078	13,430	12,674	138,328
Other Operating Expense	502	502	-	1,061	546	784	547	1,595	545	643	783	7,509
Professional Services	14,111	24,333	16,690	20,069	13,976	23,589	15,914	26,236	25,701	15,455	32,364	228,436
Promotional and Dues	5,592	20,458	(3,552)	2,056	7,810	3,689	5,715	4,763	3,372	8,659	8,007	66,568
Supplies	6,533	2,069	5,414	2,221	3,632	788	4,241	8,099	1,804	6,109	1,624	42,534
Travel and Training	-	199	1,897	143	1,800	5,181	1,084	1,151	941	1,395	600	14,392
Utilities	12,248	19,775	13,282	12,571	9,349	10,913	7,053	17,976	7,769	13,154	10,367	134,459
TOTAL OPERATING EXP BEFORE DEPR	203,291	221,060	194,476	196,780	204,952	202,625	200,624	217,108	194,225	204,569	210,396	2,250,106
NET OPERATING INCOME BEFORE DEPR	(6,205)	(33,554)	(2,734)	(2,268)	16,776	25,191	74,453	52,888	46,035	(83)	(15,107)	155,392
Depreciation and Amortization	43,835	43,835	43,835	43,482	43,269	42,998	42,867	42,867	42,867	43,487	43,036	476,376
NET OPERATING INCOME	(50,039)	(77,389)	(46,569)	(45,750)	(26,492)	(17,807)	31,586	10,022	3,169	(43,570)	(58,143)	(320,983)

*unaudited

PORT OF KINGSTON
INCOME STATEMENT ACTUAL BY MONTH
FOR THE PERIOD ENDING NOVEMBER 30, 2023

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	TOTAL 2023*
OTHER INCOME												
Investment Income	2,585	2,543	2,797	3,153	5,805	3,343	21,153	3,642	3,738	4,152	4,564	57,475
Interest Income-Lease	6,369	6,334	6,298	6,263	6,227	6,191	6,156	6,120	6,084	6,048	6,011	68,101
Property Tax Receipts	811	6,724	10,565	86,468	20,410	1,347	957	1,844	3,380	79,730	14,172	226,407
Leasehold Excise Tax	-	573	-	-	687	-	-	600	-	-	604	2,465
TOTAL OTHER INCOME	9,765	16,174	19,661	95,884	33,129	10,881	28,266	12,206	13,202	89,929	25,351	354,448
OTHER EXPENSE												
Interest Exp GO Bond	1,904	1,904	1,904	1,904	1,904	1,904	1,833	1,833	1,833	1,833	1,833	20,588
TOTAL OTHER EXPENSE	1,904	1,904	1,904	1,904	1,904	1,904	1,833	1,833	1,833	1,833	1,833	20,588
NET OTHER INCOME/EXPENSE	7,861	14,269	17,757	93,980	31,225	8,977	26,433	10,373	11,370	88,097	23,519	333,860
NET INCOME BEFORE CAPITAL GRANTS	(42,178)	(63,120)	(28,813)	48,230	4,733	(8,830)	58,019	20,395	14,538	44,527	(34,625)	12,877
Capital Grants	-	-	-	-	-	-	10,951	-	-	28,448	-	39,399
NET INCOME	(42,178)	(63,120)	(28,813)	48,230	4,733	(8,830)	68,970	20,395	14,538	72,975	(34,625)	52,276