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PORT OF KINGSTON

Serving what matters today, with a view for tomorrow.

PORT OF KINGSTON
Regular Session
June 23rd , 2026 4:45-6:45pm
Meeting Minutes

NAME		EMAIL	GUESTS
Greg Englin	☒	grege@portofkingston.org	Clint Boxman
Steve Heacock	☒	steveh@portofkingston.org	
Laura Gronnvoll	☒	laurag@portofkingston.org	
Mary McClure	☒	marymc@portofkingston.org	
Audra Trainer	☐	audrat@portofkingston.org	
Kris Williams	☒	krisw@portofkingston.org	
TJ Quandt	☐	tjq@portofkingston.org	
Marc Horton	☐	mhorton@washingtonprojectconsultants.com	

1. **Call to Order** - Commissioner Heacock called the meeting to order at 4:46pm

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

   Motion to approve agenda
   Moved: Commissioner McClure
   Second: Commissioner Gronnvoll

   Executive Director amended the agenda to include Clint Boxman and a presentation from NKU as a discussion item

   Vote: 3 - 0 Pass

4. **PUBLIC COMMENT –**
   N/A

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 May 27th, 2026 Regular Meeting Minutes
   B. Approve May 2026 Warrants **$146,505.26 ($98,010.86 and $48,494.40)** and **$127,069.37** EFT Payments

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Motion to approve consent agenda
Moved: Commissioner Gronnvoll
Second: Commissioner McClure

Commissioner McClure inquired about a warrant for $2000 for the Kingston Public Market. Executive Director Englin explained it is for the Ollie program the Commission approved at the April 2026 Regular meeting.

Vote: Pass 3 - 0

6. ACTION ITEMS
N/A

7. DISCUSSION

A. Whisper Creek
Executive Director (ED) Englin provided an update on Whisper Creek and its potential impacts on the SR104 realignment, nearby landowners, and the Port. Ecological Land Services was hired to conduct an assessment to determine whether the creek is fish-bearing; the study concluded that it is not. ED Englin will share the findings with the Commissioners, and the report will also be distributed to parties who would be notified of the Port's SEPA decisions. Port staff will forward the study to all of the entities included in SEPA distribution and to the Washington Department of Fish and Wildlife as well as requesting further discussion on the matter.

B. Rotary NKU presentation
Clint Boxman, Kingston Rotary, shared that the North Kitsap United project is still moving forward. The committee is currently fundraising and has as draft agreement for the land acquisition. The land will include 100 acres of active recreation space and 318 acres that will be acquired by a conservancy. Clint met with the Port Gamble S'Klallam tribe who is excited about the project. The plan is to include rotary clubs throughout North Kitsap and will eventually reach out to Rotary International for potential grant funding. Clint also met with Kiwanis; they are deciding on a donation amount. There are individuals who are committing as well. There is one individual who has verbally committed to a $1M endowment to maintain the property moving forward. The YMCA board has agreed to operate and manage the facility. There is a local car dealer that has offered a vehicle for raffle. Clint had a meeting with the Cal Ripken Sr. Foundation, they are encouraged by this project and it may be possible to hire the organization to construct this facility. They will also discuss potentially becoming a partner in the project. Kitsap Builder Association is excited about the ancillary benefits for local builders. There are local businesses interested in a "round-up" program on their sales activities to contribute to the project. A more formal announcement will take place at the Rotary's Fall Auction, October 11, 2026 Port Gamble Pavillion. The YMCA wrote a

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grant application to RCO. There is a plan to meet with the county to discuss obstacles and other items of concern. KEDA conducted a study that showed that just the YMCA buildout alone could generate $100M as well as job creation. There are several options to help financially…donate, estate planning, sponsorships etc.

The Port will provide a Letter of support for the RCO grant.

Executive Director Englin suggested passing a resolution to solidify the Port's support of the KNU project. Commissioner Heacock agreed it would be a good idea.

8. FINANCIAL REPORT

Financials

Executive Director, Greg Englin reviewed the May 2026 Financial Reports

- Cash & Equivalents - $1,617,860
- Debt remaining from LGTO Bond – ($509,500)
- Net Cash Reserves totaled $1,108,360
- Gross Profit including Cost of Goods Sold - $1,198,584
- Total Operating Expense before depreciation - $1,167,117
- Net operating income before depreciation was $31,468 and ($216,649) after depreciation.
- Non-operating income/expenses (property taxes, lease interest, investment income) was $189,923
- A net loss year-to-date of ($26,726)

Bond Payments:

June $41,165.95 ($32,500 principal and $8,665.95 interest expense)
December $40,657.33 ($32,500 principal and $8,157.33 interest expense)
Debt remaining YE 2026, $444,500

Executive Director Englin shared that staff is working on getting the Ohio Ave parking lot online in the parking software so it can be managed more efficiently. Staff is updating the layout, cleaning the area, putting up signage, numbering stalls, and adding more gravel. The nail salon may be relocated in the future.

9. COMMISSION REPORT

Commissioner Gronnvoll –

Attended KRCC – Discussion about affordable housing (ADU) units was had. Potentially building smaller units for small lots in Bremerton and Port Orchard and plans for duplexes in the future. Pre approving plans is saving between $8-$30K. Cary Bozeman mentioned that additional infrastructure is needed to support the population growth. Board retreat scheduled for September 17, 2026.
November 12, 2026 Legislative reception.

Commissioner McClure – N/A

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Commissioner Heacock –
June 22nd Commissioner Heacock attended a meeting at the Village Green with a reforestation advisory group.
Restoration plan for the campus of the Village Green was discussed, more to come.

9. STAFF REPORT

Staff hired two seasonal help, Rocco Velie and Mason Stroud. We also hired a Customer Service Coordinator, Susannah May.
Executive Director (ED) Englin provided a Restroom construction and grant update.
ED Englin is sending a Thank you letter to four representatives for voting in support of rural ports. We received $100k grant that will assist in repaving, restriping, and renumbering the existing parking lot.
ED Englin worked with the Army Corp regarding the previous dredge, they provided a letter stating the Port is not required to take any further action. The Port will likely obtain a nationwide or programmatic maintenance permit to conduct work in the marina in the future.

10. ADJOURN

Commission adjourned the meeting at 5:57pm

NEXT REGULAR SESSION: Wednesday July 29th, 2026 at 6:30PM Village Green Community Center
26159 Dulay Rd NE Kingston, WA 98346

NEXT WORK SESSION: Tuesday July 7th, 2026 at 4:45PM Village Green Community Center
26159 Dulay Rd NE Kingston, WA 98346

Signed by:
9790F1E429B44CD...
Steve Heacock, Commissioner

Signed by:
012B2052DBCB49D...
Greg Englin, Executive Director

Mary McClure, Commissioner

DocuSigned by:
6A3CAECB8F8E414...
Laura Gronnvoll, Commissioner