



2021 Budget



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PORT OF  BENTON

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**Port of Benton
2021 Budget**

	2021 BUDGET	% OF 2021 TOTAL	2020 BUDGET	\$ Difference from Prior Year	% Difference from Prior Year
ESTIMATED BEGINNING CASH	2,320,000		2,065,320		
LESS: RESERVE	1,300,000		1,300,000		
UNRESERVED BEGINNING CASH	1,020,000		765,320		
OPERATING REVENUES & INFLOWS					
Lease Revenue					
Benton City	22,848	0%	16,848	6,000	36%
Prosser Airport	329,980	7%	328,380	1,600	0%
Prosser Wine & Food Park	109,953	2%	109,953	-	
Richland Airport	291,946	6%	256,630	35,316	14%
Richland Business Park	2,631,853	56%	2,443,749	188,104	8%
Richland Innovation Center	200,326	4%	198,941	1,385	1%
Technology & Business Campus	903,597	19%	886,493	17,104	2%
Technology Enterprise Center	138,387	3%	155,387	(17,000)	
Vintner's Village	56,560	1%	42,759	13,801	32%
Clore	-		-	-	
Total Lease Revenues	4,685,450	40%	4,439,140	246,310	6%
Property Tax Revenue	2,637,182	23%	2,541,196	95,986	4%
Grant Revenue	2,758,573	24%	3,412,200	(653,627)	-19%
Sale of Fixed Assets	-		-	-	
Crow Butte Revenues	266,658	2%	150,000	116,658	78%
Other Revenue	157,000	1%	157,100	(100)	
Collections on Notes Receivable	16,944		16,944	-	
Interest Income	62,029	1%	62,984	(955)	-2%
Debt Issuance	-		-	-	
2020 Carryover	1,000,000	9%	-	1,000,000	
TOTAL REVENUES & INFLOWS	11,583,836		10,779,564	804,272	7%
OPERATING EXPENDITURES & OUTFLOWS					
Operations & Maintenance Expenses	2,260,191	20%	3,373,067	(304,121)	-9%
Crow Butte Operating Expenses	277,427	2%			
Airports Operating Expense	531,328	5%			
General & Administrative	3,251,372	28%	3,027,217	224,155	7%
Debt Service Payments	581,381	5%	897,931	(1,528)	
Interest Expense	315,022	3%			
Capital Projects - Grant Funded	2,090,081	18%			
Capital Projects - Port Funded	2,029,000	18%	4,129,660	(10,579)	-0%
Maintenance Equipment	55,000		85,000	(30,000)	-35%
Increase Reserve	100,000	1%	-	100,000	
Promotional Hosting Expenditures	1,000		1,000	-	
TOTAL EXPENDITURES & OUTFLOWS	11,491,802		11,513,875	(22,073)	-0%
NET ACTIVITY	92,035		(734,311)	826,346	-113%
ESTIMATED ENDING CASH	1,412,035		31,009		
LESS: RESERVE	1,400,000				
UNRESERVED ENDING CASH	12,035				

Port of Benton
2021 Budget
Airport Operations

	2021 BUDGET	% OF 2021 TOTAL	2020 BUDGET	\$ Difference from Prior Year	% Difference from Prior Year
OPERATING REVENUES & INFLOWS					
Lease Revenue					
Prosser Airport	329,980	53%	328,380	1,600	0%
Richland Airport	291,946	47%	256,630	35,316	14%
Total Lease Revenues	<u>621,926</u>	41%	<u>585,010</u>	<u>36,916</u>	6%
Grant Revenue	883,573	59%	245,700	637,873	260%
TOTAL REVENUES & INFLOWS	<u>1,505,499</u>		<u>830,710</u>	<u>674,789</u>	<u>81%</u>
OPERATING EXPENDITURES & OUTFLOWS					
Airport Operating Expenses	280,800	17%	395,301	(114,501)	-29%
Airport POB Salaries & Benefits	250,528	16%	270,111	(19,583)	-7%
Capital Projects - Grant Funded	965,081	60%	273,000	692,081	254%
Capital Projects - Port Funded	113,000	7%	399,000	(286,000)	-72%
TOTAL EXPENDITURES & OUTFLOWS	<u>1,609,409</u>		<u>1,337,412</u>	<u>271,997</u>	<u>20%</u>
NET ACTIVITY	<u>(103,910)</u>		<u>(506,702)</u>	<u>402,792</u>	<u>-79%</u>

Port of Benton
 2021 Budget
 Crow Butte Operations

	2021 BUDGET	% OF 2021 TOTAL	2020 BUDGET	\$ Difference from Prior Year	% Difference from Prior Year
OPERATING REVENUES & INFLOWS					
Fee Revenue					
RV/Camping	243,461	91%	150,000	93,461	62%
Day Use Parking	6,844	3%		6,844	
Boat Launch & Parking	16,201	6%		16,201	
Tent Camping	-			-	
Shower	152			152	
Total Use Fee Revenues	<u>266,658</u>		<u>150,000</u>	<u>116,658</u>	<u>78%</u>
Grant Revenue	-			-	
TOTAL REVENUES & INFLOWS	266,658		150,000	116,658	78%
OPERATING EXPENDITURES & OUTFLOWS					
Crow Butte Operating Expenses	277,427	43%	275,702	243,340	88%
Crow Butte POB Salaries & Benefits	241,615	37%			
Capital Projects - Grant Funded	-		212,000	(82,000)	-39%
Capital Projects - Port Funded	130,000	20%	-		
TOTAL EXPENDITURES & OUTFLOWS	649,042		487,702	161,340	33%
NET ACTIVITY	(382,384)		(337,702)	(44,682)	13%

Port of Benton
2021 Budget
Lease Revenue Forecast

Site	2021 Budgeted Lease Revenues	2020 Budgeted Lease Revenues	\$ Difference from PY	% Difference from PY
Benton City	\$ 22,848.00	\$ 16,848.00	\$ 6,000.00	36%
Clore	\$ -	\$ -	\$ -	
Prosser Airport	\$ 329,980.00	\$ 328,380.00	\$ 1,600.00	
Prosser Wine & Food Park	\$ 109,953.00	\$ 109,953.00	\$ -	
Richland Airport	\$ 291,945.98	\$ 256,630.24	\$ 35,315.74	14%
Richland Business Park	\$ 2,631,853.16	\$ 2,443,749.00	\$ 188,104.16	8%
Richland Innovation Center	\$ 200,326.00	\$ 198,941.00	\$ 1,385.00	1%
Technology & Business Campus	\$ 903,597.02	\$ 886,493.00	\$ 17,104.02	2%
Technology Enterprise Center	\$ 138,387.00	\$ 155,387.00	\$ (17,000.00)	-11%
Vintner's Village	\$ 56,559.84	\$ 42,759.00	\$ 13,800.84	32%
Totals	\$ 4,685,450	\$ 4,439,140	\$ 246,310	6%

**Port of Benton
2021 Budget
Property Tax Collections**

NOTE: Based on 2021 Preliminary Values provided by County Assessor.

Assessed Valuation		7,015,941,456	Preliminary Tax Number
2011 GO Bonds	341,995	0.048745418152	
Regular Levy	<u>2,295,187</u>	<u>0.327138915695</u>	
Maximum Tax Levy for 2021	<u><u>2,637,182</u></u>	0.375884333847	NOT FINAL to be determined

2020 Tax Levied		
Regular Levy	2,198,276	
2011 GO Bond Levy	342,920	
	<u>2,541,196</u>	
2020 1% Increase Adjustment	25,412	
2020 New Construction for 2021 tax		194,847,900
2020 Levy Rates		
Expense rate	0.313325875620	
2011 GO Bond Levy	<u>0.048877260750</u>	
	<u>0.362203136370</u>	<u>70,575</u>
Max for 2020	2,637,182	

Assumes approval of additional 1% levy increase.

Port of Benton
2021 Budget
2021-2022 Grants

Category/Site	Awarding Agency	Description	2021		2021		2021	
			Expenditures	Reimbursements	Expenditures	Reimbursements	POB Responsibility	
North Richland	EDA	North Horn Rapids Sewer Pull - 1,341 acres		\$		\$		-
North Richland	CERB	North Horn Rapids Sewer Pull - 1,341 acres	\$	200,000	\$	-	\$	200,000
Richland Business Park	WSDOT	2021-2023 FRAP Grant - SR240 Rail Crossings (Grant)	\$	625,000	\$	625,000	\$	-
Richland Business Park	WSDOT	2021-2023 FRAP Grant - SR240 Rail Crossings (Loan)	\$	200,000	\$		\$	200,000
Richland Business Park	WSDOT	2021-2023 FRAP Grant - SR240 Rail Crossings (City of Richland's Contribution)	\$	50,000	\$	50,000	\$	-
Economic Development		Port commitment for Center Parkway COR Grant	\$	50,000	\$		\$	50,000
Richland Airport	FAA	FAA - AIP 31 Master Plan & ALP Update	\$	407,500	\$	366,750	\$	40,750
Richland Airport	FAA	FAA - AIP 32 Discretionary Funding: LED Lighting - design & construction	\$	150,000	\$	150,000	\$	-
Prosser Airport	FAA	FAA - AIP 19 East Taxi lane Construction (includes building demolition and tree trimming)	\$	407,581	\$	366,823	\$	40,758
Richland Innovation Center		Benton County .09 funds			\$	1,200,000		
Richland Airport	CARES	COVID Costs					\$	-
Prosser Airport	CARES	COVID Costs					\$	-
TOTAL			\$	2,090,081	\$	2,758,573	\$	531,508

Port of Benton
 2021 Budget
 Crow Butte Revenue Addendum

	# of Visitations	\$ Rate	2021 Budget
Standard Rate			
RV Camping	5,619	\$ 40.00	\$ 224,741
Day Use Parking	1,232	\$ 5.00	\$ 6,159
Boat Launch & Parking	1,535	\$ 10.00	\$ 15,346
Tent Camping	-	\$ 20.00	\$ -
Shower	609	\$ 0.25	\$ 152
Standard Rate Total			\$ 246,398
Veterans Discount			
RV/Camping	624	\$ 30.00	\$ 18,720
Day Use Parking	137	\$ 5.00	\$ 685
Boat Launch & Parking	171	\$ 5.00	\$ 855
Tent Camping	-	\$ 10.00	\$ -
Shower			
Veterans Discount Total			\$ 20,260
Total			
RV/Camping	6,243		\$ 243,461
Day Use Parking	1,369		\$ 6,844
Boat Launch & Parking	1,706		\$ 16,201
Tent Camping	-		\$ -
Shower	609		\$ 152
GRAND TOTAL	9,317		\$ 266,658

Assumes approval of rate increases effective beginning in 2021 season.

Port of Benton
2021 Budget
Other Revenue Addendum

Other Revenue	2021 Budget	2020 Budget
Sale of fixed assets	\$ -	\$ -
State of WA Leasehold Tax	\$ 32,000	\$ 32,100
PILT (Payment in Lieu of Taxes)	\$ 125,000	\$ 125,000
TOTAL	\$ 157,000	\$ 157,100

Port of Benton
 2021 Budget
 Collection of Notes Receivable Addendum

	2021 Principal	2021 Interest	2021 Public Improvement Credit	2021 Total Payments	Note Balance as of 12/31/2021
Redline Automotive	\$ 5,290	\$ 6,460		\$ 11,750	\$ 100,515
Steward Land, LLC	5,400	4,674		10,074	68,000
Debbie Augustavo	6,254	5,895		12,149	87,443
	16,944	17,029	-	33,973	255,958
Brendle RE Contract	49,372	59,247	(108,619)	-	938,074
TOTAL	\$ 66,316	\$ 76,276	\$ (108,619)	\$ 33,973	\$ 1,194,032

Port of Benton
2021 Budget
Interest Income Addendum

Interest Income	2021 Budget	2020 Budget
Interest Income (Benton County Treasurer)	\$ 45,000	\$ 62,984
Interest Income (Notes Receivable)	\$ 17,029	
Total Interest Income	\$ 62,029	\$ 62,984

Port of Benton
2021 Budget
Operations & Maintenance Expenses Addendum

Operations & Maintenance Expenses	2021
Salaries & Wages - Maintenance Team	\$ 553,485
Employee Benefits	\$ 206,212
Payroll Taxes	\$ 60,170
Professional Services	\$ 291,647
Contracted Labor	\$ 33,516
Insurance	\$ 277,680
Maintenance & Operations	\$ 215,740
Tools & Supplies	\$ 30,000
Fuel	\$ 27,000
Janitorial	\$ 110,000
Utilities	\$ 425,000
Property Lease Expense	\$ 15,740
Property Tax	\$ 10,000
Telecommunications	\$ 4,000
Total Operations & Maintenance Expenses	\$ 2,260,191

Port of Benton
2021 Budget
General & Administrative Expenses Addendum

General & Administrative Expenses	2021
Salaries & Wages - Administrative Team	\$ 1,053,109
Employee Benefits	\$ 382,689
Payroll Taxes	\$ 91,731
Professional Services	\$ 50,000
Legal Fees	\$ 1,000,000
Audit	\$ 35,000
IT	\$ 153,648
Insurance	\$ 78,320
Office Supplies & Expense	\$ 60,000
B&O Tax	\$ 8,000
Telecommunications	\$ 20,000
Dues & Memberships	\$ 138,875
Marketing & Advertising	\$ 100,000
Travel & Training	\$ 80,000
Total General & Administrative Expenses	\$ 3,251,372

Port of Benton
2021 Budget
Compensation Addendum

2021 Budgeted						
	Salaries & Wages	Vacation	Employee Benefits	Payroll Taxes	Total	
Airports	\$ 166,847	\$ 6,119	\$ 59,400	\$ 18,161	\$ 250,528	
Crow Butte	\$ 166,374	\$ 6,256	\$ 53,522	\$ 15,463	\$ 241,615	
O&M	\$ 553,485	\$ 19,567	\$ 206,212	\$ 60,170	\$ 839,434	
Subtotal	\$ 886,706	\$	\$ 319,133	\$ 93,795	\$ 1,331,577	
Commissioners	\$ 86,832		\$ 48,600	\$ 6,467	\$ 141,899	
G&A	\$ 966,277	\$ 70,117	\$ 334,089	\$ 85,264	\$ 1,455,747	
Subtotal	\$ 1,053,109	\$	\$ 382,689	\$ 91,731	\$ 1,597,646	
Grand Total	\$ 1,939,815	\$	\$ 701,822	\$ 185,526	\$ 2,929,222	

2020 Budgeted						
	Salaries & Wages	Employee Benefits	Payroll Taxes	Total	\$ Difference from Prior Year	% Difference from Prior Year
	\$ 180,184	\$ 70,321	\$ 19,607	\$ 270,111	\$ (19,583)	-8%
	\$ 604,557	\$ 236,886	\$ 65,621	\$ 907,064	\$ 173,985	21% (A)
Subtotal	\$ 784,741	\$ 307,207	\$ 85,228	\$ 1,177,175	\$ 154,402	12%
Commissioners	\$ 80,832	\$ 42,198	\$ 6,467	\$ 129,497	\$ 12,402	9%
G&A	\$ 1,121,343	\$ 427,110	\$ 98,961	\$ 1,647,414	\$ (191,667)	-13% (A)
Subtotal	\$ 1,202,175	\$ 469,308	\$ 105,427	\$ 1,776,911	\$ (179,265)	-11%
Grand Total	\$ 1,986,916	\$ 776,515	\$ 190,655	\$ 2,954,086	\$ (24,864)	-1%

US Bureau of Labor Statistics reported a 1.6% CPI-U 12-month percent change for Seattle as of August 2020. 2021 budgeted wages assume a CPI of 1.6% with an additional 1.4% at the discretion of the Port of Benton.

(A) A position attributed to Crow Butte in 2021 was included in G&A wages in 2020.

**Port of Benton
2021 Budget
Dues & Memberships Addendum**

Organization	2021 Dues
American Association of Port Authorities (AAPA)	\$ 1,845
American Association of Airport Executives (AAAE)	\$ 825
Association of Pacific Ports (APP)	\$ 1,450
Benton-Franklin Council of Governments (BFCOG)	\$ 9,189
Energy Communities Alliance (ECA)	\$ 950
Good Roads Association	\$ 100
Pacific Northwest Waterways Association (PNWA)	\$ 7,470
Prosser Chamber of Commerce	\$ 315
Tri-City Regional Chamber of Commerce	\$ 350
Hispanic Chamber of Commerce	\$ 600
Visit Tri-Cities	\$ 5,000
Washington Airport Managers Assoc. (WAMA)	\$ 700
Washington Public Ports Association (WPPA)	\$ 9,249
Hanford Communities (COR)	\$ 5,000
American Institute of Certified Public Accountants (AICPA)	\$ 475
Washington Society of Certified Public Accountants (WSCP) & Continuing Education Requirements	\$ 315
Washington Finance Officers Association (WFOA)	\$ 150
Washington State Bar Association (WSBA) & Continuing Education Requirements	\$ 488
Society for Human Resources Management (SHRM)	\$ 219
American Planners Association (APA)	\$ 600
International Facility Management Association (IFMA)	\$ 1,000
Commercial Real Estate	\$ 2,500
Benton Franklin Counties Bar Association (BFCBA)	\$ 55
Federal Aviation Administration (FAA) Conference	\$ 1,600
Washington Association of Grape Growers (WAGG)	\$ 925
Association of Washington Business	\$ 750
Prosser Economic Development Association (EDA)	\$ 30,000
Prosser Economic Development Association (EDA) - Grant Writer	\$ 20,000
Tri-Cities Washington Economic Development Council (TRIDEC)	\$ 35,000
Washington Economic Development Association (WEDA)	\$ 400
International Economic Development Council (IEDC)	\$ 455
Richland Rotary	\$ 900
Total	\$ 138,875

Port of Benton
2021 Budget
Marketing Addendum

PROJECT	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	2021 Total
Marketing													
Marketing Plan Update	X										X		\$ -
Schedule/Budget Update	X										X		\$ -
Comprehensive Plan	X										X		\$ -
Port History (10 year update) 2022	X												\$ -
Literature													
Entrepreneurial Awards Banquet		\$ 2,500											\$ 2,500
Newsletter Printing / 23,200 X 2				\$ 5,401				\$ 5,500					\$ 10,901
Newsletter Distribution				\$ 2,500				\$ 2,500					\$ 5,000
POB Business Cards		\$ 350									\$ 350		\$ 700
Crow Butte Boat Launch Pass (30)	\$ 150												\$ 150
POB Brochure Printing		\$ 350											\$ 350
POB Trade Show PROMO Cards		\$ 300											\$ 300
Crow Butte Brochures		\$ 1,500											\$ 1,500
New Year Card Printing (400)											\$ 400		\$ 400
New Year Card/Dist. & Postage											\$ 400		\$ 400
Advertising													
Progress Edition Article & AD (TCH)	\$ 2,000												\$ 2,000
JOB FOCUS MAG			\$ 1,500										\$ 1,500
Yakima Valley Wine Country Mag-\$1500													\$ -
Tasting Room Mag AD		\$ 2,000											\$ 2,000
Grape Vine Mag AD-\$1300													\$ -
Washington State Wine Mag AD		\$ 1,500											\$ 1,500
Discover Washinton Wine Ads	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150								\$ 750
Balloon Rally AD								\$ 850					\$ 850
Fly Washington Passport AD						\$ 1,000							\$ 1,000
VCB Guide 1/3 page AD - Crow Butte										\$ 1,900			\$ 1,900
Civil Air Patrol AD					\$ 600								\$ 600
Sponsorships													
Visit Tri-Cities Board Room	\$ 1,250												\$ 1,250
Benton City Spring CAR SHOW			\$ 3,000										\$ 3,000
Benton City DAZE PARADE			\$ 500										\$ 500
RiverFest 2021		\$ 5,000											\$ 5,000
WAMA EVENT			\$ 2,000										\$ 2,000
Great Prosser Balloon Rally								\$ 2,500					\$ 2,500
RISING STARS - Prosser	\$ 1,500												\$ 1,500
LEGENDS - Prosser								\$ 2,000					\$ 2,000
Association of Pacific Ports		\$ 1,000											\$ 1,000
RAP Aviation Celebration Event					\$ 1,000								\$ 1,000
TECH SUMMIT									\$ 1,000				\$ 1,000
Prosser Chamber Awards Banquet	\$ 1,500												\$ 1,500
Bottles & Brews Prosser				\$ 1,500									\$ 1,500
Cool Desert Nights Sponsor		\$ 5,000											\$ 5,000
Festival of Trees	\$ 1,500												\$ 1,500
Specialty Advertising													
Shirts - Hats - Misc	\$ 400		\$ 400		\$ 400		\$ 400		\$ 400		\$ 400		\$ 2,400
Web-Media Advertising													
LoopNet Real Estate Page	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 4,200
Constant Contact	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Trade Shows													
AG EXPO (Tri-Ports) Jan 9-10 Pasco		\$ 600											\$ 600
Sportsman's Show - TRAC - Jan 16-18		\$ 800											\$ 800
Taste Washington - Seattle - March 19-22			\$ 400										\$ 400
POWERGEN EXPO-Orlando FI - Dec 8-10		\$ 500											\$ 500
NW Food Processors - Spokane Feb 17-19		\$ 500											\$ 500
WAWGG Show - VV - March 2-5		\$ 1,500											\$ 1,500
Public Relations													
Marketing Supplies/Trinkets-pens-cups etc				\$ 5,000									\$ 5,000
News Releases		X		X		X		X		X			\$ -
Ribbon Cutting/Groundbreaking/Invitations			X				X			X			\$ -
PowerPoint/DVD Presentations	X			X			X			X			\$ -
Update PPT Presentations		X		X		X		X		X		X	\$ -
Update Videos-State of the Ports	X				X				\$ 1,500				\$ 1,500
Miscellaneous													
Plane & Pilot for Aerials				\$ 400									\$ 400
Benton County Aerials Imagery				\$ 3,000									\$ 3,000
MISC		\$ 250			\$ 250			\$ 250			\$ 250		\$ 1,000
MISC		\$ 3,112			\$ 3,112			\$ 3,112			\$ 3,112		\$ 12,449
Grand Total	\$ 8,900	\$ 27,362	\$ 8,400	\$ 18,401	\$ 5,962	\$ 1,450	\$ 850	\$ 8,312	\$ 12,200	\$ 450	\$ 7,262	\$ 450	\$ 100,000

Port of Benton
 2021 Budget
 Long Term Debt Payments & Balances Addendum

	Beginning Balance					Ending Balance @		
	@ 1/1/21	Interest Payment	Principal Payment	Total Payment	12/31/21	Interest rate, term, and end date		
2011 Exempt Bond	\$ 1,410,000	\$ 66,975	\$ -	\$ 66,975	\$ 1,410,000	4.75%, 12/01/2030		
2011 Taxable Bond	1,210,000	75,020	200,000	275,020	1,010,000	5.75%, 12/01/2026		
Banner Bank Taxable #48534	2,274,781	127,892	122,237	250,129	2,152,544	5.62%, 15yr, 12/01/2033		
Banner Bank Tax-Exemt #54861	902,742	41,230	52,002	93,232	850,740	4.57%, 15yr, 12/01/2033		
HAEIFC	154,667	3,441	150,150	153,591	4,517	3%, 10yr, 7/01/2021		
CERB Loan	46,440	464	15,326	15,791	31,114	1%, 20yr, 7/31/2023		
Note Payable - NOANET	-	-	-	-	-	0%, 4yr, 3/31/2021		
WSDOT Rail Loan Obligation	50,000	-	16,667	16,667	33,333	0%, 15yr, 07/01/2023		
WSDOT Rail Loan Obligation	250,000	-	25,000	25,000	225,000	0%, \$2500 fee only, 10 yr, 7/1/2030		
TOTAL	\$ 6,298,629	\$ 315,022	\$ 581,381	\$ 896,403	\$ 5,717,248			

Port of Benton
 2021 Budget
 Capital Projects - Port Funded Summary by Site Addendum

Category/Site	2021 POB CAPEX Budget	% of 2021 Total	2020 POB CAPEX Budget	\$ Difference from PY	% Difference from PY
Entity-Wide	\$ 1,190,000	57%		\$ 1,190,000	100%
Benton City	\$ 25,000	1%	\$ 14,000	\$ 11,000	44%
Clore Center	\$ 50,000	2%		\$ 50,000	100%
Crow Butte Park	\$ 130,000	6%	\$ 180,000	\$ (50,000)	-38%
North Richland	\$ -			\$ -	
Prosser Airport	\$ 58,000	3%	\$ 165,000	\$ (107,000)	-184%
Prosser Wine & Food Park	\$ 23,500	1%	\$ 85,000	\$ (61,500)	-262%
Richland Airport	\$ 55,000	3%	\$ 234,000	\$ (179,000)	-325%
Richland Business Park	\$ 274,000	13%	\$ 135,160	\$ 138,840	51%
Richland Innovation Center	\$ 15,000	1%	\$ 800,000	\$ (785,000)	-5233%
Technology & Business Campus	\$ 192,500	9%	\$ 261,000	\$ (68,500)	-36%
Technology Enterprise Center	\$ -			\$ -	
Vintner's Village	\$ 16,000	1%		\$ 16,000	100%
Subtotal	\$ 2,029,000	97%	\$ 1,874,160	\$ 154,840	8%
Maintenance Equipment	\$ 55,000	3%	\$ 85,000	\$ (30,000)	-55%
TOTAL	\$ 2,084,000	100%	\$ 1,959,160	\$ 124,840	6%

Above CAPEX does not include grant funded projects.

Port of Benton
2021 Budget
Capital Projects - Port Funded

Entity Wide		
	Description	2021 Plan
	Pavement Maintenance	\$ 350,000
	Security/Surveillance System	\$ 50,000
	Internet expansion (Prosser Airport, Crow Butte)	\$ 25,000
	HVAC Replacement	\$ 150,000
	Lighting	\$ 100,000
	Roof Replacement/Repair	\$ 150,000
	General maintenance-Emergency Repairs Fund	\$ 320,000
	Admin electrical fleet vehicle & charging station - Leaf	\$ 45,000
	Entity Wide Total	\$ 1,190,000

**Port of Benton
2021 Budget
Capital Projects - Port Funded**

Benton City		
	Description	2021 Plan
	Landscape cleanup/cleanout	\$ 10,000
	Internet & Facilities	\$ 15,000
	Benton City Total	\$ 25,000

Port of Benton
2021 Budget
Capital Projects - Port Funded

Clore Center		
	Description	2021 Plan
	Roof patch	\$ 10,000
	Outer pavilion assessment; water damage to patio @ event facility	\$ 10,000
	Transition/Turnover Costs	\$ 30,000
	Clore Center Total	\$ 50,000

Port of Benton
2021 Budget
Capital Projects - Port Funded

Crow Butte Park		
	Description	2021 Plan
	Residence & Office & Contact Station Remodel	\$ 80,000
	Electrical for irrigation	\$ 50,000
	Crow Butte Park Total	\$ 130,000

Port of Benton
2021 Budget
Capital Projects - Port Funded

Prosser Airport		
	Description	2021 Plan
	Mower deck - batwing	\$ 10,000
	Fod Boss - double carpet	\$ 8,000
	Fencing	\$ 40,000
	Prosser Airport Total	\$ 58,000

Port of Benton
2021 Budget
Capital Projects - Port Funded

Prosser Wine & Food Park		
	Description	2021 Plan
	HVAC	\$ 8,500
	Irrigation Pump & screens	\$ 15,000
	Prosser Wine & Food Park Total	\$ 23,500

Port of Benton
2021 Budget
Capital Projects - Port Funded

Richland Airport		
	Description	2021 Plan
	Utility infrastructure hangars (water, sewer) - phase 2 of hangar sites	\$ 10,000
	Liquid deicer equipment for runways, extend life of runways	\$ 30,000
	Airport deicer application custom trailer build	\$ 15,000
	Richland Airport Total	\$ 55,000

Port of Benton
2021 Budget
Capital Projects - Port Funded

Richland Business Park		
	Description	2021 Plan
	2345 Building - Lighting, includes lights in mezzanine phase 1 - downstairs	\$ 172,000
	2345 Upstairs carpet - phase 1 of 3	\$ 65,000
	2345 Truck bay doors	\$ 30,000
	2345 - Main entry windows & door	\$ 7,000
	Richland Business Park Total	\$ 274,000

Port of Benton
2021 Budget
Capital Projects - Port Funded

Richland Innovation Center		
	Description	2021 Plan
	Fence, facility upgrades/cleanup	\$ 15,000
	Richland Innovation Center Total	\$ 15,000

Port of Benton
2021 Budget
Capital Projects - Port Funded

Technology & Business Campus	
Description	2021 Plan
3100 GWAY Building Signage Infrastructure	\$ 30,000
Misc exterior improvements	\$ 10,000
3100 Conference and Business Center Conference Room Phase 1 of multiple	\$ 30,000
3250 & 3100 Access control & cameras	\$ 50,000
3250 HVAC controls replacement - no longer supported	\$ 50,000
3100 Relocate mailbox to exterior (eastern to be main entry)	\$ 2,500
Planning & platting for waterfront parcels	\$ 20,000
Technology & Business Campus Total	\$ 192,500

Port of Benton
2021 Budget
Capital Projects - Port Funded

Vintner's Village		
	Description	2021 Plan
	Hot water tanks	\$ 3,000
	Irrigation pond	\$ 10,000
	Suites B&D - crash bars/doors	\$ 3,000
	Vintner's Village Total	\$ 16,000

Port of Benton
2021 Budget
Capital Projects - Port Funded

Maintenance Equipment	
Description	2021 Plan
Truck	\$ 25,000
Small garbage truck	\$ 30,000
Maintenance Equipment Total	\$ 55,000



PORT OF BENTON

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