

ORIGINAL

RESOLUTION 15-21
A RESOLUTION TO ADOPT THE 2016 PORT BUDGET

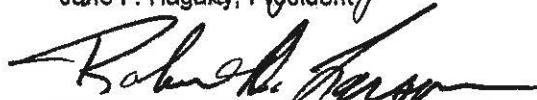
WHEREAS, the Port of Benton has properly given notice of the public hearing held on November 10, 2015 to consider the Port of Benton's Budget for the 2016 calendar year, pursuant to RCW 84.55.120; and

NOW, THEREFORE BE IT RESOLVED, by the Commission of the Port of Benton after a public hearing, and after duly considering all relevant evidence and testimony presented, has adopted the following budget for the Port of Benton for the year 2016:

Beginning Cash	\$ 2,043,000
<u>Revenues</u>	
Lease Revenue	3,789,139
Tax Revenue	2,264,148
Grant Income	3,958,200
Miscellaneous Income & PILT	316,100
Collection of Notes Receivable	13,544
Interest Income	23,128
Total Anticipated Revenues	<u>10,364,259</u>
 Total Available Funds	 12,407,259
<u>Expenditures</u>	
Operations & Maintenance	2,431,584
General & Administrative	2,176,380
Debt Service Payments	672,790
Equipment Purchases	125,000
Total Anticipated Expenditures	<u>5,405,754</u>
 Total Available Funds Less Expenses	 7,001,505
 Less Funds for Projects & Equipment	 5,900,072
Less Funds for Promotional Hosting Expenditures	1,000
 <u>Ending Cash on Hand</u>	
General Operating Fund	433
Reserve & Restricted Funds	1,100,000
Total Unrestricted & Reserve Funds	<u><u>\$ 1,100,433</u></u>

Approved by the Port of Benton Commission at its regular meeting held this tenth day of November, 2015.


Jane F. Hagarty, President


Robert D. Larson, Vice President


Roy D. Keck, Secretary

**Port of Benton
2015 to 2016 Budget Comparison**

	2016	2015
	<u>Budget</u>	<u>Budget</u>
Estimated Beginning Cash	\$ 2,043,000	1,100,783
<u>Additions</u>		
Lease Revenue	3,789,139	3,869,672
Tax Revenue	2,264,148	2,171,471
Grant Income	3,958,200	2,397,500
Miscellaneous Income & PILT	316,100	316,100
Sale of Fixed Assets	-	-
Collection of Notes Receivable	13,544	2,000
Interest Income	23,128	8,280
	<u>-</u>	<u>-</u>
Total Additions	<u>10,364,259</u>	<u>8,765,023</u>
	<u>-</u>	<u>-</u>
Total Available Cash	12,407,259	9,865,806
<u>Subtractions</u>		
Operations & Maintenance	2,431,584	2,297,032
General & Administrative	2,176,380	2,015,940
Total Debt Service Payments	672,790	953,357
Capital Projects	5,900,072	3,403,222
Promotional Hosting Expenditures	1,000	1,000
Equipment Purchases	125,000	95,000
	<u>-</u>	<u>-</u>
Total Subtractions	11,306,826	8,765,551
	<u>-</u>	<u>-</u>
Net Cash Available Before Reserves	<u>1,100,433</u>	<u>1,100,255</u>
Reserve	(1,100,000)	(1,100,000)
	<u>-</u>	<u>-</u>
Ending Cash	<u>\$ 433</u>	<u>\$ 255</u>

2015 to 2016 Budget

2016 will start with over 2 million of cash. This increase is due to land sales that were not originally budgeted in 2015.

Lease revenue is slightly less due to the sale of land.

Grant income is increased due to the anticipated FAA projects at the Richland Airport.

Operations and Maintenance is increased due to the hiring of 2 additional maintenance staff and the anticipated increase in utilities and maintenance costs.

General and administrative is increased due to the anticipated increase in goods and services costs.

Debt service payments are decreased due to the Port redeeming 3.4 million of debt. This has reduced the Port's long term debt from 8.8 million to 5.4 million.

DRAFT



2016 Budget

November 2, 2015



The Port of Benton Commissioners are proud to provide this proposed budget to the citizens and taxpayers of Richland, Benton City, Prosser and surrounding areas. The Port of Benton prides itself with providing the best economic development opportunities in the region. The Port provides the best transportation and real estate facilities in the area. Our facilities and infrastructure valued at over \$57 million dollars support thousands of local jobs and provide opportunities for new and growing business.

The 2016 budget is \$12.4 Million Dollars. We plan to receive \$3.8 million in lease revenue and \$2.21 million in tax revenue.

The Port of Benton has not raised the levy rate in the past twelve years. The Port's tax levy rate has dropped almost 20% in the past ten years.

In 2016, the Port will reduce long term debt by \$421,000.

In 2016, the Port will complete the following capital projects:

- \$4,282,000 Construction of Circle Area infrastructure at the Richland Airport
- \$ 244,000 Crow Butte Playground Equipment and Pathway
- \$ 240,000 Pavement Maintenance and Rehabilitation Port Wide
- \$ 200,000 Master Plan Update for the Prosser Airport

The Port of Benton has secured over \$4.1 million dollars in grant funds to complete these projects.

The Port of Benton Commission will hold a meeting on November 10, 2015 at 8:30 AM at the Port Administrative offices, 3250 Port of Benton Blvd., Richland, WA 99354. Public comment will be accepted prior to closing the public hearing and the scheduled adoption of the 2016 budget and property tax levy.

For more information regarding the budget please contact Stuart Dezember, CPA, Director of Finance at 509-375-3060, or dezember@portofbenton.com.

**Port of Benton
2016 Budget**

DRAFT

	<u>Budget</u>
Estimated Beginning Cash	\$ 2,043,000
<u>Additions</u>	
Lease Revenue	3,789,139
Tax Revenue	2,264,148
Grant Income	3,958,200
Miscellaneous Income & PILT	316,100
Sale of Fixed Assets	-
Collection of Notes Receivable	13,544
Interest Income	23,128
Total Additions	<u>10,364,259</u>
Total Available Cash	12,407,259
<u>Subtractions</u>	
Operations & Maintenance	2,431,584
General & Administrative	2,176,380
Total Debt Service Payments	672,790
Capital Projects	5,900,072
Promotional Hosting Expenditures	1,000
Equipment Purchases	125,000
Total Subtractions	11,306,826
Net Cash Available Before Reserves	<u>1,100,433</u>
Reserve	(1,100,000)
Ending Cash	<u>\$ 433</u>

**Port of Benton
Collection of Notes Receivable
2016 Budget**

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Redline Automotive	5,290	7,830	13,120
Joe Barnet	2,000	368	2,368
Debbie Augustavo	<u>6,254</u>	<u>7,300</u>	<u>13,554</u>
	<u>13,544</u>	<u>15,498</u>	<u>29,042</u>

Port of Benton - 2016 Proposed Lease Revenue

PROSSER AIRPORT

Carole's Flying Machines	\$ 1,861
Christiansen, Brent	2,340
Chukar Cherry Company	49,096
Chukar Cherry Warehouse	26,559
Conmy, Scott	1,063
Connell Oil	720
Corliss, Kevin	1,223
Denchel, Tom	700
Drollinger, Mike	1,223
Duehn, Bryce	391
Fair Weather Flyers	4,800
Flores, John	700
Fries, Greg	1,200
Hangar Flyers	780
Rod Coy Ewalt	1,000
May, John	1,117
Milne Fruit Products	62,949
Milne Fruit Products (Warehouse)	37,770
Musselman, William	6,922
Ohler, Mike & Billie	316
Philip, P.J.	1,223
Rasch, Bernard	75
Scholtfeldt, Pete	1,223
Strausz, Waltz & Anderson	400
Thompson, Cormac Jr. & III - Wings Over Prosser	169
Webster, Edward	8,400
Williams, Scott Dr.	600
	<u>\$ 214,820</u>

Port of Benton - 2016 Proposed Lease Revenue

RICHLAND AIRPORT

Airport Mini Storage	\$ 5,972
Airport Mini Storage Economy	4,336
Anne's Cajun Creole	6,000
Arntzen, Glenn & Juanita (1856 Terminal Drive)	1,872
Arntzen, Glenn & Juanita (2520 - 2524 Aileron Ave)	2,196
Arntzen, Glenn & Juanita (2561 Aileron Avenue)	2,000
Atkinson, Dale	1,000
The Axe LLC	500
Barinaga, Charles	1,086
Barnes, Don	665
Blue Star Enterprises Northwest	38,160
Brayton, Herb & Jennifer (2060 Butler Loop)	715
Brayton, Herb & Jennifer (Richland Aeronautical)	600
Brayton, Herb (Howard M. Neill)	950
Bronco Girl Investments (1828 Terminal Drive)	2,540
Bronco Girl Investments (1851 Bronco Lane)	891
Buckskin Golf Club	5,464
C & H Aviation, LLC	721
Civil Air Patrol	10
Collins Enterprises (2020 Butler Loop)	4,359
Collins Enterprises (2030 Butler Loop)	2,324
Columbia Dive Rescue	10
Connell Oil, Inc. (Auto) (1980 Terminal Drive)	10,500
Cook, Ivan (.931 acres)	4,135
Cook, Ivan (Vitro Bldg)	2,100
Cook, Vernon (Azurdata Bldg) (1840 Terminal Drive)	4,419
Cook, Vernon (Trade Center) (1816 Terminal Drive)	11,878
Croskrey Properties	1,989
Croskrey, Nathan (1902 - 1904 Airport Way)	3,343
DBM, Rich Crigler	4,973
Dehaan, Gary L.	2,972
Dewitt, Roger, Butler Loop	7,783
Dillon, Dr. Thomas	941
Gehlen, Mark	1,000
Henningsen Cold Storage	1,099
Hi Line Engineering & Fabrication, Inc.	6,524
Hill, Cannon (1909 Airport Way)	1,956
Hill, Cannon (2002 Butler Loop)	1,092
Hollis, Dennis	2,226
Jaeger, Mark	521
J&D Trevino Family Investments, LLC	1,000
Keck Services, Inc.	3,815
KTM Enterprises, LLC	992
Liberty Lawn & Saw Shop LLC	2,441
LPJ Properties, LLC	2,796

RICHLAND AIRPORT, Continued

Manawadu, Bing	380
Mead, Jeromie, Hangar	540
Mead, Jeromie, Red Line Land only	6,570
Merz, Nathan	2,412
Mission Investments, LLC	1,151
Mission Investments, LLC	4,027
Perfect Image Photo Labs	5,100
R A & M Craig Family Investments, LLC	521
Richland Airport Associates	5,445
Richland Hangar Association	1,019
RSSS, LLC	3,483
Sailplane Haven	529
Shadow Mountain Industrial Properties	1,000
Skinnell, Alfred C.	292
Sky Hangar Associates	1,356
Sky Park Office Suites	3,840
Snyder, Steve	1,000
Steelman, Clifton	2,395
Sumsion, Dale	1,645
Sundance Aviation	7,500
Talent Aviation Services	922
TK Machine Company	1,850
Urban, Scott	1,000
Weide, Scott dba NW Restoration	5,550
Welch, Teri-Lin	5,957
West Enterprises	2,171
White, Michael Trust	1,121
Whitney, Richard	1,000
Woods, Stuart & Sheena	1,593
Zero Gravity	12,600
	<u>\$ 246,835</u>

Port of Benton - 2016 Proposed Lease Revenue

<u>PROSSER WINE & FOOD PARK</u>	<u>Lease</u>	<u>Utilities</u>
Alexandria Nicole Cellars	\$ 23,423	\$ 6,947
Kenyon Zero Storage	3,307	
M & M Orchard Management	5,000	
Second Chance Spirits, Blue Flame	12,249	3,155
	<u>\$ 43,979</u>	<u>\$ 10,102</u>

Port of Benton - 2016 Proposed Lease Revenue

TECHNOLOGY & BUSINESS CAMPUS	Lease	Utilities
Battelle Memorial Institute	\$ 177,242	
BNL Tech., Inc.	57,673	\$ 10,808
Capital Development #1 (Prium)	24,551	
Capital Development #3 (2.2 acres)	8,800	
Capital Development #3 (5.11 acres)	20,440	
Conf. Tribes of the Umatilla Indian Reservation	10,780	1,500
Cowperwood Irrigation	1,750	
City of Richland Water Easement	1,000	
Energy Northwest	15,096	
Innovatek	40,384	6,504
Interlocking Associates, SIGN	109,750	
Iso Pacific Nuclear Assay Systems	14,256	3,564
Lampson International, LLC (Barge)		
LiveTiles LLC	8,604	
MMCLXXX GWW (3180 George Washington Way)	5,256	
Oetman & Romero (was Group V)	9,975	
Our Dreams Continued, LLC	31,078	
Penford Foods - Building	110,712	
Penford Foods - Land	47,916	
RGW Enterprises, PC	3,453	
Richland Corporate Partners	71,535	
Sigma IV, LLC	6,924	
SMI Group V, L.L.C.	8,269	
SMI Group V, LLC, Irrigation	306	
SMI Group XII, L.L.C.	17,257	
Stapp, Darby	7,448	1,819
Stonebridge Partners, Irrigation	625	
Stratogee Corp.	3,540	
Test America	28,114	
U. S. House of Representatives	9,060	
E Dale Waters Family Trust	4,000	
Vibragenix, LLC	18,375	3,900
XL Scitech	13,856	1,978
Willow Pointe HOA Irrigation	625	
	<u>\$ 888,651</u>	<u>\$ 30,073</u>

Port of Benton - 2016 Proposed Lease Revenue

MANUFACTURING MALL	Lease	Utilities
Barnhart Crane	\$ 6,566	
Ben Franklin Transit	2,000	
City of Richland	150	
Core Cabinet Corporation, Inc.	4,131	
Energy Solutions (2345 Stevens)	252,278	\$ 23,256
Energy Solutions (2521 Stevens)	51,561	
Eucon Corporation	60,000	
Eucon Corporation (aggregate)	296,870	
Hill, Cannon (Cast)	12,600	
Intermech, Inc.	80,903	17,500
Kurion, Inc.	125,622	
Mission Support Alliance	609,288	85,000
Mission Support Alliance (M404)	70,824	
Mission Support Alliance, WRPS Storage	40,000	
NTCH- WA, Inc.	5,100	
Kaiser Aluminum	85,671	
Pro Train	12,072	1,632
Sage Bay Company, LLC	9,519	
Smith, R.H. Fuel Station (Conoco)	10,800	
SMI Group XVIII, LLC	75,925	
Stone Soup	1,200	
TC Fleet Services	4,000	
Tri-City & Olympia RR, Inc. (Railroad)	60,768	
Tri-City & Olympia RR (5 acre Laydown)	17,676	
U. S. Cellular Tower	9,522	
Verizon Wireless	13,511	
Vivid Learning Systems	13,978	2,400
Washington/Oregon Wireless (WOW)	6,360	
TEC BUILDING		
Advanced Technologies & Laboratories	25,704	
Archer Analytical, Inc	15,300	
Ethos Bakery	6,214	
Mission Support Alliance	47,934	32,124
Shrub Steppe Brewing, LLC	10,892	
	<u><u>\$ 2,044,939</u></u>	<u><u>\$ 161,912</u></u>

Port of Benton - 2016 Proposed Lease Revenue

<u>RICHLAND INNOVATION CENTER</u>	<u>Lease</u>	<u>Utilities</u>
Advanced Concepts & Design	\$ 4,221	\$ 912
Addisolv, LLC	2,064	499
Clean Vantage	3,000	734
K Zero, LLC	4,860	
M.A. West Rockies (1.2 acres)	4,200	
Moravek Biochemicals	37,656	
Savage Logistics, LLC (2650 Salk Ave)	4,000	-
Savage Logistics, LLC (2750 Salk Ave)	5,000	1,966
SmartPark PH1, LLC	14,618	
Strong.Dow	1,344	
T-Mobile USA	5,640	
Total Site Services (2780 Salk Ave)	15,688	
Total Site Services (2650 Salk Ave)	5,000	
WSU BIO Chemcat	6,000	7,561
XL Sci-Tech	1,573	-
	<u>\$ 114,864</u>	<u>\$ 11,672</u>

Port of Benton - 2016 Proposed Lease Revenue

<u>Benton City</u>	<u>Lease</u>	<u>Utilities</u>
Branches & Vines	\$ 6,000	
Logar Pharmacy	6,295	\$ 1,677
Sew Me Pretty	<u>5,645</u>	<u>1,677</u>
	<u><u>\$ 17,940</u></u>	<u><u>\$ 3,353</u></u>

Port of Benton - 2016 Capital Projects

<u>PROSSER AIRPORT</u>	<u>Budget</u>
FAA - AIP 16 Master Plan Update	200,000
Replace Hangar door Hangar #15	25,000
Marv Bonney Cleanup	50,000
Former Rental house removal/cleanup	25,000
Hangar Improvements	25,000
McGrew Wier Box Relocation	25,000
Port Wide Tree Trimming	5,000
Chukar Cherry Projects	30,000
Total Prosser Airport	<u>\$ 385,000</u>
<u>VINTNER'S VILLAGE</u>	<u>Budget</u>
Merlot Landscaping	10,000
Total Vintner's Village	<u>\$ 10,000</u>
<u>PROSSER WINE & FOOD PARK</u>	<u>Budget</u>
Performance Stage - Grant Matching Funds	100,000
2880 Lee Rd Roof Coating	50,000
Port Wide Pavement Maintenance	20,000
Total Prosser Wine & Food Park	<u>\$ 170,000</u>
<u>CLORE</u>	<u>Budget</u>
Outdoor Shading Structure	30,000
HVAC Improvements	10,000
Engineer Irrigation Pond Relocation	5,000
Total Clore	<u>\$ 45,000</u>

Port of Benton - 2016 Capital Projects

MANUFACTURING MALL	Budget
HVAC Replacement Units #1 and #6 (25 ton)	\$ 60,000
TEC White Bluffs HVAC Improvements	30,000
Port Wide Pavement Maintenance	20,000
Complete Berry's Bridge Ballast	50,000
Transload Upgrade Exterior Signage	10,000
2345 Energy Solutions Server Room HVAC	16,000
2345 Roof Repairs	40,000
MO404 Kitchen & Entry Upgrades	12,000
2345 Paint Blue Facade	15,000
2345 South Roof Ladder Entry	15,000
2345 Window/Glass Replacement	5,000
2345 Remove POB sign and install address	5,000
2345 Entry doors Port wide door project	5,000
Total Manufacturing Mall	\$ 283,000

TECHNOLOGY & BUSINESS CAMPUS	Budget
3250 POB HVAC unit #5 (12 ton)	\$ 20,000
Port Wide Pavement Maintenance	100,000
2952 GWAY, HVAC Replacement	20,000
Stormwater Upgrades - City of Richland	15,000
Port of Benton Blvd Median Removal	25,000
3250 Door Upgrades, Port wide door project	4,000
3190 GWAY Fire System improvements	30,000
Total Technology & Business Campus	\$ 214,000

Port of Benton - 2016 Capital Projects

<u>RICHLAND INNOVATION CENTER</u>	<u>Budget</u>
2650 Salk Improvements to upgrade to POB Shop	50,000
2780, 2750 Salk, Port wide door project	5,000
Total Richland Innovation Center	<u>\$ 55,000</u>

<u>RICHLAND AIRPORT</u>	<u>Budget</u>
FAA - AIP 28 Circle Area Taxilane (Phase 3&4)	1,790,000
FAA - AIP 29 Circle Area Taxilane (Phase 5&6)	2,222,222
Circle Area Construction	270,000
Port Wide Pavement Maintenance	100,000
1901 Terminal Dr. Exterior Paint/Deck Repairs	25,000
Replace double doors to RAP Elect. Room	5,000
Large Quonset Inspection	5,000
Port Wide Storm Drain Cleaning	5,000
AWOS Rain Gauge	1,800
Landscape Airport Way Entrance	15,000
1903 Terminal Upstairs Remodel	5,000
Total Richland Airport	<u>\$ 4,444,022</u>

Port of Benton - 2016 Capital Projects

<u>CROW BUTTE</u>	<u>Budget</u>
Complete Playground and Pathway - Grant	244,050
Sewer Line Cleanout	15,000
Milfoil eradication	15,000
Upgrade and repair Irrigation System	10,000
Total Crow Butte	<u>\$ 284,050</u>

Port of Benton - 2016 Capital Projects

<u>BENTON CITY</u>	<u>Budget</u>
Remodel 515 9th St, Logar Space	10,000
Total Benton City	<u>\$ 10,000</u>

Port of Benton - 2016 Capital Asset Purchases

<u>EQUIPMENT</u>	<u>Budget</u>
1 ton truck w/utility box and plow	60,000
52" Zero turn diesel lawnmower	16,000
Ice Melt Spreader for F550	8,000
4x4 Truck w/Service body and plow	30,000
Computers	8,000
12 Ft Utility Trailer	3,000
Total Equipment	<u>\$ 125,000</u>

**Port of Benton
2016 Proposed Taxes**

Assessed Valuation		5,643,373,216
2011 GO Bonds	340,213	0.06029
Regular Levy	<u>1,923,935</u>	<u>0.34092</u>
Maximum Tax Levy for 2016	<u><u>2,264,148</u></u>	0.40120

2015 Tax Levied		
Regular Levy		1,848,453
2011 GO Bond Levy		<u>341,212</u>
		2,189,665
2016 Adjustment		(8,000)
2015 New Construction	205,591,966	
2014 Levy Rates		
Expense rate		0
2011 GO Bond Levy		<u>0</u>
	0.40119859	<u>82,483</u>
Max for 2016		2,264,148

Port of Benton - 2016 Anticipated Cash Flows

CASH FLOWS	Forecasted Budget
Rent - Prosser Airport	\$ 214,820
Rent - Richland Airport	246,835
Rent - Prosser Wine & Food Park	43,979
Rent - Technology & Business Campus	888,651
Rent - Manufacturing Mall	2,044,939
Rent - Richland Innovation Center	114,864
Rent - Benton City	17,940
Tenant Utility Reimbursement (PWFP)	10,102
Tenant Utility Reimbursement (TBC)	30,073
Tenant Utility/Maintenance Reimbursement (MMALL)	161,912
Tenant Utility Reimbursement (RIC)	11,672
Tenant Utility Reimbursement Benton City	3,353
Interest Income - General	7,630
Interest Income-Contract Receivable	15,498
Receipts Generated from Activity at Crow Butte	120,000
Collection of Notes Receivable	13,544
Operating Taxes General	2,264,148
Miscellaneous Non-operating & Admin refund	32,100
Payment in Lieu of Taxes (PILT)	164,000
 Grant Income	
FAA Prosser	180,000
FAA Richland	3,611,000
WA RCO - Crow Butte Playground	167,200
 Grant Income Subtotal	 3,958,200
 Total Estimated Cash Inflows	 \$ 10,364,259

DEBT SERVICE**Forecasted Budget**

CERB Loan Payment - Principal	\$	14,582
CERB Loan Payment - Interest		1,208
WSDOT Rail Loan Payment		16,667
2011 GO Bonds Principal		155,000
2011 GO Bonds Interest		185,213
Richmond Hoch Note Interest		41,530
Richmond Hoch Note Principal		109,396
Haeifc - Interest		23,637
Haeifc - Principal		125,557
Total Debt Service	\$	672,790

CAPITAL PROJECTS**Forecasted Budget**

Capital Projects PAP	\$	385,000
Capital Projects V V		10,000
Capital Projects PWFP		170,000
Capital Projects Clore		45,000
Capital Projects M Mail		283,000
Capital Projects TBC		214,000
Capital Projects RIC		55,000
Capital Projects RAP		4,444,022
Capital Projects Crow Butte		284,050
Capital Projects Benton City		10,000
Total Capital Projects	\$	5,900,072

EQUIPMENT PURCHASES**Forecasted Budget**

Maintenance Equipment	\$	125,000
Total Equipment Purchases	\$	125,000

OPERATIONS & MAINTENANCE**Forecasted Budget**

Operations Salaries	717,620
Payroll Taxes	89,702
Employee Benefits	243,575
Development Coordinator- Prosser Airport	30,000
Outside Services- Prosser Airport	44,768
Outside Services- Richland Airport	99,875
Fire Monitoring	796
Fire Monitoring	1,287
Janitorial Services/Supplies-Prosser Airport	395
Janitorial Services/Supplies-Richland Airport	4,820
Supplies/parts/tools- Prosser Airport	6,720
Supplies/parts/tools- Richland Airport	8,798
Utilities- Prosser Airport	7,658
Utilities- Richland Airport	34,292
Irrigation- Prosser Airport	17,761
Prosser Sewer Charges	732
Prosser Refuse Charges	723
Telecommunications	6,040
Telecommunications	1,295
Prosser Water Charges	388
Building Repairs- Prosser Airport	6,185
Building Repairs- Richland Airport	4,279
Roadway & Parking Area Repairs	549
Maintenance Land & Grounds- Prosser Airport	18,889
Maintenance Land & Grounds- Richland Airport	12,155
Outside Services -Crow Butte	38,927
Office Supply & Equipment- Crow Butte	3,549
Janitorial- Crow Butte	3,405
Equipment Repairs- Crow Butte	4,898
Building Repairs - Crow Butte	2,987
Marketing- Crow Butte	4,050
Utilities- Crow Butte	17,090
Garbage Disposal- Crow Butte	13,598
Telecommunications- Crow Butte	6,998
Tools/Supplies Ground Maint- Crow Butte	25,669
Conservation/ Weed Control- Wine Food Park	1,423
Conservation/ Weed Control- Vitners Village	902
Conservation/ Weed Control- Clore	675
Conservation/ Weed Control- Technology Business	65
Conservation/ Weed Control- Manufacturing Mall	72
Conservation/ Weed Control- Richland Innovation	25
Conservation/ Weed Control- Benton City	65
Outside Services- Wine Food Park	4,988
Outside Service- Vitners Village	6,578
Outside Services- Clore	24,800
Outside Services- Technology Business	35,654
Outside Services- Benton City	8,055
Outside Services- Manufacturing Mall	88,760
Outside Service- Tricity Enterprise Center	10,199
Outside Services- Richland Innovation Center	15,998
Fire Monitoring-Wine Food Park	4,089
Fire Monitoring- Technology Business	11,979
Fire Monitoring- Manufacturing Mall	7,199

Fire Monitoring-Richland Innovation Center	11,665
Janitorial Services & Supplies-Wine Food Park	1,120
Janitorial Services & Supplies-Technology Business	29,994
Janitorial Services & Supplies-Manufacturing Mall	46,987
Janitorial Services & Supplies-Tricity Enterprise	8,984
Janitorial Service/Supplies-Richland Innovation Center	5,689
Maintenance Tools & Supplies	9,157
Maintenance Tools & Supplies-Prosser Airport	6,546
Maintenance Tools & Supplies-Richland Airport	17,699
Maintenance Tools & Supplies-Wine Food Park	987
Maintenance Tools & Supplies-Vitners Village	1,699
Maintenance Tools & Supplies-Clore	4,449
Maintenance Tools & Supplies-Technology Business Campus	7,654
Maintenance Tools & Supplies-Benton City	1,255
Maintenance Tools & Supplies-Manufacturing Mall	11,385
Maintenance Tools & Supplies-Tricity Enterprise	4,984
Maintenance Tools & Supplies-Richland Innovation Center	2,296
Vehicle Fuel	31,654
Port Vehicle Maintenance	18,297
Port Equipment Maintenance & Repairs	18,979
Building Repairs- Wine Food Park	1,890
Building Repairs- Technology Business	12,598
Building Repairs- Manufacturing Mall	42,987
Building Repairs- Richland Innovation	8,987
Property Rental- Clore & Wine Food Park	12,200
RR General Liability Insurance	44,509
Utilities- Wine Food Park	10,373
Utilities- Vitners Village	2,466
Utilities- Technology Business	52,678
Utilities- Benton City	6,286
Utilities- Manufacturing Mall	150,832
Utilities- TriCity Enterprise	20,670
Utilities- Richland Innovation Center	44,707
Irrigation- Wine Food Park	749
Irrigation- Vitners Village	8,456
Irrigation- Clore	1,618
Maintenance Land & Grounds- Wine Food Park	4,309
Maintenance Land & Grounds- Vitners Village	8,845
Maintenance Land & Grounds- Clore	6,254
Maintenance Land & Grounds- Technology Business Campus	19,878
Maintenance Land & Grounds- Benton City	2,987
Maintenance Land & Grounds- Manufacturing Mall	10,158
Maintenance Land & Grounds- TriCity Enterprise Center	4,158
Maintenance Land & Grounds- Richland Innovation Center	9,510
Total Operations & Maintenance	<u>\$ 2,431,584</u>

GENERAL & ADMINISTRATIVE	Forecasted Budget
Administrative Salaries	\$ 848,697
Commissioner's Compensation	59,568
Payroll Taxes	131,698
Employee Pension Benefits	289,975
PEDA Grant Writer	16,750
Consulting & Engineering	51,259
Legal Services	79,789
Postage	7,654
Office/computer Supplies	24,987
Computer Hardware/Software Expense	9,058
IT Support	19,242
Travel Expense	87,885
Seminars and Trade Shows	40,209
Errors & Omissions Insurance	18,784
Airport Liability Insurance	8,174
General Liability Insurance	42,241
Auto Liability Insurance	22,020
Umbrella (Excess) Liability Insurance	22,874
Property Insurance	110,679
Marketing	90,947
Required Public Notices	11,987
TRIDEC	35,000
Prosser EDA	30,000
Memberships & Dues- Miscellaneous	2,950
Memberships & Dues- Benton City EDC	8,000
Memberships & Dues- Prosser Chamber	330
Memberships & Dues- TriCity Chamber	300
Memberships & Dues- TriCity Visitor & Convention	5,000
Membership & Dues- AAPA	1,700
Membership & Dues- APP	1,250
Benton Franklin Council of Governments	8,200
Good Roads Association	225
PNWA	6,950
WAMA	500
WPPA	9,695
Affiliate Hanford Communities	5,000
WEDA	400
Rotary Memberships	1,950
ECA Membership Dues	950
Membership & Dues- Assoc of Wa. Business	500
Telecommunications	29,548
Regulatory- State Auditor	17,500
Business & Occupation Tax	6,985
Misc., Professional Training	8,970
Total General & Administrative	\$ 2,176,380

ORIGINAL

RESOLUTION 15-21
A RESOLUTION TO ADOPT THE 2016 PORT BUDGET

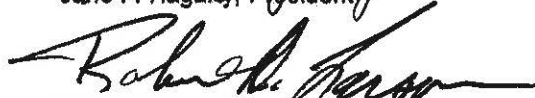
WHEREAS, the Port of Benton has properly given notice of the public hearing held on November 10, 2015 to consider the Port of Benton's Budget for the 2016 calendar year, pursuant to RCW 84.55.120; and

NOW, THEREFORE BE IT RESOLVED, by the Commission of the Port of Benton after a public hearing, and after duly considering all relevant evidence and testimony presented, has adopted the following budget for the Port of Benton for the year 2016:

Beginning Cash	\$ 2,043,000
<u>Revenues</u>	
Lease Revenue	3,789,139
Tax Revenue	2,264,148
Grant Income	3,958,200
Miscellaneous Income & PILT	316,100
Collection of Notes Receivable	13,544
Interest Income	23,128
Total Anticipated Revenues	<u>10,364,259</u>
 Total Available Funds	 12,407,259
<u>Expenditures</u>	
Operations & Maintenance	2,431,584
General & Administrative	2,176,380
Debt Service Payments	672,790
Equipment Purchases	125,000
Total Anticipated Expenditures	<u>5,405,754</u>
 Total Available Funds Less Expenses	 7,001,505
 Less Funds for Projects & Equipment	 5,900,072
Less Funds for Promotional Hosting Expenditures	1,000
 <u>Ending Cash on Hand</u>	
General Operating Fund	433
Reserve & Restricted Funds	1,100,000
Total Unrestricted & Reserve Funds	<u><u>\$ 1,100,433</u></u>

Approved by the Port of Benton Commission at its regular meeting held this tenth day of November, 2015.


Jane F. Hagarty, President


Robert D. Larson, Vice President


Roy D. Keck, Secretary