PORT OF BENTON

2027 PORT OF BENTON BUDGET

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The Port of Benton Commissioners are proud to provide the 2027 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 also provides the preeminent transportation and real estate facilities in the area. Our facilities and infrastructure valued at over $78 Million dollars support thousands of local jobs and provide opportunities for new and growing business.

The 2027 proposed budget is $21.09 Million Dollars. The Port plans to receive $5.53 million in lease revenue and $3.3 million in tax revenue.

The Port will maintain a cash reserve of $2,800,000 with $2,300,000 in general reserve and $500,000 for future capital project obligations.

In 2027, the Port will expend the following on capital projects:

- $ 3,563,607 Railroad Track & Infrastructure Improvements
- $ 2,119,628 Shore Power Electrification
- $ 1,550,000 2501 Stevens Dr. Building & Infrastructure
- $ 625,000 Rail, Transload & Intermodal Improvements
- $ 300,000 Pavement Maintenance and Rehabilitation Port Wide

The Port anticipates over $7 million in grant awards to be collected in support of the above-mentioned capital projects.

The Port of Benton Commission will hold a meeting on November 10, 2026, at 8:30 AM at the Port Administrative Offices, 3250 Port of Benton Blvd., Richland, WA 99354. Public comment will be accepted prior to the Port Commission's consideration of adopting the 2027 budget and property tax levy.

For more information regarding the 2027 budget please contact Stuart Dezember, CPA, PPM, Director of Finance at 509-375-3060, or sdezember@portofbenton.com.

Port of Benton
2027 Proposed Budget

	Budget
Estimated Beginning Cash	$ 5,969,748
Additions	
Lease Revenue	5,533,757
Tenant Utility Reimbursements	307,961
Tax Revenue	3,317,353
Track Usage Revenue	700,000
Grant Income	7,164,474
Miscellaneous Income & PILT	188,000
Crow Butte Revenue	255,000
Sale of Fixed Assets	-
Debt Issuance	-
Collection of Notes Receivable	158,645
Interest Income	302,225
Total Additions	17,927,415
Total Available Cash	23,897,163
Subtractions	
Airport Expenses	808,180
Crow Butte Expenses	517,442
Operations & Maintenance	5,600,181
General & Administrative	3,255,368
Debt Service Payments	738,428
Capital Projects	10,121,036
Promotional Hosting Expenditures	1,000
Equipment Purchases	55,000
Total Subtractions	21,096,635
Net Cash Available Before Reserves	2,800,528
Increase to Capital Project Reserve	(500,000)
Increase to General Reserve	(100,000)
General Reserve Balance	(2,200,000)
Ending Cash After Reserve(s)	$ 528

Port of Benton
2027 Budget
Proposed Lease Revenues

PROSSER AIRPORT

City of Prosser - 205A Hagarty Lane	$	90,854
Chukar Cherry 320 A - Office		55,400
Chukar Cherry 320 C - Warehouse/Shipping		33,313
Chukar Cherry 320 B - New Warehouse		121,688
Blahut, Robert (Westwind Aviation)		4,552
Christiansen, Brent		4,534
Conmy, Scott		2,243
Connell Oil (Fuel Flowage)		400
Denchel, Tom		961
Duehn, Bryce		499
Early, Jim		1,141
Hangar Flyers, Inc		986
Maljaars, Jack		3,481
May, John		1,286
Precision Aviation Solutions		13,653
Rasch, Bernard		129
Strausz, Waltz & Anderson		667
Thompson, Cormac Jr. & III		231
Williams, Scott Dr.		892
	$	336,910

Port of Benton
2027 Budget
Proposed Lease Revenues

RICHLAND AIRPORT

2019 Butler Loop	$ -
JR Imaging (1865 Bronco Lane)	53,631
Verizon Wireless	22,800
Ann's Best / Ann's Cajun Creole	6,753
Arntzen, Glenn & Juanita (2520 - 2524 Aileron Ave)	2,570
Arntzen, Glenn & Juanita (2561 Aileron Avenue)	3,239
Auction Enterprises, Inc.	5,536
Barinaga, Charles	7,185
Berlin, Greg	698
Barnes, Don	902
Rainer Aircraft Services	2,048
Hangar 2060 LLC	968
Hangar 2120 LLC	1,352
Brayton, Herb & Jennifer (2082 Butler Loop)	12,964
Bronco Girl Investments (1828 Terminal Drive)	3,400
Bronco Girl Investments (1851 Bronco Lane)	1,193
M & R Golf Enterprises	7,113
Butler Loop Mini Storage - Aaron Dewitt	31,189
BYOC Properties LLC	2,961
C & H Aviation, LLC	979
Civil Air Patrol	10
Cleared for Arrival LLC (2054 Butler Loop)	2,091
Cole, Douglas	1,413
Collins Enterprises (2020 Butler Loop)	5,466
Collins Enterprises (2030 Butler Loop)	2,958
Columbia Dive Rescue	10
Connell Oil, Inc. - Fuel Flowage (1980 Terminal Drive)	18,000
Cook, Ivan (.931 acres)/Vitro Building	5,960
C&S Hangar / Cannon Hill (2002 Butler Loop)	1,455
C&S Hangar / Cannon Hill (2004 Butler Loop)	1,670
DBM / Crigler, Rich	8,925
Dehaan, Gary L.	10,715
Dillon, Dr. Thomas	1,275
Fogelson, Robert (V & R Fogelson)	2,433
Galloway (Welch), Teri-Lin	7,863
Garza, Polo	2,228
Gehlen, Mark	1,295
Jeremy Seeliger	1,706
Harrison, Tom	1,369
Henningsen Cold Storage	1,476
Hi-Line Leasing LLC	18,827
Hi-Line Leasing LLC	3,894
Hill, Cannon (1901-1909 Terminal Drive) - LifeFlight	2,630
Hollis, Dennis	3,023
Aircooled Adventures	2,342

RICHLAND AIRPORT, Continued

Keck Services, Inc.	5,682
Kennewick Aircraft Services / Sundance Aviation	902
KTM Enterprises, LLC	1,597
Lucas Holdings / Liberty Lawn & Saw Shop LLC	6,391
LPJ Properties, LLC	3,775
Manawadu, Bing	3,348
Mead, Jeromie - Hangar	716
Mead, Jeromie - Red Line	8,733
Merz, Nathan	3,375
Mission Investments, LLC	4,945
My Pro-Contractor, LLC	1,278
PRBBQ LLC (Porters BBQ)	2,528
QB Aviation	2,513
Richland Aero Shelters, LLC	1,304
Richland Airport Associates	17,126
Richland Airport Mini Storage (2040 Airport Way)	5,679
Richland Airport Mini Storage (2008 Butler Loop)	7,950
Richland Hangar Association	9,020
Riversedge Investments (Aric Ellison & Dan Ellis)	6,111
RSSS, LLC	4,649
Sailplane Haven	681
Shaw, Greg	1,277
Showalter, Mark	1,286
Sky Hangar Associates	6,283
Steelman, Clifton	3,247
Talent Aviation Services	5,397
The Axe, LLC	999
R&R Endevors	2,355
Tri-Cities Steel Band Association	3,234
TYM2FLY LLC	2,304
Urban, Scott	1,494
Scotco Construction dba NW Restoration	7,328
West Enterprises / Steve West	10,057
White, Michael Trust [Bronco MW Trust]	1,570
Woods, Stuart & Sheena	2,037
Verdon LLC (Azurdata Bldg) (1840 Terminal Drive)	6,368
Verdon LLC (Trade Center) (1816 Terminal Drive)	17,118
Zero Gravity Builders Studio	2,294
InEnTec Inc	63,222
WSU - 1845 Terminal	24,750
	$ 537,440

Port of Benton
2027 Budget
Proposed Lease Revenues

PROSSER WINE & FOOD PARK

Alexandria Nicole Cellars - Suite C-E	$	67,900
Tirriddis LLC - Suite A		3,000
Northwest Wine Collaborative LLC - Suite B		12,800
Chukar Cherries - Suite F		18,500
Lineage Logistics (FKA Kenyon)		28,373
	$	130,573

VINTNERS VILLAGE

Domanico Cellars LLC	$	28,129
Wautoma Wines, LLC		24,409
Sister to Sister		26,208
Prosser Economic Development		10,251
120 Wamba Road		-
	$	88,997

Port of Benton
2027 Budget
Proposed Lease Revenues

TECHNOLOGY & BUSINESS CAMPUS

City of Richland Water Easement	$	1,100
Conf. Tribes of the Umatilla Indian Reservation		8,932
Copperwood Irrigation (Kambash llc) - TBC walking path irrigation		326
Edgewater Technical Assoc., LLC (3250 Suite B)		22,365
Efficiency Solutions		6,072
Lampson International, LLC (Low dock)		40,000
Lampson International, LLC (High dock) & laydown yard		6,335
Our Dreams Continued, LLC		39,183
Richland Corporate Partners		142,502
SMI Group V, L.L.C.		9,116
SMI Group V, LLC, - Irrigation		551
Stapp, Darby (NW Anthropology)		10,848
Westinghouse Electric Company		323,565
Willow Pointe HOA Irrigation		968
WSU - Hanford History Project (White Bluffs Building)		176,578
WSU Gear Up One Vision Partnership - 3100 Suite 100/112		37,497
WSU Gear Up Harvest of Hope - 3100 Suite 106 & 108		33,453
Tri-City Testing		25,390
TriPower		15,366
XL Sci-Tech		22,278
Interra		98,245
	$	1,020,669

Port of Benton
2027 Budget
Proposed Lease Revenues

RICHLAND BUSINESS PARK	
American Tower (Verizon)	$ 22,094
Ben Franklin Transit	2,000
Women of Wisdom	11,458
City of Richland	10,609
CRH Interstate Concrete - (Asphalt Ops)	70,015
CRH Interstate Concrete - (Land Lease)	191,561
Hill, Cannon (Cast)	16,662
HMIS	1,748,602
Kaiser Aluminum	108,280
Bismark Five Co LLC (ProTrain)	19,699
R.H. Smith Fuel Station (Conoco)	25,000
SMI Group XVIII, LLC	97,454
Avalanche Energy Design	187,718
Vertical Bridge Holdings (NTCH- WA, Inc.)	16,387
HSI (Vivid Learning Systems)	7,181
Aulick Industries	104,129
Columbia Rail	172,655
Barnhart Crane - Site 12 laydown	97,238
Barnhart Crane - Warehouse & Office	60,298
Barnhart Crane & Rigging Co. Inc	179,384
	$ 3,148,424
INLAND PORT	
Central WA Corn Processers	$ 66,744
	$ 66,744
NORTH HORN RAPIDS INDUSTRIAL PARK	
Tucci Energy Services Inc	$ 204,000
	$ 204,000

Port of Benton
2027 Budget
Property Tax Collections

Assessed Valuation	(Preliminary)		11,161,895,392
Regular Levy		3,317,353	0.29720
Maximum Tax Levy for 2027		3,317,353	0.29720

2026 Tax Levied		2,628,263
2026 Banked Capacity		631,358
		3,259,621
2027 Increase Adjustment		**26,283**
2026 New Construction	129,006,300	
2026 Levy Rate	0.243781981	31,449
	Max for 2027	3,317,353

Owner of a $250,000 home
~ 2027 tax assessment : $ 74.30

Port of Benton
2027 Budget
Proposed Grant Revenues and Other Contributions

Federal Aviation Administration		
FAA-AWOS - Design (Prosser)	$	67,500
FAA-AWOS - Design (Richland)		67,500
Department of Commerce		
Rail, Transload & Intermodal Improvements (CRISI - FED)		500,000
Railroad Track & Infrastructure Improvements (BUILD)		2,839,008
State of Washington		
WSDOT Rail - Intermodal		232,800
WSDOT Shore Power Electrification		1,907,666
Other		
Benton County .09 Funds		1,550,000
Total Grants and Other Contributions	$	7,164,474

Miscellaneous Income and PILT

State of Washington Leasehold Tax	$	65,000
Payment in Lieu of Taxes		123,000
Total Miscellaneous Income and PILT	$	188,000

Port of Benton
2027 Budget
Collection of Notes Receivable

	Principal	Interest	Total Payments	Note Balance as of 12/31/2026
Redline Automotive	$ 5,290	$ 4,126	$ 9,416	$ 74,063
Hopp Family Holdings, LLC.	147,101	65,104	212,205	1,151,765
Debbie Augustavo	6,254	2,995	9,249	49,919
	$ 158,645	$ 72,225	$ 230,870	$ 1,275,747

Port of Benton
2027 Budget
Proposed Airport Expenses

	General	Prosser	Richland	Totals
Salaries & Wages				
Salaries	$ 41,043	$ 15,391	$ 46,173	$ 102,607
Hourly Wages	-	31,841	-	31,841
Holiday	2,441	2,809	2,746	7,996
Vacation	5,063	7,497	5,696	18,256
Total Salaries & Wages	**48,547**	**57,538**	**54,615**	**160,700**
Employee Benefits				
Health Insurance	$ 8,901	$ 10,852	$ 10,013	$ 29,766
DRS Retirement	2,821	3,246	3,174	9,241
Deferred Compensation Plan Benefit	1,881	2,164	2,116	6,161
Internet Reimbursement	1,200	-	-	1,200
Total Employee Benefits	**14,803**	**16,262**	**15,303**	**46,368**
Payroll Taxes				
Payroll Taxes - Social Security Expense	3,942	5,677	4,435	14,054
Total Payroll Taxes	**3,942**	**5,677**	**4,435**	**14,054**
Professional Services				
Consulting - Professional Services	-	3,500	5,000	8,500
Consulting - Engineering & Architecture	-	7,500	20,000	27,500
Total Professional Services	**-**	**11,000**	**25,000**	**36,000**
Insurance				
General Liability Insurance	2,791	2,589	3,634	9,014
Property Insurance	11,401	23,302	35,294	69,996
Auto Insurance	1,184	-	-	1,184
Airport Insurance	16,606	-	-	16,606
Insurance Deductible	-	2,500	2,500	5,000
Total Insurance	**31,982**	**28,391**	**41,428**	**101,801**
Facilities, Maintenance & Operations				
Janitorial Cleaning	-	2,789	20,164	22,953
Janitorial Supplies	-	224	1,558	1,782
Fire Monitoring	-	3,891	6,371	10,262
Security/Surveillance	-	404	2,313	2,717
Landscaping	-	1,200	1,500	2,700
Grounds Maintenance (sprinklers/irrigation)	-	931	469	1,400
Weed Control	-	15,224	51,597	66,821
Pest Control/Extermination	-	7,350	20,570	27,921
Access Control Maintenance & Supplies	-	-	296	296
Snow Removal	-	3,875	5,100	8,975
Signs, Banners & Flags	-	346	510	856
Painting	-	166	3,150	3,316
Window Washing	-	-	1,257	1,257

	General	Prosser	Richland	Totals
Maintenance Supplies - Consumable Parts/	-	555	1,117	1,672
Maintenance Supplies - Safety	-	100	120	220
Maintenance Equipment (<$5K)	-	56	85	141
Equipment Rentals	-	3,634	500	4,134
Total Facilities, Maintenance & Ops	**-**	**40,746**	**116,677**	**157,423**
Repairs & Maintenance				
R&M - Site	-	4,500	13,716	18,216
R&M - Building	-	3,779	4,523	8,302
R&M - Doors, Exterior	-	1,715	692	2,407
R&M - Doors, Interior	-	250	350	600
R&M - Roof	-	20,000	16,840	36,840
R&M - Fixed Equipment	-	8,030	9,189	17,219
R&M - HVAC	-	788	1,999	2,787
R&M - Electrical/Lighting	-	1,063	2,954	4,016
R&M - Plumbing	-	1,923	2,028	3,951
R&M - Roads/Pavement/Parking Lot	-	25,513	6,131	31,644
R&M - Elevator	-	-	1,242	1,242
Total Repairs & Maintenance	**-**	**67,561**	**59,663**	**127,224**
Utilities				
Electricity - Lights, Power, Heat	-	7,602	26,251	33,853
Propane	-	190	2,077	2,266
Water	-	1,750	4,326	6,076
Stormwater	-	-	3,139	3,139
Rental Lights / Street Lights Electricity	-	-	1,158	1,158
Ambulance Utility Charge	-	-	814	814
Sewer	-	3,292	10,417	13,709
Garbage/Refuse	-	1,207	5,551	6,758
Irrigation	-	23,045	5,390	28,435
Total Utilities	**-**	**37,086**	**59,122**	**96,208**
Expendible Equipment				
Fixed Equipment (<$5K)	-	1,200	1,400	2,600
Total Expendible Equipment	**-**	**1,200**	**1,400**	**2,600**
Fuel & Vehicle Maintenance				
Vehicle Fuel	23	1,572	4,901	6,496
Vehicle Repairs & Maintenance	1,150	48	410	1,608
Equipment Repair & Maintenance	511	3,096	5,300	8,907
Total Fuel & Vehicle Maintenance	**1,685**	**4,716**	**10,611**	**17,011**

	General	Prosser	Richland	Totals
Office & Administration				
Telephone	-	1,997	-	1,997
Mobile Phone	-	125	530	655
Internet	-	1,778	1,000	2,778
Membership Dues & Subscriptions	1,155	-	-	1,155
Office Supplies & Expenses	-	20	517	537
Office Equipment (<$5K)	-	23	34	57
Printing & Copying	-	22	58	80
Postage & Freight	-	20	176	196
Total Office & Administration	**1,155**	**3,985**	**2,315**	**7,456**
IT				
IT/Hardware	-	450	650	1,100
Total IT	**-**	**450**	**650**	**1,100**
Travel, Training & Meetings				
Travel-Mileage	989	60	-	1,049
Travel-Airfare	1,000	-	-	1,000
Travel-Lodging	1,342	450	450	2,242
Travel-Meals	160	40	40	240
Travel-Parking	105	-	-	105
Training/Conferences	1,650	-	-	1,650
Meeting Expenses	-	20	30	50
Total Travel, Training & Meetings	**5,246**	**570**	**520**	**6,336**
Marketing & Promotion				
Marketing/Promotion	-	250	350	600
Sponsorships	500	-	-	500
Publications/Required Public Notices	-	200	300	500
Advertising - Printed	-	850	-	850
Total Marketing & Promotion	**500**	**1,300**	**650**	**2,450**
Appraisals & Lease				
Property Assessment Fees (Real Property)	-	350	825	1,175
Appraisals	-	10,000	20,000	30,000
Total Appraisals & Lease	**-**	**10,350**	**20,825**	**31,175**
Taxes, Licenses & Fees				
Taxes & Licenses & Permits	-	50	75	125
Real Estate Fees	-	-	150	150
Total Taxes, Licenses & Fees	**-**	**50**	**225**	**275**
	$ 107,860	$ 286,882	$ 413,438	$ 808,180

Port of Benton
2027 Budget
Proposed Crow Butte, Facilities & Operations, General & Administrative Expenses

	Crow Butte	Operations & Maintenance	G & A	Totals
Salaries & Wages				
Salaries	$ 78,913	$ 661,621	$ 888,554	$ 1,629,088
Hourly Wages	78,880	424,366	356,900	860,146
Commissioners Salaries	-	-	100,368	100,368
Holiday	9,014	64,593	74,077	147,684
Vacation	12,516	144,805	162,411	319,732
Total Salaries & Wages	**179,323**	**1,295,385**	**1,582,310**	**3,057,018**
Employee Benefits				
Health Insurance	40,282	242,456	304,164	586,902
DRS Retirement	10,416	74,640	112,784	197,840
Deferred Compensation Plan Benefit	6,944	49,759	75,189	131,892
Wellness/Gym Membership Reimbursement	-	2,400	10,000	12,400
Internet Reimbursement	-	2,400	10,000	12,400
Total Employee Benefits	**57,642**	**371,655**	**512,137**	**941,434**
Payroll Taxes				
Payroll Taxes	18,015	123,529	120,042	261,586
Total Payroll Taxes	**18,015**	**123,529**	**120,042**	**261,586**
Professional Services				
Consulting - Engineering & Architecture	5,000	123,000	-	128,000
Consulting - Marketing	-	-	30,000	30,000
Consulting - Railroad Operations	-	150,000	-	150,000
Consulting - Other	-	750,000	10,000	760,000
Consulting - Economic Development	-	100,000	-	100,000
Consulting - Grant Writing	-	20,000	-	20,000
Legal - General Services	-	-	100,000	100,000
Accounting	-	-	30,000	30,000
Audit	-	-	40,000	40,000
Total Professional Services	**5,000**	**1,143,000**	**210,000**	**1,358,000**
Outside Labor				
Contract Labor (Seasonal/Temp)	13,000		-	13,000
Total Outside Labor	**13,000**		**-**	**13,000**

	Crow Butte	Operations & Maintenance	G & A	Totals
Insurance				
General Liability Insurance	8,281	75,676	53,297	137,254
Property Insurance	7,025	326,066	30,017	363,108
Auto Insurance	-	16,841	-	16,841
Railroad Insurance	-	53,278	-	53,278
Pollution Insurance	-	3,625	-	3,625
Crime Insurance	-	3,170	-	3,170
Insurance Deductible	-	10,000	-	10,000
Total Insurance	**15,306**	**488,656**	**83,314**	**587,276**
Facilities, Maintenance & Operations				
Janitorial Cleaning	-	241,843	37,070	278,913
Janitorial Supplies	7,814	27,519	-	35,333
Fire Monitoring	716	131,751	-	132,467
HVAC Monitoring	-	560	-	560
Security/Surveillance	720	25,650	-	26,370
Landscaping	38,052	26,642	-	64,694
Grounds Maintenance (sprinklers/irrigation)	7,991	9,631	-	17,622
Weed Control	4,190	56,207	-	60,397
Pest Control/Extermination	4,364	28,171	9	32,544
Snow Removal	-	3,657	-	3,657
Signs, Banners & Flags	163	11,033	7,012	18,209
Painting	871	22,603	-	23,474
Window Washing	-	20,400	4,100	24,500
Maintenance Supplies - Consumable Parts/Tool	540	10,086	-	10,625
Maintenance Supplies - Safety	204	803	-	1,007
Maintenance Equipment (<$5K)	-	2,040	-	2,040
Equipment Rentals	-	3,858	4,494	8,352
Total Facilities, Maintenance & Opera	**65,625**	**622,455**	**52,685**	**740,764**
Repairs & Maintenance				
R&M - Site	6,895	16,740	-	23,635
R&M - Railroad Track	-	162,984	-	162,984
R&M - Building	1,241	44,133	-	45,375
R&M - Doors, Exterior	-	34,141	-	34,141
R&M - Doors, Interior	128	10,788	-	10,915
R&M - Roof	-	112,200	-	112,200
R&M - Fixed Equipment	990	33,163	-	34,154
R&M - HVAC	1,610	40,675	1,000	43,284
R&M - Electrical/Lighting	8,340	32,559	500	41,399
R&M - Plumbing	40,000	33,310	-	73,310
R&M - Roads/Pavement/Parking Lot	-	88,667	-	88,667
R&M - Elevator	-	11,132	-	11,132
Total Repairs & Maintenance	**59,204**	**620,493**	**1,500**	**681,196**

	Crow Butte	Operations & Maintenance	G & A	Totals
Utilities				
Electricity - Lights, Power, Heat	19,834	212,972	28,549	261,355
Natural Gas	-	209,012	-	209,012
Propane	-	3,570	-	3,570
Water	400	28,187	1,619	30,206
Stormwater	-	33,460	902	34,362
Rental Lights / Street Lights Electricity	-	11,270	-	11,270
Ambulance Utility Charge	-	1,151	269	1,420
Sewer	-	28,369	901	29,270
Utilities - Misc/Uncategorized	-	709	753	1,462
Garbage/Refuse	23,005	52,266	5,248	80,519
Irrigation	-	22,099	-	22,099
Total Utilities	**43,239**	**603,065**	**38,241**	**684,545**
Expendible Equipment				
Fixed Equipment (<$5K)	1,224	13,547	3,844	18,615
Furniture (<$5K)	-	-	1,500	1,500
Total Expendible Equipment	**1,224**	**13,547**	**5,344**	**20,115**
Fuel & Vehicle Maintenance				
Vehicle Fuel	10,014	36,236	1,284	47,534
Vehicle Repairs	-	49,934	755	50,689
Equipment Repair & Maintenance	16,739	41,968	850	59,557
Equipment Fuel	-	131	-	131
Total Fuel & Vehicle Maintenance	**26,753**	**128,269**	**2,889**	**157,911**
Office & Administration				
Telephone	1,938	1,976	5,714	9,628
Mobile Phone	1,210	11,632	10,082	22,924
Internet	4,648	9,731	4,800	19,179
Membership Dues & Subscriptions	-	-	127,039	127,039
Office Supplies & Expenses	200	6,065	27,703	33,968
Printing & Copying	-	184	2,788	2,972
Postage & Freight	-	1,161	3,000	4,161
Total Office & Administration	**7,996**	**30,748**	**181,126**	**219,870**
IT				
IT/Hardware	325	6,581	16,634	23,540
Software	1,020	34,462	94,069	129,551
Consulting - IT	-	204	46,000	46,204
Total IT	**1,345**	**41,247**	**156,703**	**199,295**
Travel, Training & Meetings				
Travel-Mileage	3,996	1,867	9,894	15,757
Travel-Airfare	-	-	5,084	5,084

	Crow Butte	Operations & Maintenance	G & A	Totals
Travel-Lodging	-	2,920	10,000	12,920
Travel-Meals	-	860	1,000	1,860
Travel-Parking	-	98	180	278
Travel-Other Expenses	-	-	1,237	1,237
Education Reimbursement	-	-	2,500	2,500
Training/Conferences	-	7,650	23,470	31,120
Meeting Expenses	-	632	16,763	17,395
Total Travel, Training & Meetings	**3,996**	**14,027**	**70,128**	**88,151**
Marketing & Promotion				
Tenant Appreciation/Retention	-	1,685	24,500	26,185
Tradeshows/Conventions	-	-	4,100	4,100
Marketing/Promotion	1,068	-	51,078	52,146
Sponsorships	-	-	53,033	53,033
Advertising - Digital	-	2,783	7,600	10,383
Advertising - Tangible Goods	-	122	12,500	12,622
Website	2,049	-	28,099	30,148
Publications/Required Public Notices	-	357	20,802	21,159
Promotional/Hosting	-	-	1,000	1,000
Advertising - Printed	500	1,484	11,800	13,784
Total Marketing & Promotion	**3,617**	**6,431**	**214,512**	**224,561**
Appraisals & Lease				
Property Assessment Fees (Real Property)	-	4,880	-	4,880
Appraisals	-	30,000	-	30,000
Property Lease Expense	-	21,394	-	21,394
Total Appraisals & Lease	**-**	**56,274**	**-**	**56,274**
Taxes, Licenses & Fees				
Property Tax Expense (Real Property)	-	1,269	-	1,269
Taxes & Licenses & Permits	965	1,775	1,144	3,884
B&O Excise Taxes	-	12,391	-	12,391
Real Estate Fees	-	1,935	320	2,255
Total Taxes, Licenses & Fees	**965**	**17,370**	**1,464**	**19,799**
Other				
Election Expenses	-		22,972	22,972
Interlocal Cooperative Agreements	-	23,000	-	23,000
Total Other	**-**	**23,000**	**22,972**	**45,972**
Interest & Financing				
Bank Fees	200	1,032	-	1,232
Merchant Fees	14,992	-	-	14,992
Total Interest & Financing	**15,192**	**1,032**	**-**	**16,224**
	$ 517,442	**$ 5,600,181**	**$ 3,255,368**	**$ 9,372,990**

Port of Benton
2027 Budget
Long-Term Debt Schedule of Payments

Principal Payments Owing	Interest Rate	2027 Budget	2028 Forecast	2029 Forecast	2030 Forecast
Bond Payable - 2021A Go Bond Taxable	1.9%	$175,000	$180,000	$185,000	$190,000
Bond Payable - 2021B GO Bond Tax-Exempt	4.0%	305,000	315,000	325,000	335,000
Note Payable - WSDOT Loan 2023 RRB 1228	0.0%	24,973	24,973	24,973	24,973
Note Payable - WSDOT Loan RRB 1287	0.0%	26,000	26,000	26,000	26,000
CARB Loan - 1845 Terminal Building	2.0%	-	-	-	20,500
CERB Loan - 2579 Building	3.0%	-	-	-	-
		$530,973	$545,973	$560,973	$596,473

Interest Payments Owing	Interest Rate	2027 Budget	2028 Forecast	2029 Forecast	2030 Forecast
Bond Payable - 2021A Go Bond Taxable	1.9%	$147,455	$144,393	$140,901	$136,923
Bond Payable - 2021B GO Bond Tax-Exempt	4.0%	60,000	47,800	35,200	22,200
Note Payable - WSDOT Loan 2023 RRB 1228	0.0%	-	-	-	-
Note Payable - WSDOT Loan RRB 1287	0.0%	-	-	-	-
CARB Loan - 1845 Terminal Building	2.0%	-	-	84,013	63,513
CERB Loan - 2579 Building	2.0%	-	-	-	48,000
		$207,455	$192,193	$260,114	$270,636

Total Debt Payments Owing	Interest Rate	2027 Budget	2028 Forecast	2029 Forecast	2030 Forecast
Bond Payable - 2021A Go Bond Taxable	1.9%	$322,455	$324,393	$325,901	$326,923
Bond Payable - 2021B GO Bond Tax-Exempt	4.0%	365,000	362,800	360,200	357,200
Note Payable - WSDOT Loan 2023 RRB 1228	0.0%	24,973	24,973	24,973	24,973
Note Payable - WSDOT Loan RRB 1287	0.0%	26,000	26,000	26,000	26,000
CARB Loan - 1845 Terminal Building	2.0%	-	-	84,013	84,013
CERB Loan - 2579 Building	2.0%	-	-	-	98,776
		$738,428	$738,166	$821,087	$917,885

Loan Balance Outstanding	Interest Rate	Beg. Bal.	2027 Budget	2028 Forecast	2029 Forecast	2030 Forecast
Bond Payable - 2021A Go Bond Taxable	1.9%	$6,375,000	$5,145,000	$4,965,000	$4,780,000	$4,590,000
Bond Payable - 2021B GO Bond Tax-Exempt	4.0%	1,825,000	1,195,000	880,000	555,000	220,000
Note Payable - WSDOT Loan RRB 1228	0.0%	174,814	74,920	49,947	24,973	-
Note Payable - WSDOT Loan RRB 1287	0.0%	234,000	130,000	104,000	78,000	52,000
CARB Loan - 1845 Terminal Building	2.0%	1,100,000	1,100,000	1,100,000	1,100,000	1,079,500
CERB Loan - 2579 Building	2.0%	-	-	2,400,000	2,400,000	2,400,000
		$9,708,814	$7,644,920	$9,498,947	$8,937,973	$8,341,500

Port of Benton
2027 Budget
Calculation of Debt Limit

Assessed Value of Property within Port of Benton		$ 11,161,895,392
Nonvoted Debt Capacity (per RCW 53.36.030) .25 of 1% of the value		27,904,738
Long Term Debt:		
Bond Payable - 2021A Go Bond Taxable	$ 5,145,000	
Bond Payable - 2021B GO Bond Tax-Exempt	1,195,000	
Note Payable - WSDOT Loan 2023 RRB 1228	74,920	
Note Payable - WSDOT Loan RRB 1287	130,000	
CARB Loan - 1845 Terminal Dr.	1,100,000	
CERB Loan - 2579 Building	-	
	$ 7,644,920	$ 7,644,920
	*** Estimated *** Remaining Nonvoted Debt Capacity	$ 20,259,818

Port of Benton
2027 Budget
Capital Projects

PORT WIDE CAPITAL PROJECTS	Budget
Pavement Maintenance	$ 300,000
Roofing Replacements	250,000
HVAC Replacements	150,000
Security Cameras & Lighting	30,000
Total Port Wide Projects	$ 730,000

PROSSER AIRPORT	Budget
FAA - AWOS - Design	**$ 75,000**
Hagarty Ln Warehouse - Electrical & Lighting	70,000
Maintenance Shop Upgrades	40,000
New Septic System	10,000
Automatic Gate Replace/Repair West Entrance	20,000
Total Prosser Airport	$ 215,000

VINTNER'S VILLAGE	Budget
Irrigation Pump(s) replacement	$ 20,000
Total Vintner's Village	$ 20,000

PROSSER WINE & FOOD PARK	Budget
Removal of Orchard trees	$ 100,000
Building Exterior Paint	30,000
Irrigation Filter Replacements	10,000
Total Prosser Wine & Food Park	$ 140,000

CLORE	Budget
Irrigation Pond Relocation	$ 100,000
Building Exterior Paint - Clore Center	45,000
Total Clore	$ 145,000

Port of Benton
2027 Budget
Capital Projects

RICHLAND BUSINESS PARK & RAILROAD		Budget
2501 Stevens Dr Infrastructure & Construction	**$**	**1,550,000**
Rail, Transload & Intermodal Improvements (State)		**232,800**
Rail, Transload & Intermodal Improvements (CRISI - FED)		**625,000**
Railroad Track & Infrastructure Improvements (BUILD)		**3,563,607**
2579 Building - Transformer Replacement		20,000
2579 Building - Air Compressor Air Dryer System		15,000
2579 Building - Overhead Door Replacements		30,000
2345 Stevens Upstairs Common Bathroom Remodel		50,000
Total Richland Business Park & Railroad	$	6,086,407

TECHNOLOGY & BUSINESS CAMPUS		Budget
Barge - Shore Power Electrification	**$**	**2,119,628**
George Washington Way Sidewalks		30,000
3250 POB Building - Center Conference Room Upgrades		50,000
3250 POB Building - HVAC (East Side)		125,000
Port of Benton Blvd. Pavement Repair		150,000
Total Technology & Business Campus	$	2,474,628

RICHLAND INNOVATION CENTER		Budget
Port Maintenance Shop - Remodel, Upgrades and Painting	$	30,000
Total Richland Innovation Center	$	30,000

RICHLAND AIRPORT		Budget
FAA - Wildlife Hazard Management Plan	**$**	**25,000**
FAA - Wildlife Fencing - Environmental		**75,000**
FAA-RLD/S40 AWOS - Design		**75,000**
1901 Terminal Dr. (Ann's Best) Exterior Paint		25,000
1845 Terminal Dr. Improvements		40,000
1845 Terminal Fire Alarm/Suppression Upgrade		40,000
Total Richland Airport	$	280,000

Port of Benton
2027 Budget
Capital Equipment

EQUIPMENT	Budget
16' Landscape Trailer	$ 15,000
Toro 48" Zero Turn Mower	20,000
Toro 60" Zero Turn Mower	20,000
Total Equipment	$ 55,000

Port of Benton
2027 Budget
Proposed Marketing Expenses

Description		Budget
Literature	**$**	**11,800**
Crow Butte Brochure Printing		450
New Year Card Printing (400)		400
New Year Card/Dist. & Postage		400
Newsletter Distribution / 200 X 2		600
Newsletter Printing / 1,000 X 2		2,000
POB Brochure Printing		1,500
POB Business Cards		700
POB Trade Show Promo Cards		300
USS Triton Brochure Printing		450
USS Triton Displays		5,000
Port Mailer		2,500
Signs	**$**	**5,000**
Misc. Signs - Building, rail, decals, diebond, transparent		$5,000
Public Outreach - Printed & Digital	**$**	**28,350**
Civil Air Patrol AD		600
Fly Washington Passport AD		1,000
Journal of Business Advertising - 4x/year		6,000
Site Selector Magazine		2,750
Tasting Room Mag AD		3,000
Tri-Cities Regional Chamber of Commerce		2,000
Tri-City Herald Advertising		2,000
Visit Tri-Cities Visitor Guide		2,000
WA State Visitors Guide		3,500
Washington State Wine Mag AD		1,500
Washington Wine Growers		2,000
Yakima Visitor Guide		1,000
Prosser Record Bulletin		1,000
Sponsorships	**$**	**53,033**
Cool Desert Nights		$1,500
Richland Fly-In/Education Day		1,000
Great Prosser Balloon Rally		2,500
Benton City Daze		1,000
SBDC		2,500
Prosser Chamber (Artwalk Glasses)		1,000
Prosser Chamber (Scottish Fest)		1,000
Prosser Chamber (Bubbles & Bites)		1,000
Prosser Chamber Community Awards Banquet		1,200
Prosser Wine Network Music Festival		1,000
RiverFest		6,000
Tri-City Legislative Council		500
Visit Tri-Cities Tri-Ports Regional Conference Room		1,333
Walter Clore Center Advertisement		2,000

Port of Benton
2027 Budget
Proposed Marketing Expenses

Paterson Sponsorship		2,500
Benton City Sponsorship		25,000
WEDA		2,000
Port Branding	**$**	**7,500**
Shirts - Hats - Misc		$7,500
Web-Media Advertising	**$**	**7,600**
LoopNet Real Estate Page		$1,600
Website Hosting		2,500
Website Updates - Underground		3,500
Trade Shows	**$**	**4,100**
NWSA events		1,600
General		2,500
Public Relations	**$**	**24,600**
Community Outreach - Videos		9,600
USS Triton - Docent Program		5,000
WPPA WA Grown Project		10,000
Events/Tenant Appreciation/Ribbon Cutting	**$**	**24,500**
Tenant Appreciation		12,000
Crow Butte 20th year appreciation		10,000
Tenant Ribbon Cuttings		2,500
Miscellaneous	**$**	**10,500**
Marketing Computer and Audio/Visual Equipment		2,500
Plane & Pilot for Aerials		2,000
Portraits & Site Photos		6,000
Grand Total	**$**	**176,983**

Port of Benton
2027 Budget
Proposed Professional Services

Description	Department	2027 Budget	2026 Budget
Engineering - Miscellaneous Prosser Airport	Prosser Airport	$ 7,500	$10,000
Aviation Support and Maintenance Services	Prosser Airport	3,500	5,750
Prosser Airport Land Appraisal	Prosser Airport	10,000	-
Engineering - Miscellaneous Richland Airport	Richland Airport	20,000	30,000
Aviation Support and Maintenance Services	Richland Airport	5,000	5,750
Richland Airport Land Appraisal	Richland Airport	20,000	22,500
Engineering - Miscellaneous Crow Butte	Crow Butte	5,000	2,500
Port Planning & Master Plan(s)	Operations	100,000	175,000
General Engineering, Surveying, Planning and Development	Operations	108,000	30,000
Appraisals	Operations	30,000	30,000
Miscellaneous Architect	Operations	15,000	15,000
Quiet Zone Application	Rail	40,000	75,000
Track Operations (Columbia Rail)	Rail	750,000	696,000
General Rail Technical Support	Rail	20,000	75,000
Annual Bridge Inspection	Rail	20,000	20,000
Engineering - Miscellaneous Rail	Rail	40,000	40,000
GREX Inspection	Rail	30,000	-
Grant Writing - Rail	Rail	20,000	40,000
Legal	G&A	100,000	175,000
Audits (Financial, Federal, Accountability)	G&A	40,000	37,000
Financial Statements Compilation	G&A	30,000	23,000
IT Hosted Server & Support	G&A	36,000	40,580
Website Compliance	G&A	10,000	10,000
HR Consulting	G&A	10,000	10,000
Graphics Design	Marketing	5,000	10,000
Outside Marketing	Marketing	25,000	50,000
TOTAL		**$ 1,500,000**	**$ 2,010,330**
Totals without Rail Operator		**$ 750,000**	**$ 1,314,330**

Port of Benton
2027 Budget
Proposed Dues & Memberships

Organization	2027 Dues	2026 Dues
American Association of Port Authorities (AAPA)	$ 6,124	$13,500
American Association of Airport Executives (AAAE)	325	1,650
Benton City Chamber of Commerce	350	350
Benton-Franklin Council of Govt's (BFCOG)	12,287	10,500
Energy Communities Alliance (ECA)	1,500	1,500
Benton-Franklin-Walla Walla Couties Good Roads & Transportation As	300	250
Hispanic Chamber of Commerce	600	600
Leadership Tri-Cities	-	1,000
Pacific Northwest Waterways Association (PNWA)	11,596	11,500
Prosser Chamber of Commerce	315	314
Tri-City Regional Chamber of Commerce	400	375
Tri-Cities Regional Business and Visitors Center (TRI PORTS - Visit Tri·	-	3,750
Visit Tri-Cities	5,000	5,000
Inland Ports and Navigation Group	5,000	10,000
Washington Airport Managers Association (WAMA)	830	1,300
Washington Public Ports Association (WPPA)	13,092	11,000
Hanford Communities (COR)	5,000	5,000
American Institute of Certified Public Accountants (AICPA)	850	550
Washington Society of Certified Public Accountants (WSCPA)	500	330
Washington Finance Officers Association (WFOA)	150	150
Government Finance Officers Association (GFOA)	325	320
Institute of Management Accountants (IMA)	260	260
Washington State Bar Association (WSBA)	500	-
Archbright	-	3,000
Public Relations Society of America (Mid-Columbia Chapter)	-	435
Municipal Research and Services Center (MRSC)	150	150
Washington Winegrowers Association	-	225
Association of Washington Business	750	750
TRIDEC	30,000	30,000
Washington Economic Development Association (WEDA)	400	400
Fly Washington Passport Program	-	1,500
International Economic Development Council (IEDC)	500	500
Richland Rotary	340	1,000
Richland Chamber of Commerce	750	750
Prosser EDA - Economic Development Services	30,000	30,000
Clean Tech Alliance	-	1,800
TOTAL	**$ 128,194**	**$ 149,769**

Port of Benton
2027 Budget
Proposed Conferences & Trainings

Description	Type	2027 Amount	2026 Amount
Advanced Manufacturing (TBD)	Conference	-	$1,000
AgTec Conference	Conference	-	$850
American Assoc. of Port Authorities (AAPA) - Annual Mtg	Conference	3,200	$6,400
American Assoc. of Port Authorities (AAPA) - Fin;Eng	Conference	$ 1,300	$ 1,300
American Assoc. of Port Authorities (AAPA) - Leadership	Conference	2,250	$4,500
American Association of Airport Executives (AAAE)	Conference	-	$3,000
Association of Washington Business (AWB)	Conference	-	$2,500
Commerce Events - 4 TBD	Conference	2,000	$2,000
Federal Aviation Association (FAA) Conference	Conference	2,000	$2,000
National Cleanup Workshop	Conference	-	$1,950
Pacific Northwest Waterways Association (PNWA)	Conference	3,500	$7,175
PNW Assoc. of Rail Shippers	Conference	-	$930
TC Regional Chamber of Commerce Women in Business	Conference	750	$750
WA Public Ports - Commissioners Seminar	Conference	1,215	$1,215
WA Public Ports - Finance & Admin Committee	Conference	1,500	$2,300
WA Public Ports -Annual Meeting	Conference	3,850	$3,850
Washington Airport Managers Association (WAMA)	Conference	800	$800
Washington Economic Development Association (WEDA)	Conference	855	$855
Washington Finance Officers Association (WFOA)	Conference	-	$1,390
Washington Winegrowers Conference	Conference	-	$1,200
WPPA - Small Ports Annual Meeting	Conference	250	$250
Forklift Training	Training	-	$2,500
Safety & CPR Training	Training	1,500	$2,500
Yardi Training/Conference	Training	-	$5,000
Flagging Training	Training	-	$2,500
Other - TBD	Training	5,000	$5,000
TOTAL		**$ 29,970**	**$ 63,715**