



# 2016 COMMUNITY REPORT

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# 2015 Milestones

|                  |                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>JANUARY</b>   | \$1 Million in tax-exempt bonds issued to support construction of the Washougal Waterfront Park & Trail.                                                                                                                                                                                                                                                                                                   |
| <b>FEBRUARY</b>  | Contract signed for architectural and engineering work to rebuild 10 hangars and the former FBO building at Grove Field. Permit process begins.                                                                                                                                                                                                                                                            |
| <b>MARCH</b>     | New land lease for Immelman Hangars at Grove Field incorporates all 3 phases of the ongoing non-residential condominium hangar development project to the south.                                                                                                                                                                                                                                           |
| <b>APRIL</b>     | 'Washougal Waterfront Park' chosen as name of planned park and trail at the Port of Camas-Washougal.                                                                                                                                                                                                                                                                                                       |
| <b>MAY</b>       | 54-40 Brewing Company leases Bays 1 & 2 of Bldg. 14 and adds approximately \$200,000 in tenant improvements.                                                                                                                                                                                                                                                                                               |
| <b>JUNE</b>      | Presentation by the Lower Columbia River Estuary Partnership and U.S. Fish & Wildlife on realignment of the levee bordering Steigerwald National Wildlife Refuge, returning the Refuge to its natural flood stages and improving natural habitat.                                                                                                                                                          |
| <b>JULY</b>      | Contract signed with Tapani, Inc. to build the waterfront park and trail.<br><br>Sale of two lots in Steigerwald Commerce Center: <ul style="list-style-type: none"><li>▶ 2.607 acres for construction of a 35,000 sq.ft. building, bringing additional jobs to the community; and</li><li>▶ 19.65 acres to City of Washougal for a future well site supplying water to both Washougal and Camas</li></ul> |
| <b>AUGUST</b>    | Celebration of Life for Commissioner Lampton.<br>Process to fill the District 1 position begins.                                                                                                                                                                                                                                                                                                           |
| <b>SEPTEMBER</b> | John Spencer appointed as District 1 Commissioner.                                                                                                                                                                                                                                                                                                                                                         |
| <b>OCTOBER</b>   | Lease signed by Foods In Season for Bay 1 of Bldg. 17 - while still under construction!                                                                                                                                                                                                                                                                                                                    |
| <b>NOVEMBER</b>  | Civil engineering contract issued to extend Grant Street into Steigerwald Commerce Center providing access for Phase 2 development.                                                                                                                                                                                                                                                                        |
| <b>DECEMBER</b>  | Commission adopts formal resolution supporting rail safety.                                                                                                                                                                                                                                                                                                                                                |

*We cannot look back at 2015 without remembering the loss of friend and colleague Mark Lampton. It would put a smile on his face to see construction underway for the waterfront park and trail which he considered a true "legacy project."*

**David Ripp**  
Executive Director

# Ongoing Projects

## Waterfront Park & Trail – a “Legacy Project”

The Port is proud to have leaders with vision. While overseeing the growth of the Commerce Center and rebuilding at Grove Field (both revenue-generating), they are also promoting development of a once privately-owned stretch of waterfront for public access and enjoyment.

Years of planning, public input and the pursuit of outside funding opportunities bore fruit in 2015 when the Recreation and Conservation Office (RCO) grants were secured; the name ‘Washougal Waterfront Park’ was selected; signage and other amenities were developed by volunteer committees; and a contract to build the park and trail was issued.



The infusion of \$1.7 Million in RCO grants will support construction costs for this project – destined to be a community landmark.

“The Port received the formal Notice to Proceed from RCO on January 22, 2016 and construction is underway,” said Project Manager Jeremy Wilcox. “We estimate completion of the park and trail by December 2016.”



## Grove Field Rebuilds – New Hangars & New Opportunities



The 2014 fire that destroyed 10 C-Row hangars was followed by a severe wind storm causing significant damage to the former Fixed Base Operator building. Due to the age of that building and the volatile contents of the hangars (Fiberglas, fuel, etc.), all was damaged beyond repair and the structures were razed in early 2015.



Current fire code restrictions allow only eight hangars to be erected in the rebuilt C-Row structure, once home to ten hangars. Insurance will cover replacement costs for all ten, so two hangars will be part of the rebuilt FBO building – now identified as AP-01.

During 2015, the Port worked with engineers and the county on the best strategy for replacement, targeting full build-out in 2016. “Navigating the county permitting process has been educational,” said Project Manager Jeremy Wilcox. “We expect to have all regulatory requirements met very soon and anticipate bidding the project in May.”



# Steigerwald Commerce Center

## A Study in Progress

### Growth

The Commerce Center's 100+ acres of prime real estate has undergone significant changes over the last several years.

Phase 1 development began in earnest once infrastructure was in place, starting with construction of the Port's first spec building. That entire 21,600 sq.ft. building was fully leased prior to completion. A second spec building broke ground in 2015 and was recently finished. Three different businesses have signed leases for the 24,300 sq.ft. structure.

Plans for a third spec building are in the works. Also in Phase 1, the owner of Lot 4 will break ground this year on a 35,000 sq.ft. building.



### Success

"I received serious inquiries on the first two spec buildings long before either was ready for occupancy," said Executive Director David Ripp. "Both are fully leased and the phone keeps ringing."

Late in 2015, design and engineering work for the Grant Street extension began. Once completed, that access will serve the next phase of development in Steigerwald Commerce Center.

*The Steigerwald Commerce Center business park is emerging right before our eyes. Ongoing inquiries show the high level of interest and demonstrate the Port's success in developing a highly desirable and strategic business environment.*

**David Ripp**  
Executive Director

# Here We Grow Again!

## “Seventeen Strong”

“Port holdings continue to expand along with the challenge to maintain our assets to a high standard and so we welcome two additional maintenance employees as of January 2016.”

— David Ripp, Executive Director

The team that achieves the goals and implements the policies set by the Commission:

|                                                                       |                                                                          |
|-----------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>DAVID RIPP</b><br>Executive Director                               | <b>Fun Fact:</b><br>Competed in Iron Man Distant Triathlon.              |
| <b>ALEX (A.J.) FOYT</b><br>Grounds & Facilities Maintenance Worker    | <b>Fun Fact:</b><br>Related to famous race car driver.                   |
| <b>ANGELINA AIELLO</b><br>Community Relations Specialist              | <b>Fun Fact:</b><br>Newly engaged and loves bacon.                       |
| <b>DARRELL BURK</b><br>Maintenance II & Stormwater Specialist         | <b>Fun Fact:</b><br>‘Renaissance Man’ – Does many things very well.      |
| <b>DEBRA ITZEN</b><br>Contract Specialist                             | <b>Fun Fact:</b><br>Visited Disneyland over 10 times in 25 years.        |
| <b>DORIS TILLMAN</b><br>Lead Grounds & Facilities Maintenance         | <b>Fun Fact:</b><br>Attended Sturgis Motorcycle Rally; 3 grandchildren.  |
| <b>ERIC PLANTENBERG</b><br>Maintenance III & HVAC Specialist          | <b>Fun Fact:</b><br>Rebuilds classic cars.                               |
| <b>JEN BLOMGREN</b><br>Accountant & Human Resources                   | <b>Fun Fact:</b><br>Loves marshmallows.                                  |
| <b>JERAMY WILCOX</b><br>Project Manager                               | <b>Fun Fact:</b><br>Owner of Squeeze & Grind.                            |
| <b>KARINA HANKIN-PRATT</b><br>Grounds & Facilities Maintenance Worker | <b>Fun Fact:</b><br>Loves hunting & fishing.                             |
| <b>KIM NOAH</b><br>Finance Director & Auditor                         | <b>Fun Fact:</b><br>One son in college; one son in first grade.          |
| <b>KYLE CHINN</b><br>Accounts Payable & IT Specialist                 | <b>Fun Fact:</b><br>Obsessive snow & wake boarder.                       |
| <b>MARK HAMRICK</b><br>Maintenance I & Harbormaster                   | <b>Fun Fact:</b><br>Visited Hawaii 8 times in last 5 years.              |
| <b>MARY MURPHY</b><br>Executive Assistant & Public Records Officer    | <b>Fun Fact:</b><br>Loves Legos; retiring April 30, 2016.                |
| <b>MATT COX</b><br>Maintenance I                                      | <b>Fun Fact:</b><br>Father of 5 and loves to climb trees. (Arborist!)    |
| <b>STEVE KLOPMAN</b><br>Maintenance Supervisor                        | <b>Fun Fact:</b><br>His son is a wrestling champion.                     |
| <b>TRAVIS EDWARDS</b><br>Maintenance I                                | <b>Fun Fact:</b><br>Port launch ramp security since 2002; now full time. |

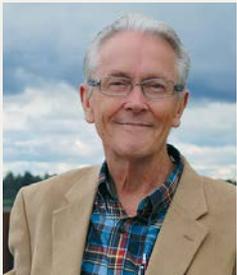
# Meet Your Commissioners



In September 2015, **John Spencer** was appointed to serve as District 1 representative. A successful management consulting practice and extensive public service background equip John with relevant skills to continue the visionary work of this commission. His active participation and interest in the workings of the Port illustrate John's strong commitment to this important public office.



District 2 representative **Bill Ward** began his third term January 2016. During eight years in office, Bill has seen the transformation of 100+ acres of undeveloped property into Steigerwald Commerce Center; receipt of "Port of the Year" award from the Washington Public Ports Association; and the acquisition of prime waterfront property, site of a future park and trail.



**Bill Macrae-Smith** was elected in 2010 to represent District 3 and is currently serving a second four-year term. His years of experience as a real estate professional add valuable insight when engaged in the economic development mission of the Port. Bill also brings expertise as a past Port of Camas-Washougal commissioner, serving from 1982 to 1987.



Long time Port employee **Mary Murphy** will be retiring on April 30, 2016. Mary began her career at the Port on September 21, 1994 after a number of years working for a Portland law firm.

When Mary came to work for the Port in 1994, the Port staffed 2-full time and 2-part time in the office and 4-maintenance people. Oh, how the Port has grown!

Mary has seen a lot of changes since her beginnings here, especially the purchase of additional industrial properties for Port development, as well as her job responsibilities. Mary's time here at the Port as Executive Assistant has been invaluable. She is known around the office as our historian and in-house editor; she has been a great asset for the Port and will be dearly missed by the Commission, staff and the tenants she has dealt with over her 21 and half years.

Mary's plans after retirement include traveling, buying new furniture and spending more time with her grandkids; but she also has another passion: writing. Mary plans on starting a part-time business helping companies with their newsletters and annual reports.

A notice for her retirement party will be coming out soon.

Hosting activities that involve the community has become a hallmark of the Port of Camas-Washougal. We invite you to join us!

