

The Port of Camas-Washougal 2018 Annual Report

It's our nature to *explore*

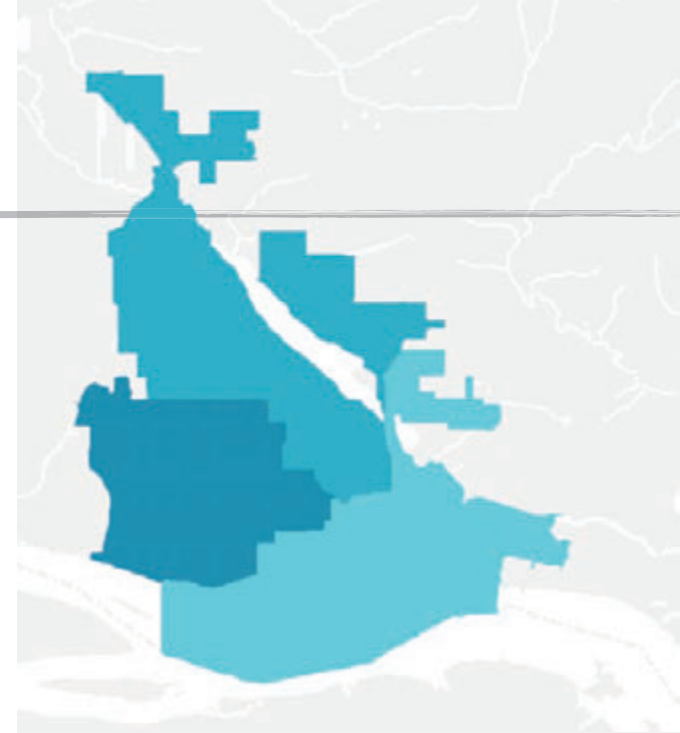


Port leadership

The Port of Camas-Washougal, a political subdivision of the State of Washington, was established in 1935 to create a favorable climate for economic development in the Camas-Washougal area. The policy board for the Port is made up of three commissioners who are elected to 4-year terms, each one representing a separate district within the overall Port district. The Commission is the Port district's governing body responsible for setting policy and enforcing established policies. The Commission may exercise only the

powers that are delegated to them by law or pursuant to law.

Commission meetings generally take place at 5:00pm on the first and third Monday of the month and are open to the public. Special meetings are scheduled on an as-needed basis. The Commissioners meet in the commission hearing room at 24 South A Street, Washougal, WA 98671. You may find meeting agendas and minutes at <http://portcw.com/about/commission>.



- District 1
- District 2
- District 3

JOIN US



1st & 3rd
Mondays



5:00 pm



24 South A St
Washougal, WA



David Ripp

Executive Director

David Ripp joined the Port of Camas-Washougal in January 2008 as Executive Director and prior to, served as the Executive Director for the Port of Woodland. He graduated from Western Washington University with a degree in finance and a minor in

economics, giving him the ability to see many sides of an issue. With over 23 years of Port leadership experience and a zeal for creating personal relationships, he is a driving force in the advancement of the Port and its economic development of the area.

John Spencer

District 1
2018 - 2022 Term

John Spencer has served as Commissioner since 2015. His main goals as a Port Commissioner for the Port of Camas-Washougal include: strengthening partnerships among all East County agencies to benefit the community, developing all areas of the Port to support business and job growth, expanding the marina and the airport, and obtaining new land for development. Citizen input is critical to his decision making. His role as a city administrator and a consultant in the field help to fulfill his commitment to create good job opportunities and enduring public facilities.

Bill Ward

District 2
2016 - 2019 Term

Bill Ward has been the District 2 Commissioner for the Port of Camas-Washougal since being elected in 2008. His focus is on maximizing the community's investment in the Port and securing an optimal return on that investment. As a business owner, he understands the role the Port should play in providing the foundation for a healthy economy. He is attuned to sustaining economic development, creating living wage jobs and enhancing quality of life.

Larry Keister

District 3
2018 - 2022 Term

Larry Keister was elected as a Port of Camas-Washougal Commissioner representing District 3 for the term 2018-2022. He has been an active member in the community promoting tourism and a member of the Art and History Commission, which provided direction to the city for development of the Washougal Waterfront Park and Trail. His goals are to see the Steigerwald Commerce Center built out in the next three to five years, to provide additional jobs for the community and make the waterfront an iconic destination for future generations.





Photo credit Sherri Irish

history

The air field is named for Ward Grove who built the airfield in 1945. Grove moved to Vancouver, Washington in 1924 and learned to fly in Portland, Oregon at the Rankin Flying School. The Port of Camas-Washougal bought the airstrip from him in 1961 and in 1984, the Port Commission voted to name the field in his honor.

grove field airport

Grove Field is a public airport three miles north of the central business district of Camas located near Lacamas Lake. As you fly into the area, you'll be delighted at the lush scenery of the Pacific Northwest, including the Columbia River — "Gateway to the Gorge" — on the Washington/Oregon border. Grove Field covers an area of

23 acres, which contains one runway with a 2,710 x 40 x 12 ft asphalt pavement with 77 hangars and 14 tie-downs for lease. The airfield also boasts a fueling station, parking, aircraft rental, and flight instruction.



Airport-wide Lighting Upgrade

The Port of Camas-Washougal completed an airport-wide lighting upgrade. All runway lighting, to include all underground conduit and feeders, was replaced with new L860 fixtures. Both sets of PAPI lights were replaced with new LED fixtures. The Beacon Pole and light were replaced with a new steel pole and rotating beacon, along with lighted wind cones on new steel poles. An upgraded radio control system was also installed. All work was conducted by local electrical contractor, Kitchen Electric.



Wheels & Wings

Wheels and Wings Community Appreciation Day was held on September 16, 2017 and had an amazing turnout of planes, show cars and residents. Kent Mehrer, President of the Camas-Washougal Aviation Association, displayed all three of his Stearman planes. All donations received from the event went to the CWAA College Scholarship Fund for local students wanting to enter an aviation related program.



C-ROW & AP-1 Construction

During 2017, after an extensive permit process, C-Row and AP-1 construction began. Concrete was poured and walls began to go up in December. The much-awaited hangars in C-Row were completed in February 2018 and AP-1 came on line in March. The selected contractor was Tapani, Inc.

industrial park

 300 acres  provides avg. 1,000 jobs

Located just off SR-14 at South 32nd Street in Washougal city limits and just 10 minutes to I-205 and 15 minutes to Portland International Airport, the park is ideally situated for professional and manufacturing businesses, with an emphasis on diverse enterprises that bring commerce and high paying, family-wage employment to the area.

Currently, the Industrial Park maintains and grows the local business community through development and maintenance of its 300 acre Industrial Park, which plays a major role in bringing new and expanding companies to the area. The park averages a 100% occupancy rate, and provides the community with approximately 1,000 jobs and an annual payroll of over \$30 million. The Port has also master planned the 100 acres of land east of and adjacent to the existing Industrial Park, known as Steigerwald Commerce Center to accommodate additional space needed for the growing economics of the area.

1.5 - 30
acre lots

Port buildings are available for lease

This unique 100 acre parcel is Clark County's largest new market-ready industrial development. Lot sizes range from 1.5 - 30 acres of heavy industrial zoned lots.

Incentives for potential tenants include: Industrial Development Revenue Bonds, low natural gas and electrical rates, high technology business incentives and low real estate taxes. Additionally, no personal or corporate income tax and no city B&O taxes apply.

The business park embodies the Port's mission of creating high quality, family-wage jobs and has over 35 tenants supplying 889 people full-time and part-time gainful employment.

Port Projects Overview

In 2017-2018 the Port's projects included painting of buildings 5, 6, 8 & 9, HVAC unit replacements for the Court House and Building 4, seal coat Lincoln Street, chip seal Truman and Grant Street, and flagship construction of Building 18.



Building 18 Construction

Vancouver based Rotschy Inc., began construction of the building in August 2017 and is scheduled for completion in May 2018. Building 18 is the largest to date in the Steigerwald Commerce Center totaling 50,000 sq ft and a price tag of \$5,360,322.92. Without grant funding from the EDA totaling \$2,875,000 and CERB funding of \$1,700,000, the building would have been half that size.



NW Adhesives Relocates to Steigerwald

Northwest Adhesives, is one of Clark County's established manufacturers of high-performing, food-grade industrial adhesives and pre-coated adhesive tapes. The company has been part of the community for more than two decades and is one of the first entities to take advantage of the Port's decision to allow private industry in Steigerwald Commerce Center by building a custom 30,000 square feet manufacturing plant.



Levee Realignment Project

Slated for 2019, the Levee Realignment Project will restore 960 acres of historic Columbia River flood plain habitat at Steigerwald Lake National Wildlife Refuge, reduce the flood risk to SR-14 and private residences, and remove all City and Port infrastructure from the FEMA flood zone. This reduces the Port's average annual operation and maintenance costs by \$42,000 and improves the industrial park development footprint. More information is available at estuarypartnership.org



Photo credit Rotschy, Inc



marina

Located on the beautiful Columbia River, 5 miles east of Portland (River Mile 121.7), the Port of Camas-Washougal welcomes visitors to our Marina, where you can enjoy the scenic beauty, a spectacular view of Mt. Hood and breathtaking sunsets each evening. With miles of trails and paths to Marina Park and Washougal Waterfront Park, enjoy a picnic or scenic walk after a day of boating. The marina hosts 350 covered and open-air moorage slips for recreational boaters and 30 wave runner slips. Pull in for refueling or stop by the Puffin Café for a hearty lunch on the water. The Marina also hosts a non-motorized launch for all those kayaker and canoe enthusiast!



The Marina holds a Washington Clean Marina Certification and one of only a few Salmon Safe Certifications in Washington. Salmon Safe's mission is to transform land management practices so Pacific salmon can thrive in West Coast watersheds. Certification requires management practices that protect water quality and restore habitat.



Dock Cameras Upgraded

All security cameras were upgraded and an additional 8 cameras were installed for a total of 18 cameras in and around the Marina. Some additions include cameras looking down the docks in the lower marina, as well as the fairway into the marina where we have had some issues in the past due to ease of access. We built the system to be capable of easily adding additional cameras as needed. Safety and security for our marina tenants and guests is our first priority.



Marina Dredge Project

Thousands of feet of pipe were welded together for the month-long dredging project that relieved the marina of mud and silt sediment in order to maintain a navigable depth for our boaters. The Port marina, approximately 1,000 feet by 300 feet, had two areas totaling about 152,274 square feet that required a removal of approximately 12,100 cubic yards of sediment and returned the marina basin to approximately -4 to -6 feet depth (from 0' Columbia River Datum [CRD]). Project contractor, Underwater Earth Movers of Vancouver, Washington, completed the massive undertaking just prior to the New Year and cost approximately \$580,000.



Electrical Upgrade

The upper marina received an electrical upgrade involving Rows A, B, C, D and E. The underwater electrical was removed and relocated overhead for easier maintenance and to remove the in-water electrocution hazard. Additionally, all shore power electrical outlets were increased to 30-amp twist lock receptacles instead of 20-amp and lighting was upgraded to energy efficient LED fixtures.



village
concept

waterfront development

The Waterfront Vision and Master Plan is to keep the waterfront itself the "anchor" of any development possibility.

The Port's goal in creating the Waterfront Vision and Master Plan was to design for the future what could be a lively, walk-able place with community gathering and character spaces, commercial, retail, mixed-use and residential uses. The design and function for the development would honor the natural beauty and history of the site and the community; along with supporting the creation of a local and regional identity for the Cities of Washougal and Camas.






In November 2017, finalized negotiations to purchase 2.25 acres of the waterfront property

from developer Killian Pacific and a purchase/sale agreement wherein Killian agreed to purchase 8.5 acres from the Port and the Port to purchase 11 acres from Killian, gave the Port approximately 40 acres total.

The goal of the Port being to bring this property to its highest and best use but also maintaining the beauty and keeping the river the focal point.

Crafting a space that transforms the community positively, without losing local culture, now and in the future, is our main priority.

MASTER PLAN

-  retail shops and restaurants
-  meeting space in office/multi-use buildings
-  interactive play areas for children
-  corridor river views seen on boardwalks
-  optional festival and event areas

coming soon

natural play area



ADA accessible



6-foot hill slide



Log scramble



Erratic boulder maze

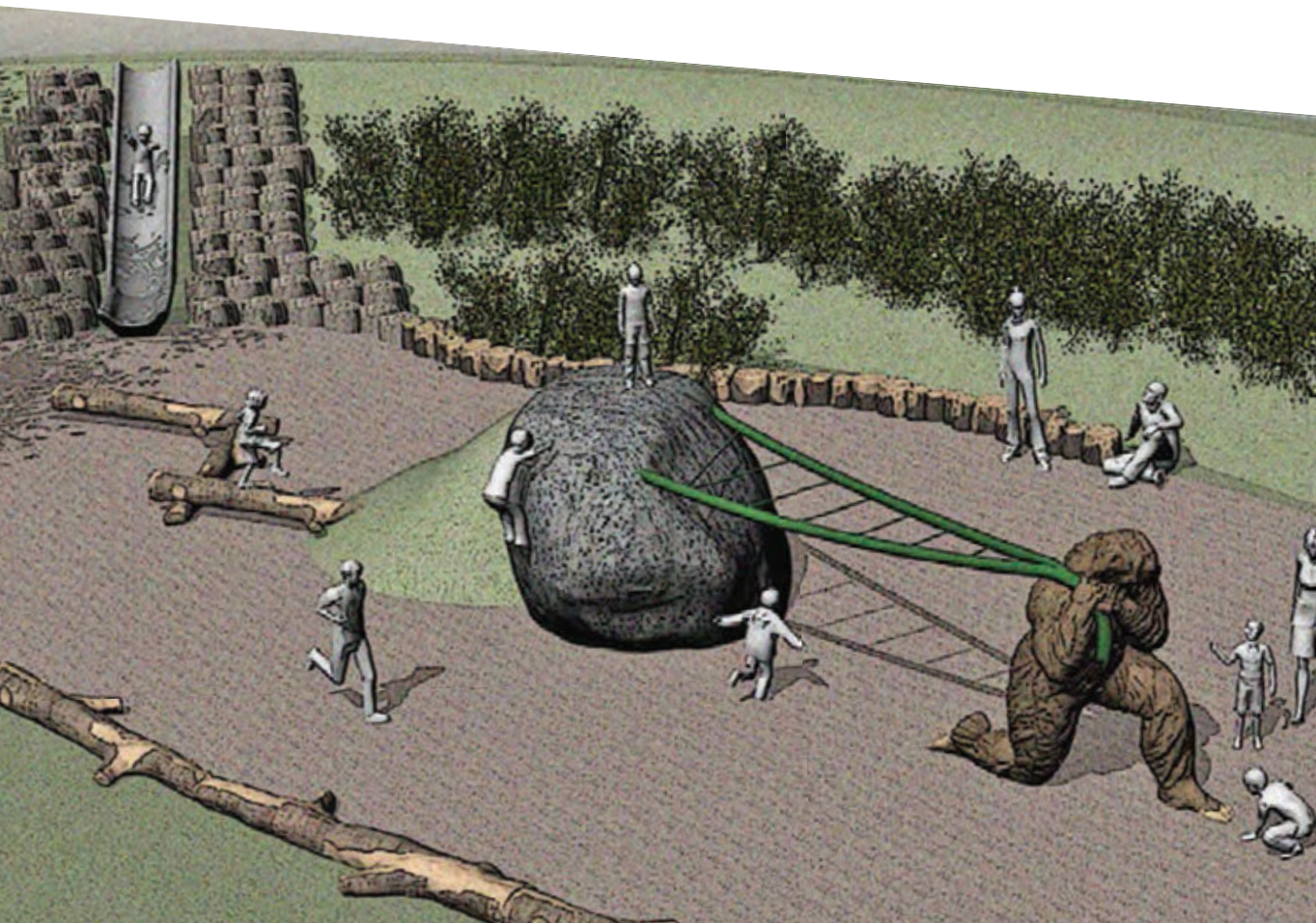


Xylophone area



Sasquatch artwork for play & interaction

The Port is very excited to announce a Natural Play Area will be going into the Washougal Waterfront Park and Trail this year. Debuting in the play area will be a sasquatch, a vibrant piece of artwork that children can play on and interact with.



WELCOME EEGAH THE SASQUATCH

After much excitement and community input, our Sasquatch also has a new name. We are delighted to present “Eegah” this fall, Washougal Waterfront Park’s newest friend and local attraction. We are so excited to have Eegah join our family, plus Erric the Erratic is thrilled to have a new buddy.

2017

financial report

Find more financial information and the most recent State Auditor's Financial Report at: <http://portcw.com/about/finances>

The Port of Camas-Washougal has three primary sources of income: revenue from Port operations (industrial park leases, hangar leases and moorage leases), property taxes, and grants. In addition, the Port can borrow money by issuing general obligation bonds and revenue bonds.

In 2017 the Port utilized two grants to fund the Building 18 project (50,000 sq ft industrial building). One was a federal grant from the Economic Development

Administration in the amount of \$2.875 million and the second was a state grant from the Community Economic Revitalization Board in the amount of \$300,000 for the grant and a \$1.7 million low interest (1.13%) loan.

Property taxes received by the Port go directly towards new capital projects and paying down outstanding general obligation bonds and revenue bond debt. In 2017, the Port received \$2.4 million in property tax revenue; \$1.147

million went towards bond debt and the remaining \$1.253 million went towards capital projects.

All Port operations (Industrial Park, Airport, Marina and Parks Administration) are funded by operating revenues, property taxes are not used to support port operations. **Port operations ended the 2017 year with a net income of \$234,855.**



Visiting Boaters

Serves over 7,000 boats every year. Largest marina on the Columbia River.



Business Tenants

Port properties are home to 35 business tenants.



Land Lease

The Port produces over 6 jobs for each acre of land it leases.



Port Buildings

There are 20 buildings totaling nearly 275,000 square feet on Port property with an occupancy rate of 100%.



Parks & Trails

The Port manages 4 parks (Washougal Waterfront Park, Captain William Clark Park, Marina Park, and Parker's Landing Historical Park) and 4 miles of trails along the Columbia River.



Tax Dollars

The Port collects \$2.4 million in property tax annually and receives just 2.5 cents from each dollar in property tax paid by Port constituents.



SECOND WIND
SEATTLE, WA



KEEP OUR
PARKS CLEAN.

earth day

Friday, April 20 / 2 pm to 4 pm
Washougal Waterfront Park & Trail



mark your calendar

Wednesday, July 4 / 6 pm to 10 pm
Washougal Waterfront Park

4TH of July Concert *AND* FIREWORKS!



Saturday, Sept. 15 / 10 am to 2 pm
Grove Field Airport



Saturday, Dec. 1 / 6 pm to 8 pm
Marina Park





24 South A Street
Washougal, WA 98671
360 . 835 . 2196
portcw.com

erving the community since 1935

*earth
day*

Friday, April 20 / 2 pm to 4 pm
Washougal Waterfront Park & Trail

