

2013 Community Report



Thank you!

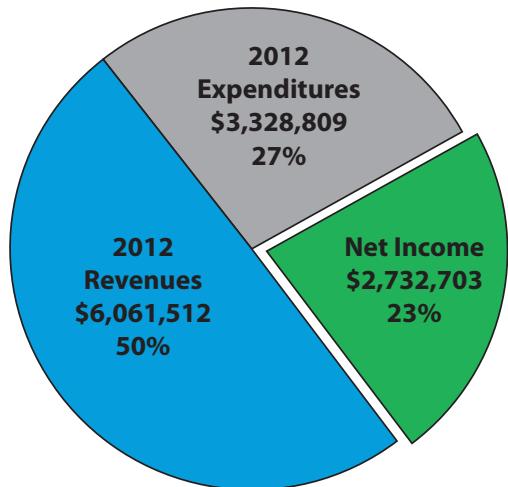
We are moving forward with the Waterfront Project because of your involvement and support. Together, we are helping the port grow our economy.

The Port of Camas-Washougal has played a key leadership role in the recent economic growth spurt seen in east Clark County and you have made that possible. Working from a solid foundation set in place by current and previous commissions, the port has relied on a strong financial position and an involved community to jumpstart several significant economic projects that will attract jobs to our area.

In addition to proactive new business development and partnering with local municipalities to market the area, the port is poised to build out its waterfront access and industrial park acreage while also maintaining a key general aviation airport. Much of the stimulus for the economic activity has been the result of healthy cash reserves that allow the financial flexibility to move forward with important capital projects. As the port advances its economic development goal of bringing jobs to our area, it remains focused on the following key initiatives:

Steigerwald Commerce Center - The Steigerwald Commerce Center comprises 120+ acres of undeveloped, port-owned land located east of the existing industrial park property and is the largest, contiguous land parcel, zoned Heavy Industrial, remaining in Clark County. The port has expedited its development by successfully applying for two grants. **One for \$1.5 million** came through the State Legislature's Jobs Bond Package and the other was a Community Economic Revitalization Board **planning grant for \$50,000**. After overcoming major storm water issues, construction began in August. By the end of 2012, Phase 1 was nearly complete with all utilities and infrastructure in place. The port added 2,500 linear feet of street to make available 30-40 acres of Heavy Industrial property. Engineering and design is already underway on the first tenant-leased building with plans for occupancy in 2014. Full build-out is expected to match local demand and will ultimately result in significant job creation and an increased tax base.

- Since 2010, the port has reduced the amount of taxes paid by its port constituents while continuing to complete essential capital projects for the continued economic growth of the community.
- In 2012, the port refinanced 2004 bond debt saving taxpayers over \$157,000.



Waterfront Development - The port's efforts to initiate revitalization of the former Hambleton Lumber mill began by successfully applying for an Integrated Planning Grant to evaluate the site for future development. Upon receipt of the \$200,000 grant, available only to public agencies, the due diligence process began in earnest and proved successful in attracting local developer, Killian Pacific. In a unique deal, the port purchased half of the property (13.25 acres), Killian Pacific purchased the other half, and both parties intend to jointly develop this valuable land. By taking the lead in this collaborative effort to develop a more vibrant, economically viable and publicly accessible waterfront, the port will stimulate local development, spur job creation, and in due course provide an increased tax base. This development connects port landholdings to the east and west, and will preserve public access to the waterfront along a recreational trail ultimately linking to other communities' trail systems along the Columbia River.



- The port issued general obligation bonds to purchase property from the former Hambleton site.
- The port received an AA- rating, by Standard & Poor's, which means the port has a very strong capacity to meet its financial commitments.

Retention and Recruitment – As the port has proactively worked to retain tenants, fill vacancies and recruit new businesses, it has experienced steady growth. At the end of 2012, 26 tenants occupied 99 percent of the industrial park and business facilities and the port attracted three new tenants: Big River Distributors, Fastenal and Etec, LLC.

The port has taken the lead in marketing and economic development efforts by forming the Camas-Washougal Economic Development Association (CWEDA) whose focus is exclusively on job creation. Supported by an annual financial investment of \$100,000 from the port and \$50,000 each from the cities of Camas and Washougal, CWEDA's mission is to help retain and grow existing businesses and recruit companies to the entire port district as well as the two cities.

CAMAS WASHOUGAL ECONOMIC DEVELOPMENT ASSOCIATION

www.cweda.org

Public Involvement - The port has expanded its successful public outreach program using traditional and new media techniques. Through the port's annual summer concert series, July 4th event, Christmas Ships Parade, Grove Field open houses, numerous Historical Park events, and year-round rotating art displays, the port has created opportunities to meet face-to-face with hundreds of port district residents and initiate dialogue that continues during public comment periods at commission meetings. An annual lunch & learn session with port management has also created open public discussion and learning opportunities. In addition, the port has added a sophisticated and ongoing presence on social media networks, including YouTube, Facebook and Twitter. This type of outreach, including regular constituent surveys, has resulted in dozens of interactions with new groups and individuals who are Internet savvy and embrace these newer digital arenas. Such efforts transitioned the port into a more interactive public process resulting in positive engagement between the community, commissioners and staff.



At the end of 2012, the port's industrial park boasted a 99 percent occupancy rate with 26 key tenants. This translates to a 1 percent vacancy rate, which outperforms the Vancouver and Portland markets with 9.7 and 15 percent vacancy rates, respectively.

Leadership - The port was honored to receive the 2012 Port of the Year Award from the Washington Public Ports Association. This peer recognition acknowledges the dynamic vision of our commissioners as carried out by the staff. The port recognizes the leadership and long-term planning efforts of previous port commissioners and acknowledges the efforts of newly elected commissioners who have come with a vision to build upon those previous long-range planning goals and move the port forward with a straightforward, strategic and transparent public process. Port commissioners officially represent the port on city and county economic development boards to share information and best practices. Their involvement and leadership demonstrate the port's commitment to partner with local agencies, ensuring our contribution to the area's future development. These efforts are further enhanced by staff participation in local and county Chambers of Commerce, and marketing and finance committees. In summary, the port has a voice with local decision makers.

The port continued its commitment toward environmental stewardship by working with Clark Public Utilities in its Commercial Lighting Improvement Program to install energy efficient lighting in the marina park, docks and breakwater. This resulted in over \$7,835 in rebates, along with monthly savings from these energy efficient lighting fixtures.



Photo: L to R. Port Staff, Kim Noah, Jack Hardy, David Ripp, Commissioner Mark Lampton, Commissioner Bill Macrae-Smith, Steve Klopman

Did you know...?

Test your port knowledge with the following I.Q. test. (Answers on back page.)

1. True or False. CWEDA is an acronym for the Columbia Whitewater Engineers and Demolition Agency.
2. What is the name of the popular annual December event at the marina?
3. What award did the port receive in 2012?
4. What is the name of the former lumber mill site adjacent to the port marina?
5. What popular recreational activities on the Columbia River are now easier thanks to a secure enclosed storage building in the marina?
6. What is the name of the ammunition company based in the industrial park?
7. Where can you watch a video of port staff dancing to the oldies?
8. When did the port celebrate its 75th anniversary?
9. True or False: The industrial park occupancy rate is consistently above 90 percent.
10. True or False: Executive Director David Ripp is an avid triathlete and competitive cyclist.



Did you know...? Answers

1. False. CWEDA is an acronym for the Camas-Washougal Economic Development Association
2. Christmas Ships Parade
3. Port of the Year award from the Washington Public Ports Association
4. Hambleton
5. Kayaking and canoeing
6. Washougal River Cartridge Co.
7. The port's YouTube channel
8. 2010
9. True
10. True

Contact port staff at
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