

ORIGINAL

RESOLUTION 16-20
A RESOLUTION TO ADOPT THE 2017 PORT BUDGET

WHEREAS, the Port of Benton has properly given notice of the public hearing held on November 9th, 2016 to consider the Port of Benton's Budget for the 2017 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 2017:

Beginning Cash	\$ 3,103,582
<u>Revenues</u>	
Lease Revenue	3,707,094
Tax Revenue	2,304,980
Grant Income	4,062,432
Miscellaneous Income & PILT	751,100
Line of Credit Advance	3,800,000
Collection of Notes Receivable	38,334
Interest Income	60,579
Total Anticipated Revenues	<u>14,724,519</u>
 Total Available Funds	 17,828,101
<u>Expenditures</u>	
Operations & Maintenance	2,575,113
General & Administrative	2,253,244
Debt Service Payments	777,561
Equipment Purchases	208,000
Total Anticipated Expenditures	<u>5,813,918</u>
 Total Available Funds Less Expenses	 12,014,183
 Less Funds for Projects	 10,712,186
Less Funds for Promotional Hosting Expenditures	1,000
 <u>Ending Cash on Hand</u>	
General Operating Fund	997
Reserve & Restricted Funds	1,300,000
Total Unrestricted & Reserve Funds	<u>\$ 1,300,997</u>


Approved by the Port of Benton Commission at its regular meeting held this 9th day of November, 2016.



Roy D. Keck, President



Jane F. Hagarty, Vice President



Robert D. Larson, Secretary

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Jane F. Hagarty, Vice President

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**Port of Benton
2017 Budget**

	<u>Budget</u>
Estimated Beginning Cash	\$ 3,103,582
<u>Additions</u>	
Lease Revenue	3,707,094
Tax Revenue	2,304,980
Grant Income	4,062,432
Miscellaneous Income & PILT	751,100
Sale of Fixed Assets	-
Line of Credit Advance	3,800,000
Collection of Notes Receivable	38,334
Interest Income	<u>60,579</u>
Total Additions	<u>14,724,519</u>
Total Available Cash	17,828,101
<u>Subtractions</u>	
Operations & Maintenance	2,575,113
General & Administrative	2,253,244
Total Debt Service Payments	777,561
Capital Projects	10,712,186
Promotional Hosting Expenditures	<u>1,000</u>
Equipment Purchases	<u>208,000</u>
Total Subtractions	16,527,104
Net Cash Available Before Reserves	<u>1,300,997</u>
Reserve	<u>(1,300,000)</u>
Ending Cash	<u><u>\$ 997</u></u>

Port of Benton
Sale of Fixed Assets
2017

None Budgeted

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**Port of Benton
Collection of Notes Receivable
2017 Budget**

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Redline Automotive	5,290	7,505	12,795
DFP, LLC.	21,390	32,982	54,372
Steward Land, LLC	5,400	5,526	10,926
Debbie Augustavo	<u>6,254</u>	<u>6,936</u>	<u>13,190</u>
	<u>38,334</u>	<u>52,949</u>	<u>91,283</u>

Port of Benton - 2017 Proposed Lease Revenue

PROSSER AIRPORT

Blahut, Robert	\$ 1,223
Carole's Flying Machines	1,914
Christiansen, Brent	2,340
Chukar Cherry Company	55,400
Chukar Cherry Warehouse	26,559
Conmy, Scott	1,063
Connell Oil	600
Denchel, Tom	700
Drollinger, Mike	1,223
Duehn, Bryce	391
Ewalt, Rod Coy	1,000
Fair Weather Flyers	4,800
Flores, John	700
Fries, Greg	1,200
May, John	1,117
Milne Fruit Products	64,800
Milne Fruit Products (Warehouse)	38,880
Ohler, Michael	316
Parli, Branden	6,000
Philip, P.J.	1,223
Rasch, Bernard	75
Scholtfeldt, Pete	1,223
Strausz, Waltz & Anderson	477
Thompson, Cormac Jr. & III - Wings Over Prosser	185
Webster, Edward	8,400
Williams, Scott Dr.	646
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	<u>\$ 222,455</u>

Port of Benton - 2017 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)	2,326
Arntzen, Glenn & Juanita (2561 Aileron Avenue)	2,000
Barinaga, Charles	1,195
Berlin, Greg	521
Barnes, Don	665
Blue Star Enterprises Northwest	40,320
Brayton, Herb & Jennifer (2060 Butler Loop)	715
Brayton, Herb & Jennifer (Richland Aeronautical)	600
Brayton, Herb (Howard M. Neill)	966
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)	12,500
Cook, Ivan (.931 acres)	6,081
Cook, Ivan (Vitro Bldg)	2,167
Cook, Vernon (Azurdata Bldg) (1840 Terminal Drive)	6,498
Cook, Vernon (Trade Center) (1816 Terminal Drive)	19,710
Croskrey Properties	1,989
Croskrey, Nathan (1902 - 1904 Airport Way)	1,087
DBM, Rich Crigler	4,973
Dehaan, Gary L.	2,900
Dewitt, Roger, Butler Loop	7,783
Dillon, Dr. Thomas	964
Gehlen, Mark	1,027
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
Hill, Cannon (.22 acres)	1,248
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
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	1,355
Sky Park Office Suites	3,840
Snyder, Steve	1,000
Steelman, Clifton	2,395
Sumsion, Dale	1,726
Sundance Aviation	7,500
Talent Aviation Services	922
TK Machine Company	1,889
Urban, Scott	1,000
Weide, Scott dba NW Restoration	5,550
Welch, Teri-Lin	5,957
West Enterprises	2,172
White, Michael Trust	1,153
Whitney, Richard	1,000
Woods, Stuart & Sheena	1,593
Zero Gravity	12,600
	<hr/>
	<u>\$ 260,795</u>

Port of Benton - 2017 Proposed Lease Revenue

<u>PROSSER WINE & FOOD PARK</u>	<u>Lease</u>	<u>Utilities</u>
Alexandria Nicole Cellars	\$ 28,800	\$ 6,947
Chukar Cherries	12,000	3,155
Kenyon Zero Storage	3,307	
Second Chance Spirits, Blue Flame	-	-
Wit Cellars	9,600	
	<u>\$ 53,707</u>	<u>\$ 10,102</u>

Port of Benton - 2017 Proposed Lease Revenue

TECHNOLOGY & BUSINESS CAMPUS	Lease	Utilities
Battelle Memorial Institute	\$ 184,863	
Blakely Computers	6,376	
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
Cowan Moore Law Firm	1,354	1,864
Cowperwood Irrigation	1,750	
City of Richland Water Easement	1,000	
Dason Technology, Inc.	11,142	
Energy Northwest	15,097	
Interlocking Associates, SIGN	109,750	
Iso Pacific Nuclear Assay Systems	7,456	3,564
Lampson International, LLC (Laydown Yard)	3,000	
Lampson International, LLC (Highdock)	1,500	
LiveTiles LLC	12,096	
Oetman & Romero (was Group V)	9,975	
Our Dreams Continued, LLC	31,078	
RGW Enterprises, PC	3,453	
Richland Corporate Partners	78,689	
Savannah River Nuclear Solutions	18,396	8,760
SMI Group V, L.L.C.	8,269	
SMI Group V, LLC, Irrigation	306	
SMI Group XII, L.L.C.	18,108	
Stapp, Darby	7,448	1,819
Stratogee Corp.	3,540	
Test America	28,114	
U. S. House of Representatives	9,060	
E Dale Waters Family Trust	4,000	
Vibragenix, LLC	21,000	3,900
Webb, Torry	4,800	1,200
XL Scitech	13,856	1,978
Willow Pointe HOA Irrigation	625	
	<u>\$ 738,346</u>	<u>\$ 35,393</u>

Port of Benton - 2017 Proposed Lease Revenue

MANUFACTURING MALL	Lease	Utilities
Barnhart Crane	\$ 6,771	
Ben Franklin Transit	2,000	
Core Cabinet Corporation, Inc.	4,131	
Energy Solutions (2345 Stevens)	306,339	\$ 23,256
Eucon Corporation	60,000	
Eucon Corporation (aggregate)	279,000	
Fratus, Rick	12,000	
Hill, Cannon (Cast)	12,600	
Intermech, Inc.	71,365	17,500
Kaiser Aluminum	85,671	
Kurion, Inc.	125,622	16,500
Mission Support Alliance	608,292	84,000
Mission Support Alliance (M404)	70,824	
Mission Support Alliance, WRPS Storage	50,000	
NTCH- WA, Inc. (Vertical Bridge Holdings)	5,640	
Pro Train	12,072	1,642
Sage Bay Company, LLC	9,519	
Smith, R.H. Fuel Station (Conoco)	10,800	
SMI Group XVIII, LLC	75,925	
Stone Soup	1,200	
Tri-City Railroad (Railroad)	30,807	
Tri-City Railroad (5 acre Laydown)	18,560	
Tri-City Railroad (Equipment)	30,807	
U. S. Cellular Tower	9,522	
Verizon Wireless	16,517	
Vivid Learning Systems	13,978	2,400
Washington/Oregon Wireless (Sprint)	7,320	
TEC BUILDING		
Advanced Technologies & Laboratories	25,704	
Archer Analytical, Inc	15,300	
Bombing Range Brewing	9,272	
Mission Support Alliance	47,934	32,124
Shrub Steppe Brewing, LLC	10,892	
	<u><u>\$ 2,046,384</u></u>	<u><u>\$ 177,422</u></u>

Port of Benton - 2017 Proposed Lease Revenue

<u>RICHLAND INNOVATION CENTER</u>	<u>Lease</u>	<u>Utilities</u>
Advanced Concepts & Design	\$ 4,221	\$ 912
Henning, Justin	5,542	
Moravek Biochemicals	37,656	
Savage Logistics, LLC (2750 Salk Ave)	13,314	1,966
SmartPark PH1, LLC	15,677	
Strong.Dow	1,344	
T-Mobile USA (CC TM PA LLC)	5,640	
Total Site Services (2780 Salk Ave)	30,000	
Total Site Services (2650 Salk Ave)	15,688	
WSU BIO Chemcat	6,000	7,561
XL Sci-Tech	1,573	
	<u>\$ 136,655</u>	<u>\$ 10,439</u>

Port of Benton - 2017 Proposed Lease Revenue

<u>Benton City</u>	<u>Lease</u>	<u>Utilities</u>
Branches & Vines	\$ 6,000	
Quail Crossing	<u>3,600</u>	<u>\$ 1,800</u>
	<u><u>\$ 9,600</u></u>	<u><u>\$ 1,800</u></u>

Port of Benton - 2017 Capital Projects

PROSSER AIRPORT	Budget
FAA - AIP #16 Master Plan	24,500
FAA - AIP #17 Southeast Hangar Taxilanes	333,333
2017 Pavement Maintenance	1,500
Bonney Cleanup	20,000
Culvert irrigation area	15,000
Restroom Improvements	10,000
Hangar Improvements	25,000
Chukar Cherry improvements	25,000
Total Prosser Airport	\$ 454,333

VINTNER'S VILLAGE	Budget
Development Building	1,900,000
Total Vintner's Village	\$ 1,900,000

PROSSER WINE & FOOD PARK	Budget
2017 Pavement Maintenance	20,000
HVAC Replacement Suite B	12,500
Remodel Suite B	10,000
Restroom/Gazebo drainage/painting	10,000
Total Prosser Wine & Food Park	\$ 52,500

CLORE	Budget
Irrigation Pond removal/relocation	25,000
Property development	15,000
Total Clore	\$ 40,000

Port of Benton - 2017 Capital Projects

MANUFACTURING MALL

	Budget
Ballast Replacement Berry's Bridge	475,000
Hagen Rd. Infrastructure	275,000
2017 Pavement Maintenance	6,000
Roof Coating 2345 Stevens	275,000
HVAC Replacements (3) 2345 Stevens	60,000
Dock Leveler Assemblies (2) 2345 Stevens	10,000
Replace 30' rollup door 2345 Stevens	25,000
Landscaping: North entrance	30,000
Restroom Remodel MO404	10,000
Lighting upgrades 2377 Stevens **	8,500
Exterior Lighting upgrades 2345 Stevens **	15,000
Parking Lot Light Improv. 2345 Stevens **	22,000
HVAC Replacements MO404	5,000
Mmall other Parking Lot upgrades	37,000
Landscaping: Islands	15,000
Transload:	
Lighting Upgrades **	10,000
Sign replacement	10,000
Wayfinding Signage	10,000
TEC Building	
Carpeting and Interior Painting - B Reactor	23,500
Lighting upgrades - B Reactor **	20,000
Landscaping Entrance/Grounds - TEC	15,000
Parking Lot Light Improv. - TEC **	11,000
Lighting upgrades - Shrub Steppe **	10,000
Annual tree trimming	4,000
Total Manufacturing Mall	\$ 1,382,000

TECHNOLOGY & BUSINESS CAMPUS

	Budget
Development Building	\$ 1,900,000
2017 Pavement Maintenance	196,166
Lighting upgrades 3100 GWAY **	48,000
Lighting upgrades 3250 POB Blvd **	65,000
Lighting upgrades 3190 GWAY **	60,000
HVAC Replacements 3190 GWAY	20,000
HVAC Replacement 2952 GWAY	20,000
Master Plan Columbia Point South (COR)	40,000
Carpet/Flooring 3100 GWAY	15,000
Fire Panel Replacement 3190 GWAY	30,000
Landscaping and annual tree trimming 3100 GWAY	4,000
Triton Sale Infrastructure	30,000
Wayfinding Signage	10,000
Total Technology & Business Campus	\$ 2,438,166

** Eligible for City of Richland Lighting Rebates

Port of Benton - 2017 Capital Projects

RICHLAND INNOVATION CENTER	Budget
2750 Salk: Exterior door replacements	10,000
2650 Salk:	
Interior lighting improvements **	35,000
Replace roll up door	10,000
Fire rated partition wall	5,000
Roof repairs	5,000
HVAC Replacement	7,000
Wash station/containment pad	10,000
2780 Salk: Window replacements	10,000
2770 Salk:	
Entry door replacement	8,000
Window replacements	10,000
2750 Salk: Carpet improvements	5,000
Total Richland Innovation Center	\$ 115,000

RICHLAND AIRPORT	Budget
FAA - AIP 28 Pavement Rehab	882,411
FAA - AIP 28 Hangar Taxilane	1,885,776
FAA - AIP 29 Helipad Apron Design	45,000
Airport Way Road/RR Reconstruction	300,000
2017 Pavement Maintenance	10,000
Roof Coating 2019 Butler Loop	15,000
Exterior Doors for Equipment Shed	15,000
Lighting upgrades POB Shop **	10,000
Landscape Airport Entry	10,000
Broadband Infrastructure (1/3)	30,000
Wayfinding Signage	10,000
Total Richland Airport	\$ 3,213,187

** Eligible for City of Richland Lighting Rebates

Port of Benton - 2017 Capital Projects

CROW BUTTE	Budget
Boat Basin 12 new boat slips	850,000
Planning grant campground expansion	120,000
2017 Pavement Maint.	74,000
Tub Grinding/Brush Removal	15,000
Irrigation Improvements	10,000
Annual Tree Trimming	10,000
Concrete Benches - Playground	3,000
Total Crow Butte	\$ 1,082,000

Port of Benton - 2017 Capital Projects

<u>BENTON CITY</u>	<u>Budget</u>
721 9th St. Remodel	15,000
721 9th St. Roof	20,000
Total Benton City	<u>\$ 35,000</u>

Port of Benton - 2017 Capital Asset Purchases

EQUIPMENT	Budget
Pressure washer w/trailer mount	16,000
(2) Golf carts Crow Butte	10,000
Bobcat utility vehicle	8,000
Plow set for Truck #05	8,000
72" zero-turn mower deck	20,000
Rotarty cutter for tractor	5,000
185 Compressor w/trailer mount	15,000
Ice melt spreader	8,000
Truck 3/4 ton 4x4 w/utility box and plow	48,000
Tractor 4wd w/loader, bucket and forks	50,000
Forklift for shop	10,000
Computer Equipment	10,000
Total Equipment	\$ 208,000

**Port of Benton
2017 Proposed Taxes**

Assessed Valuation		5,784,778,915
2011 GO Bonds	338,470	0.05851
Regular Levy	<u>1,966,510</u>	<u>0.33995</u>
Maximum Tax Levy for 2017	<u><u>2,304,980</u></u>	0.39846

2016 Tax Levied		
Regular Levy		1,922,956
2011 GO Bond Levy		<u>341,212</u>
		2,264,168
2017 Adjustment		
2016 New Construction	102,441,655	
2016 Levy Rates		
Expense rate		0
2011 GO Bond Levy		<u>0</u>
	0.3983923	<u>40,812</u>
Max for 2017		2,304,980

Current Balance	3,050,000
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2nd half PILT	120,000
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2nd half tax collections	735,000
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.09 funds	553,582
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Operations, October 1 to Dec 31, 2016	(400,000)
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(5,000)

Payoff Dr. Richmond Hoch	(700,000)
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Construction Projects

Name	250,000
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Capital Project	-
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Capital Project	-
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Capital Project	-
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Capital Project	-
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Total Construction	(250,000)
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Contingency	-
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Estimated Ending Cash	<u>3,103,582</u>
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Port of Benton - 2017 Anticipated Cash Flows

CASH FLOWS	Forecasted Budget
Rent - Prosser Airport	\$ 222,455
Rent - Richland Airport	260,795
Rent - Prosser Wine & Food Park	53,707
Rent - Technology & Business Campus	738,346
Rent - Manufacturing Mall	2,046,384
Rent - Richland Innovation Center	136,655
Rent - Benton City	9,600
Rent - Vintners Village	2,041
Tenant Utility Reimbursement Vintners Village	1,955
Tenant Utility Reimbursement (PWFP)	10,102
Tenant Utility Reimbursement (TBC)	35,393
Tenant Utility/Maintenance Reimbursement (MMALL)	177,422
Tenant Utility Reimbursement (RIC)	10,439
Tenant Utility Reimbursement Benton City	1,800
Interest Income - General	7,630
Interest Income-Contract Receivable	52,949
Receipts Generated from Activity at Crow Butte	130,000
Benton County .09 funds for 2017	425,000
Collection of Notes Receivable	38,334
Operating Taxes General	2,304,980
Miscellaneous Non-operating & Admin refund	32,100
Payment in Lieu of Taxes (PILT)	164,000
Grant Income	
FAA Prosser	322,050
FAA Richland	2,346,632
WSDOT Richland Airport	140,000
WA Dept. of Commerce	475,000
WA RCO - Crow Butte Marina 12 new slips	620,000
WA RCO - Campground Expansion Planning	80,000
City of Richland Lighting rebates	78,750
Grant Income Subtotal	4,062,432
Line of Credit Advance	3,800,000
 Total Estimated Cash Inflows	 \$ 14,724,519

DEBT SERVICE**Forecasted Budget**

CERB Loan Payment - Principal	\$	14,728
CERB Loan Payment - Interest		1,208
WSDOT Rail Loan Payment		16,667
2011 GO Bonds Principal		160,000
2011 GO Bonds Interest		178,470
Banner Bank Line of Credit Interest		92,587
Banner Bank Line of Credit Principal		164,708
Haeifc - Interest		19,779
Haeifc - Principal		129,414
Total Debt Service	\$	777,561

CAPITAL PROJECTS**Forecasted Budget**

Capital Projects PAP	\$	454,333
Capital Projects V V		1,900,000
Capital Projects PWFP		52,500
Capital Projects Clore		40,000
Capital Projects M Mall		1,382,000
Capital Projects TBC		2,438,166
Capital Projects RIC		115,000
Capital Projects RAP		3,213,187
Capital Projects Crow Butte		1,082,000
Capital Projects Benton City		35,000
Total Capital Projects	\$	10,712,186

EQUIPMENT PURCHASES**Forecasted Budget**

Maintenance Equipment	\$	208,000
Total Equipment Purchases	\$	208,000

OPERATIONS & MAINTENANCE**Forecasted Budget**

Operations Salaries	754,878
Payroll Taxes	134,368
Employee Benefits	271,933
Development Coordinator- Prosser Airport	30,000
Outside Services- Prosser Airport	45,887
Outside Services- Richland Airport	102,372
Fire Monitoring	816
Fire Monitoring	1,319
Janitorial Services/Supplies-Prosser Airport	405
Janitorial Services/Supplies-Richland Airport	4,941
Supplies/parts/tools- Prosser Airport	6,888
Supplies/parts/tools- Richland Airport	9,018
Utilities- Prosser Airport	7,850
Utilities- Richland Airport	35,149
Irrigation- Prosser Airport	18,205
Prosser Sewer Charges	750
Prosser Refuse Charges	741
Telecommunications	6,191
Telecommunications	1,327
Prosser Water Charges	398
Building Repairs- Prosser Airport	6,340
Building Repairs- Richland Airport	4,386
Roadway & Parking Area Repairs	563
Maintenance Land & Grounds- Prosser Airport	19,361
Maintenance Land & Grounds- Richland Airport	12,459
Outside Services -Crow Butte	39,900
Office Supply & Equipment- Crow Butte	3,638
Janitorial- Crow Butte	3,490
Equipment Repairs- Crow Butte	5,020
Building Repairs - Crow Butte	3,062
Marketing- Crow Butte	4,151
Utilities- Crow Butte	17,517
Garbage Disposal- Crow Butte	13,938
Telecommunications- Crow Butte	7,173
Tools/Supplies Ground Maint- Crow Butte	26,311
Conservation/ Weed Control- Wine Food Park	1,459
Conservation/ Weed Control- Vitners Village	924
Conservation/ Weed Control- Clore	691
Conservation/ Weed Control- Technology Business	67
Conservation/ Weed Control- Manufacturing Mall	74
Conservation/ Weed Control- Richland Innovation	26
Conservation/ Weed Control- Benton City	67
Outside Services- Wine Food Park	5,113
Outside Service- Vitners Village	6,742
Outside Services- Clore	25,420
Outside Services- Technology Business	36,545
Outside Services- Benton City	8,256
Outside Services- Manufacturing Mall	90,979
Outside Service- Tricity Enterprise Center	10,454
Outside Services- Richland Innovation Center	16,398
Fire Monitoring-Wine Food Park	4,191
Fire Monitoring- Technology Business	12,278

Fire Monitoring- Manufacturing Mall	7,379
Fire Monitoring-Richland Innovation Center	11,957
Janitorial Services & Supplies-Wine Food Park	1,148
Janitorial Services & Supplies-Technology Business	30,744
Janitorial Services & Supplies-Manufacturing Mall	48,162
Janitorial Services & Supplies-Tricity Enterprise	9,209
Janitorial Service/Supplies-Richland Innovation Center	5,831
Maintenance Tools & Supplies	9,386
Maintenance Tools & Supplies-Prosper Airport	6,710
Maintenance Tools & Supplies-Richland Airport	18,141
Maintenance Tools & Supplies-Wine Food Park	1,012
Maintenance Tools & Supplies-Vitners Village	1,741
Maintenance Tools & Supplies-Clore	4,560
Maintenance Tools & Supplies-Technology Business Campus	7,845
Maintenance Tools & Supplies-Benton City	1,287
Maintenance Tools & Supplies-Manufacturing Mall	11,670
Maintenance Tools & Supplies-Tricity Enterprise	5,109
Maintenance Tools & Supplies-Richland Innovation Center	2,353
Vehicle Fuel	32,445
Port Vehicle Maintenance	18,754
Port Equipment Maintenance & Repairs	19,453
Building Repairs- Wine Food Park	1,937
Building Repairs- Technology Business	12,913
Building Repairs- Manufacturing Mall	44,062
Building Repairs- Richland Innovation	9,212
Property Rental- Clore & Wine Food Park	12,505
RR General Liability Insurance	45,100
Utilities- Wine Food Park	10,632
Utilities- Vitners Village	2,528
Utilities- Technology Business	53,995
Utilities- Benton City	6,444
Utilities- Manufacturing Mall	154,603
Utilities- TriCity Enterprise	21,187
Utilities- Richland Innovation Center	45,825
Irrigation- Wine Food Park	768
Irrigation- Vitners Village	8,667
Irrigation- Clore	1,658
Maintenance Land & Grounds- Wine Food Park	4,417
Maintenance Land & Grounds- Vitners Village	9,066
Maintenance Land & Grounds- Clore	6,410
Maintenance Land & Grounds- Technology Business Campus	20,375
Maintenance Land & Grounds- Benton City	3,062
Maintenance Land & Grounds- Manufacturing Mall	10,412
Maintenance Land & Grounds- TriCity Enterprise Center	4,262
Maintenance Land & Grounds- Richland Innovation Center	9,748

Total Operations & Maintenance

\$	2,575,113
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GENERAL & ADMINISTRATIVE	Forecasted Budget
Administrative Salaries	\$ 896,698
Commissioner's Compensation	59,568
Payroll Taxes	138,659
Employee Pension Benefits	313,328
PEDA Grant Writer	16,750
Consulting & Engineering	52,284
Legal Services	81,385
Postage	7,807
Office/computer Supplies	25,487
Computer Hardware/Software Expense	9,239
IT Support	24,053
Travel Expense	89,643
Seminars and Trade Shows	41,014
Errors & Omissions Insurance	18,784
Airport Liability Insurance	8,530
General Liability Insurance	38,738
Auto Liability Insurance	6,318
Property Insurance	136,986
Marketing	92,766
Required Public Notices	12,227
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	9,655
Affiliate Hanford Communities	5,000
WEDA	400
Rotary Memberships	1,950
ECA Membership Dues	950
Membership & Dues- Assoc of Wa. Business	500
Telecommunications	30,139
Regulatory- State Auditor	17,850
Business & Occupation Tax	6,985
Misc., Professional Training	9,149
 Total General & Administrative	 \$ 2,253,244

**Port of Benton
Property, Fixtures and Improvements
Contingent on Increased Funding
2016 Budget**

Wine and Food Park, Performance Stage: Matching Funds	\$ 100,000
Manufacturing Mall Tenant Sign	50,000
Land Transfer EDA Grant Matching Funds	33,000
2345 South Roof Ladder Entry	15,000
Port of Benton Median Removal	<u>20,000</u>
	<u><u>\$ 218,000</u></u>