

Port of Camas-Washougal

5 Year Future Capital Improvement Plan

Adopted: April 5, 2011; Revised: November 15, 2011; Revised: November 20, 2012; Revised: November 18, 2013; November 18, 2014; November 16, 2015; November 14, 2016

	Strategic Plan	2016	2017	2018	2019	2020	2021
MARINA (Strategic Investments):							
MARINA (Operational Capital Projects):							
Dredging Permitting & Construction		\$ 461,374					
Upper marina electrical A, B, C, D, E (Engineering)		\$ 25,000					
Upper marina electrical A, B, C, D, E (Construction)			\$ 310,000				
Fuel Dock Rebuild			\$ 45,000				
Dock Cameras			\$ 30,000				
Upgrade Suppression Lines - E Row				\$ 100,000			
Reside Riverside				\$ 85,000			
Upgrade Suppression Lines - A Row					\$ 100,000		
East dock remodel						\$ 200,000	
Fencing around marina parking lot							\$ 34,000
	Strategic Plan	2016	2017	2018	2019	2020	2021
PARKS (Strategic Investments):							
PARKS (Operational Capital Projects):							
Wayfinding Signage (Design)		\$ 32,850					
Waterfront Park Natural Play Area (Design)		\$ 33,000					
Waterfront Park Interpretive Signs (3)			\$ 10,000				
Waterfront Park Interpretive Signs (2)				\$ 10,000			
Waterfront Park Natural Play Area (Construction)				\$ -			
Sprinkler system in historical park				\$ 30,000			
Marina park drainage					\$ 15,000		
Marina park gazebo						\$ 38,000	
	Strategic Plan	2016	2017	2018	2019	2020	2021
AIRPORT (Strategic Investments):							
AIRPORT (Operational Capital Projects):							
Fire Hydrant Engineering			\$ 50,000				
Connect Fire Hydrant to City Water			\$ 250,000				
Sheet Rock Hangar A (in-house)			\$ 30,000				
Perveous concrete tie down pads (12)			\$ 90,000				
20 Amp circuit - D Hangar Installation			\$ 10,000				
Sheet Rock Hangar B (in-house)				\$ 30,000			
Slurry Seal Taxiway				\$ 30,000			
Slurry Seal Runway				\$ 30,000			
Sheet Rock Hangar D (in-house)					\$ 30,000		
Reskin A Row					\$ 200,000		
Reskin D Row						\$ 200,000	

	Strategic Plan	2016	2017	2018	2019	2020	2021
REAL ESTATE/INDUSTRIAL PARK (Strategic Investments):							
Bldg 18 (engineering)		\$ 225,000					
Bldg 18 - 25,000 sq ft (construction)			\$ 5,875,000				
Washougal Waterfront Development			\$ -	\$ -	\$ -	\$ -	\$ -
REAL ESTATE/INDUSTRIAL PARK (Operational Capital Projects):							
Steigerwald Mitigation Plantings		\$ 20,000					
*NEW: Mitigation Plantings Bldg 17		\$ 11,500					
Courthouse HVAC			\$ 40,000				
Chip Seal Truman & Grant (37th East)			\$ 45,000				
Seal Lincoln St			\$ 40,000				
Seal Coat Parking Lot at Bldg 9 and 16			\$ 35,000				
Paint Bldg 6 & 9			\$ 50,000				
Bldg 4 HVAC Roof System			\$ 40,000				
27th St Swale			\$ 40,000				
Dirt Pile Removal				\$ 300,000			
Drainage at 28th St (in-house)				\$ 20,000			
Chip Seal Truman (37th to 32nd)				\$ 60,000			
Paint Pumphouse					\$ 25,000		
Seal Coat Parking Lot at Bldg 14 and 16						\$ 35,000	
Chip Seal 28th and Ford St						\$ 35,000	
	Strategic Plan	2016	2017	2018	2019	2020	2021
LEEVE (Operational Capital Projects):							
Levee Bank Restoration			\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	Strategic Plan	2016	2017	2018	2019	2020	2021
VEHICLES (Operational Capital Projects):							
	Strategic Plan	2016	2017	2018	2019	2020	2021
ADMINISTRATION OFFICE (Other Capital Projects):							
Mobile Friendly Web Design				\$ 25,000			
TOTAL CAPITAL IMPROVEMENT PROJECTS COSTS		\$ 808,724	\$ 7,040,000	\$ 745,000	\$ 420,000	\$ 558,000	\$ 84,000

Cash Reserve Projected Ending Balance 12/31/16	\$ 6,367,901
Total Capital Improvement Project Costs	\$ (808,724)
Net Projected Ending Cash Available Balance 12/31/16	<u>\$ 5,559,177</u>

Cash Reserve Projected Beginning Balance 1/1/17	\$ 5,559,177
2017 Levy Revenue	\$ 2,344,719
Radial Contract Receivable - Land Sale	\$ 53,617
Sale of 28th St Property in IP	\$ 9,930
Sale of Water Well Site	\$ 88,163
CERB Loan/Grant	\$ 2,000,000
EDA Grant	\$ 2,875,000
2017 Debt Payment	\$ (1,067,440)
Total Capital Improvement Project Costs	\$ (7,040,000)
CERB Loan Pymt	\$ (38,082)
Land Sale Reserve Account - City Washougal/Breuning	\$ (784,120)
Net Operating Income 2017	\$ 233,458
Required Reserve per Finance Policy	\$ (1,200,000)
Net Cash Available Balance 12/31/17	<u>\$ 3,034,422</u>
Debt Capacity Avail = \$3,813,990	

	2016	2017	2018	2019	2020	2021
Cash Reserve Projected Beginning Balance 1/1/18			\$ 4,234,422			
2018 Levy Revenue			\$ 2,368,166			
Radial Contract Receivable - Land Sale			\$ 53,617			
Sale of 28th St Property in IP			\$ 4,965			
Sale of Water Well Site			\$ 88,163			
2018 Debt Payment			\$ (1,066,115)			
Total Capital Improvement Project Costs			\$ (745,000)			
CERB Loan Pymts (2)			\$ (132,869)			
Land Sale Reserve Account - City Washougal/Breuning	Accumulated Revenue	\$ 877,248	\$ (93,128)			
Required Reserve per Finance Policy			\$ (1,200,000)			
Net Cash Available Balance 12/31/18	Conservative with no increase in AV	Debt Capacity Avail = \$4,483,990	<u>\$ 3,512,221</u>			
Cash Reserve Projected Beginning Balance 1/1/19			\$ 4,712,221			
2019 Levy Revenue			\$ 2,391,848			
Radial Contract Receivable - Land Sale			\$ 53,617			
Sale of Water Well Site			\$ 88,163			
2019 Debt Payment			\$ (1,068,858)			
Total Capital Improvement Project Costs			\$ (420,000)			
CERB Loan Pymts (2)			\$ (132,212)			
Land Sale Reserve Account - City Washougal	Accumulated Revenue	\$ 965,411	\$ (88,163)			
Required Reserve per Finance Policy			\$ (1,200,000)			
Net Cash Available Balance 12/31/19	Conservative with no increase in AV	Debt Capacity Avail = \$5,168,990	<u>\$ 4,336,616</u>			
Cash Reserve Projected Beginning Balance 1/1/20			\$ 5,536,616			
2020 Levy Revenue			\$ 2,415,766			
Radial Contract Receivable - Land Sale			\$ 53,617			
Sale of Water Well Site			\$ 88,163			
2020 Debt Payment			\$ (1,066,278)			
Total Capital Improvement Project Costs			\$ (558,000)			
CERB Loan Pymts (2)			\$ (131,556)			
Land Sale Reserve Account - City Washougal	Accumulated Revenue	\$ 1,053,574	\$ (88,163)			
Required Reserve per Finance Policy			\$ (1,200,000)			
Cash Reserve Projected Ending Balance 12/31/20	Conservative with no increase in AV	Debt Capacity Avail = \$5,873,990	<u>\$ 5,050,165</u>			
Cash Reserve Projected Beginning Balance 1/1/21			\$ 6,250,165			
2021 Levy Revenue			\$ 2,439,924			
Radial Contract Receivable - Land Sale			\$ 53,617			
Sale of Water Well Site			\$ 88,163			
2019 Debt Payment			\$ (1,070,053)			
Total Capital Improvement Project Costs			\$ (84,000)			
CERB Loan Pymts (2)			\$ (130,899)			
Land Sale Reserve Account - City Washougal	Accumulated Revenue	\$ 1,141,737	\$ (88,163)			
Required Reserve per Finance Policy			\$ (1,200,000)			
Net Cash Available Balance 12/31/21	Conservative with no increase in AV	Debt Capacity Avail = \$6,593,990	<u>\$ 6,258,754</u>			

* Per the Port's Cash Reserve Policy the port should maintain approx. \$1.2M in reserves.