

CHAPTER 7

FINANCE

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This chapter addresses financial options related to implementing the proposed level of service increases addressed in prior chapters. Implementation is based on both the analysis of community needs, and an inventory of existing facilities and opportunities for new parkland, open space and recreational facilities.

The first section of this chapter discusses a number of funding options available to the District for potential resources to complete the projects and achieve the goals outlined in this comprehensive plan.

The second section of this chapter provides specific recommendations for parks, open space, and facilities as discussed in prior chapters and presents a detailed list of potential capital improvement projects that are outlined in both a 6-year and 20-year Capital Improvement Plan.

FUNDING SOURCE OPTIONS

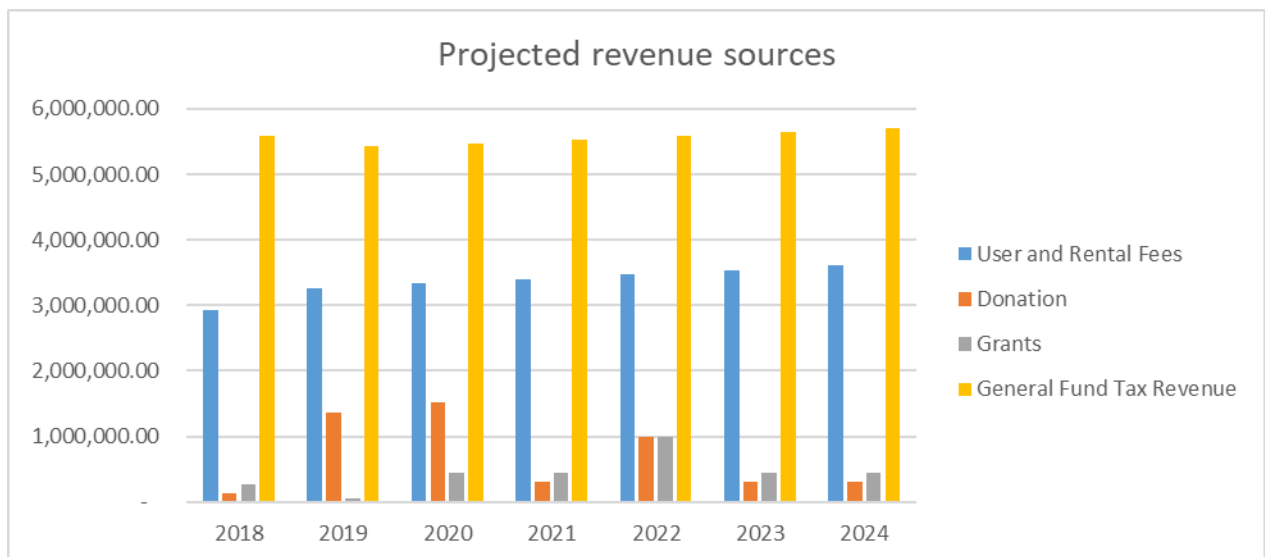
A creative and diversified strategy is required in today's challenging financial environment. The following describes the various financial methods available to the Park District to fund parks, open space, and recreational facilities. Some of the methods may have restrictions on how and where the funds can be utilized.

1. **Property tax:** The Park District can collect up to a maximum of \$0.75 per \$1000 of the assessed value of taxable property on Bainbridge Island. In 2001 Washington State Law was amended by Proposition 747, a statutory provision limiting the growth of revenues realized from regular property taxes to 1.0% per year, after adjustments for new construction.
2. **User and rental fees:** These are comprised of fees charged by the Park District for programs, activities, facility rentals and other services
3. **Donations:** Donations may come from nonprofits, service organizations, individuals, companies and private groups and may be made as cash or property.
4. **Grants:** Funds that come from private foundations and government agencies. These may require a match by the Park District.

The following are some examples of agencies and organizations that have made donations or awarded grant funds to the Park District in the past:

- Bainbridge Island Parks Foundation
- Rotary Club of Bainbridge Island
- State of Washington
- Kitsap County
- Bainbridge Island Land Trust
- Sustainable Bainbridge
- Bainbridge Island Little League
- City of Bainbridge Island

Tax, user fees, donation and grant projected revenues:

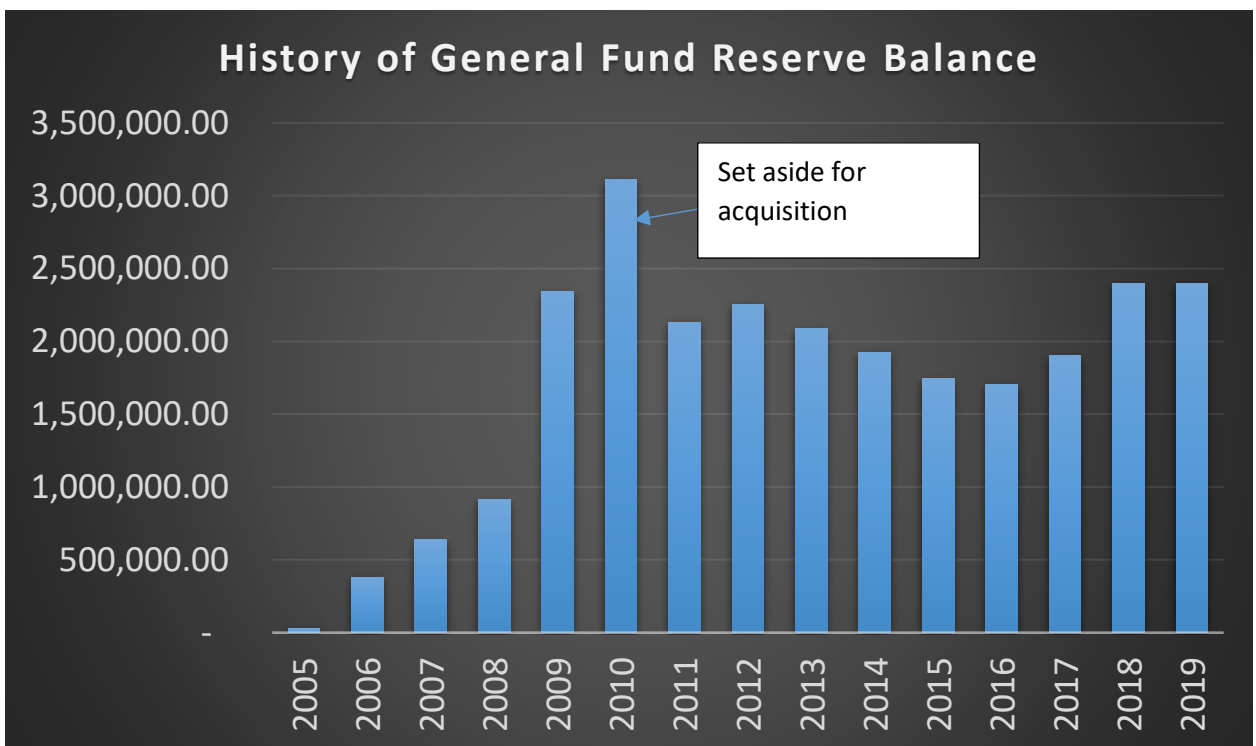


5. **Volunteer efforts:** Efforts of individuals as well as partnerships with local nonprofits and community groups. This has historically been an important source of funding for the District.

6. **Voted general obligation bonds:** These must be approved per WA State requirement by at least 60% of resident voters during an election which has a turnout of at least 40% of those who voted in the last state general election. This debt is paid from a special tax levy.
7. **Non-voted debt:** These do not require a vote of the public and the regular tax levy (operations funds) are used to pay on the bonds.

BIMPRD Debt Capacity	12/31/2019		
	<i>2019 Assessed valuation</i>		<i>8,406,309,515.00</i>
Debt Type	Limit		
Non Voted Debt	0.25%		\$ 21,015,773.79
Voted Debt	2.50%		\$ 210,157,737.88
Current Non Voted Debt			\$ -
Current Voted Debt (12/31/19)			\$ 5,160,000.00

8. **Reserves:** Funds accumulated by the District may be utilized when the commissioners vote on their use. Below is a graph showing the reserve balance since the District became a Metropolitan Park District in 2005. Reserves are maintained to cover cash flow requirements, emergency expenses, and other outlays.



9. **REET:** RCW 82.46 authorized local government to enact up to .25% of the annual sales for real estate for capital facilities. The Growth Management Act authorized another .25% for capital facilities. Real Estate Excise Tax can only be used for capital projects (acquisitions, development and renovation). The City of Bainbridge Island collects the REET proceeds and would have to agree to share the revenue.

10. **Growth Impact Fees:** The City of Bainbridge Island on the Park District's behalf could adopt a park growth impact fee. This fee would be collected and distributed by COBI and involves park acquisition and development related to population growth. The Park District has never received this type of funding since becoming a metropolitan park district.

CAPITAL IMPROVEMENT PLAN

The District's capital needs are funded through an established planning tool known as the Capital Improvement Plan (CIP). The CIP is a 6-year financing plan evaluated every year by the Board of Commissioners and adopted during the budget process as part of the Capital Improvement Fund budget. The CIP identifies projects, prioritizes the timing and specifies funding sources. It is a major funding program for park related facilities including acquisition, development, renovation and maintenance.

The following pages list projects that are projected out for 6-year and 20-year periods. The indicated projects reflect maintenance/improvements to current facilities, property acquisition, and development/construction of new projects and other amenities based on community preferences. Community trends, values and preferences for this comprehensive plan cycle were gained through a public component effort conducted in June 2019 by consulting firm EnviroIssues to obtain community input. See Appendix E for their report.

6 Year Capital Improvement Plan

March 6, 2020

Park or facility	Project Description	Priority Level	Implement Date	Approximate Cost	Potential Funding sources
Administrative Office	Building replacement fund	High	2020	1,000,000.00	General Fund
Aquatics Center	Door replacement	High	2020	70,000.00	General Fund
Aquatics Center	Aquatic 3 meter stand and board replacement	Medium	2021	8,000.00	General Fund
Aquatics Center	Stairwell major repairs	High	2020	65,000.00	General Fund
Aquatics Center	Ray Williamson electrical panel upgrades	Medium	2020	30,000.00	General Fund
Aquatics Center	Nakata electrical panel upgrade	Medium	2021	35,000.00	General Fund
Aquatics Center	Ray Williamson HVAC upgrade	Medium	2022	700,000.00	General Fund
Aquatics Center	Nakata Steel trust recoating	Low	2026	40,000.00	General Fund
Aquatics Center	Ray Williamson Replacement	Medium	2022	30,000,000.00	Voted Debt/General Fund
Battle Point Park	Kids up Replacement	High	2020	400,000.00	Donations/General Fund
Battle Point Park	New large picnic shelter	Medium	2022	30,000.00	General Fund
Battle Point Park	Pickle ball courts	High	2020	360,000.00	Donations/General Fund
Battle Point Park	Replace small picnic shelter	Medium	tdb	40,000.00	General Fund
Battle Point Park	Maintenance Shop Roof	High	2020	50,000.00	General Fund
Battle Point Park	Sidewalk upgrades	Medium	2021	20,000.00	General Fund
Battle Point Park	Transmitter Roof	Medium	2024	50,000.00	General Fund
Battle Point Park	Transmitter ADA - Elevator or ramp	High	2021	20,000.00	General Fund
Battle Point Park	Restroom replacement	High	2020	500,000.00	Grant
Blakely Harbor Park	New bridge over Jetty	High	2019	140,000.00	General Fund/donations/grants/volunteer effort
Blakely Harbor Park	State Department of Ecology Clean up	High	2020	1,000,000.00	Grant
Camp Yeomalt	Classroom - siding replacement	High	2020	15,000.00	General Fund
Camp Yeomalt	Replace roof multipurpose room	High	2020	20,000.00	General Fund
Cave Property	Improvements/renovations to Historical House	Medium	2023	200,000.00	General Fund/donations/grants/volunteer effort
Cave Property	Park Amenities	Medium	2023	50,000.00	General Fund
Eagledale Park	Shelter improvements	Medium	2021	10,000.00	General Fund
Eagledale Park	Pottery Studio Roof Replacement	High	2020	45,000.00	General Fund
Eagledale Park	Off leash dog areas	Medium	2022	10,000.00	General Fund
Energy/Sustainability Improvements	District wide energy and efficiency improvements	High	2020	150,000.00	General Fund
Fay Bainbridge Park	Picnic shelter improvements	Medium	2024	50,000.00	General Fund
Fay Bainbridge Park	New picnic shelter	Medium	2024	50,000.00	General Fund
Fay Bainbridge Park	Cabin Installation	Medium	2020	19,500.00	General Fund/donations/grants/volunteer effort
Fay Bainbridge Park	Asphalt replace and improvements	Medium	2022	100,000.00	General Fund

6 Year Capital Improvement Plan

March 6, 2020

Park or facility	Project Description	Priority Level	Implement Date	Approximate Cost	Potential Funding sources
Fay Bainbridge Park	Replace bathroom/shower	Medium	2021	410,000.00	General Fund
Fort Ward Park	New picnic shelter at parade grounds	Medium	2024	40,000.00	General Fund
Fort Ward Park	Replace picnic shelters	Medium	2024	50,000.00	General Fund
Fort Ward Park	Barrack improvements	Medium	2024	260,000.00	General Fund/donations/grants/volunteer effort
Fort Ward Prk/ParadGrd	Playground	Medium	2022	25,000.00	Donations
Gazzam Lake	New wildlife observation platform	Medium	tbd	25,000.00	General Fund
Gazzam Lake	Rest room installation	High	2020	18,000.00	General Fund
Grand Forest Park	Expansion of Parking	High	2020	25,000.00	General Fund
Hidden Cove Park	New picnic shelter	Medium	2024	50,000.00	General Fund
High School Gym	Paint gymnastics room	Medium	2023	10,000.00	General Fund
Island Center Hall	Heating system	Medium	2024	25,000.00	General Fund
Island Center Hall	New septic	Medium	2024	25,000.00	General Fund
John Nelson	Trail connection to STO	High	2020	10,000.00	Donation
Meigs Park	Trail and boardwalks	High	2020	150,000.00	General Fund
Moritani	Habitat Improvements	High	2020	10,000.00	Donations
Nute's Pond	Trail improvements	Medium	tbd	25,000.00	General Fund/donations/grants/volunteer effort
Nutes	Parking	Medium	tbd	50,000.00	General Fund
Point White Pier	Major repairs	Medium	2025	500,000.00	General Fund/donations/grants/volunteer effort
Pritchard Park	Major Improvements	Medium	2020	120,000.00	General Fund/donations/grants/volunteer effort
Rotary Centennial	Lighting	High	2020	5,000.00	General Fund
Rotary Park	New picnic shelter	High	tbd	55,000.00	General Fund/donations/grants/volunteer effort
Sakai Park	Trails/Boardwalks	High	2020	150,000.00	General Fund/Grant
Sakai Park	Phased community recreation cntr/otr imprvmts	Medium	2021	50,300,000.00	Bond/donations/grant - Subject to phasing
Schel Chelb	Parking	Low	2024	19,000.00	General Fund
Seabold Hall	Energy Conversion, heating and lighting	High	2020	20,000.00	General Fund
Seabold Hall	Playground	Low	2024	20,000.00	General Fund
Seabold Hall	Roof Replacement	High	2020	18,000.00	General Fund
Seabold Hall	Foundation Major repairs	Medium	2023	25,000.00	General Fund
Strawberry Hill Park	Energy conversion, heating and lighting	Medium	2024	1,500.00	General Fund
Strawberry Hill Park	Snack Shack roof Improvements	Medium	2026	25,000.00	General Fund/volunteer efforts
Strawberry Hill Park	Asphalt Improvements	Medium	2023	50,000.00	General Fund
Strawberry Hill Park	Skate park improvements	Medium	2024	45,000.00	General Fund
Tennis Courts	Various parks - resurface	High	2020	28,000.00	General Fund
Trails-various	Kiosk/ Signage (wayfinding)	High	2020	50,000.00	General Fund/volunteer efforts

6 Year Capital Improvement Plan

March 6, 2020

Park or facility	Project Description	Priority Level	Implement Date	Approximate Cost	Potential Funding sources
Trails-various	Upgrades and renovations	Medium	2020	50,000.00	General Fund/volunteer efforts
Trails-various	Trail connections per trail plan	High	2021	100,000.00	General Fund/volunteer efforts
Various	District wide irrigation system improvements	High	2021	50,000.00	General Fund
To be determined	Bocce Ball court	Medium	tbd	15,000.00	General Fund/donations/grants/volunteer effort
To be determined	Off leash dog areas	High	tbd	100,000.00	General Fund/donations/grants/volunteer effort
Various	Parking lot improvements	High	2021	100,000.00	General Fund
Various	New or upgraded drinking fountains	Medium	2020	6,000.00	General Fund
Various	Fencing upgrades	High	2023	100,000.00	General Fund
Various	Replace restrooms	High	tbd	250,000.00	General Fund
Various	Vault toilet installation	Medium	tbd	100,000.00	General Fund
Various	Park Amenities	Medium	tbd	30,000.00	General Fund
Waterfront Park	Float	Medium	2021	100,000.00	General Fund/volunteer efforts
Williams	Park Improvements	High	2021	120,000.00	Donations
Cumulative 6 Year total				88,918,000.00	

NOTE: In addition to this Capital Improvement Plan, it should be noted that subject to opportunity, acquisitions of land, facilities and trail corridors are generally indicated in the Land Acquisition Fund Budget as determined annually during the budget process by the Board of Commissioners.

20 Year Capital Improvement Plan

March 6, 2020

Park	Project description	Priority Level	Potential Funding Sources
Aaron Tot Lot	New picnic shelter	Medium	General Fund
Administrative Office	Replace building	High	General fund/voted debt/non voted debt/grants
Aquatics Center	Renovate Ray Williamson locker room	Medium	General Fund/donations
Aquatics Center	Replace Ray Williamson Pool	Medium	General fund/voted debt/non voted debt/grants
Aquatics Center	Resurface Williams Pool	High	General Fund
Aquatics Center	Replace Ray Williamson roof	Medium	General Fund
Aquatics Center	Resurface Nakata Pool	Medium	General Fund
Aquatics Center	Upgrade HVAC control	High	General Fund
Aquatics Center	Update Ray Williamson building electrical system	High	General Fund
Battle Point Park	Improve asphalt roads	Medium	General Fund
Battle Point Park	Transmitter Phase 3-basement remodel	Medium	General Fund/donations/volunteer efforts/grant
Battle Point Park	Kids Up improvements	Medium	General Fund/donations/volunteer efforts/grant
Blakely Harbor Park	Generator Building planning and renovation	Medium	General Fund/donations/volunteer efforts/grant
Blakely Harbor Park	Install overlooks	Medium	General Fund/volunteer efforts
Camp Yeomalt	Classroom replace or improvements	Medium	General Fund/donations/volunteer efforts/grant
Eagledale Park	New more efficient heating	Medium	General Fund
Eagledale Park	Pump house roof	Medium	General Fund
Eagledale Park	Build new pottery studio	Medium	General Fund/donations/volunteer efforts/grant
Eagledale Park	Asphalt upgrades	Medium	General Fund
Eagledale Park	Studio roof replacement	Medium	General Fund
Eagledale Park	New septic	Medium	General Fund
Eagledale Park	Replace tennis court	Medium	General Fund
Fay Bainbridge Park	Improvements to asphalt roads	Medium	General Fund
Fay Bainbridge Park	Restroom improvement	Medium	General Fund/donations/volunteer efforts/grant
Fay Bainbridge Park	Build lean to storage shed for equipment	Medium	General Fund
Fort Ward Park	Barrack improvement	Medium	General Fund/donations/volunteer efforts/grant
Fort Ward Park	Improvements to asphalt roads	Medium	General Fund
Fort Ward Park	Boat launch replacement/Improvement	Medium	General Fund/donations/volunteer efforts/grant
Gideon Park	Playground upgrades	Medium	General Fund/donations/volunteer efforts/grant

20 Year Capital Improvement Plan

March 6, 2020

Park	Project description	Priority Level	Potential Funding Sources
Gideon Park	Roof replacement	Medium	General Fund
Grand Forest	Trail GFN to GFW	Medium	General Fund/donations/volunteer efforts/grant
Hilltop	Replace roof	Medium	General Fund
Hilltop	Replace Septic	Medium	General Fund
Hilltop	Prues house and Bunk House improvements	Medium	General Fund/donations/volunteer efforts/grant
Island Center Hall	Replace roof	Medium	General Fund
Manzanita Park	Renovations to parking lot	High	General Fund
Manzanita Park	Replace boardwalk	High	General Fund/donations/volunteer efforts/grant
Meigs	Develop trail system	High	General Fund/donations/volunteer efforts/grant
Nute's Pond	Parking lot and dam system upgrades	Medium	General Fund
Point White Pier	Pier replace, upgrades and Improvements	Medium	General Fund
Sakai Park	Phased community recreation cntr/otr imprvmt	Medium	Bond/donations/grant - Subject to phasing
Sands Ave Ballfields	New septic	Medium	General Fund
Seabold Hall	Septic upgrade	Medium	General Fund
Seabold Hall	New playground	Medium	General Fund/donations/volunteer efforts/grant
Strawberry Hill Park	Replace storage building	Medium	General Fund
Strawberry Hill Park	Improvements to asphalt roads	Medium	General Fund
Strawberry Hill Park	Mini Gym roof replace	Medium	General Fund
Strawberry Hill Park	Replace picnic shelter	Medium	General Fund
Strawberry Hill Park	SH center roof replace	Medium	General Fund
To be determined	Community small craft center	Medium	General Fund/donations/volunteer efforts/grant
To be determined	New tennis court	Medium	General Fund
To be determined	Disc golf course	Medium	General Fund/donations/volunteer efforts/grant
To be determined	New playgrounds	Medium	General Fund/donations/volunteer efforts/grant
Trails	Signage (wayfinding)	Medium	General Fund
Trails	Complete trail connections per trail plan	Medium	General Fund/donations/volunteer efforts/grant
Various	Replace restrooms	Medium	General Fund/donations/volunteer efforts/grant
West Port Madison	Shelter Improvements	Medium	General Fund