

OPEN SESSION

PRELIMINARY AGENDA

REGULAR MEETING

June 2, 2021

- | | |
|------------------------------------|----------------|
| I. <u>EXECUTIVE SESSION</u> | 4:00 PM |
| A. Personnel Evaluation | |
| II. "Cooler Talk" | 4:45 PM |
| III. <u>OPEN SESSION</u> | 5:00 PM |
| PLEDGE OF ALLEGIANCE | |

CONSENT ITEMS

- A. Approval of Minutes – Kim
- B. Approval of Checks – Kim

NEW BUSINESS/DISCUSSION ITEMS

- C. Strategic Plan Draft Update– David
- D. 2022 Marina & Airport Rates & Fees – Kim
- E. Marina Policy Manual Update – Kim
- F. Long Term Care Resolution – Krista
- G. Public Comment Agenda Location – David
- H. WPPA Spring Conference Report – David

PUBLIC COMMENT [3 min. apiece]

ACTION ITEMS

- I. Approve Long Term Care Resolution

STAFF REPORTS & COMMENTS

- J. Chief Executive Officer, Chief Operating Officer, and Director of Planning and Development

COMMISSIONER REPORTS

PUBLIC COMMENT [3 min. apiece]

ADJOURN

On March 24, 2020 a new Governor's proclamation went into effect regarding public meetings. By order of Washington State Governor Jay Inslee, Proclamation 20-28.15, the Regular Commission Meeting will be available to the public (only) by conference or video call. **This meeting is accessible via conference or video call at: +1 (253) 215-8782, Meeting ID: 929 6284 2901, Password: 133727 or via this video link: <https://zoom.us/j/92962842901?pwd=RzkzMTZlVWTRwbnU1eW1rOXNWSk5Edz09>**

**MINUTES OF THE REGULAR COMMISSION MEETING
PORT OF CAMAS-WASHOUGAL
May 18, 2021**

By: Juli Burnett, Administrative Assistant

A regular meeting of the Commissioners of the Port of Camas-Washougal was held at the Port Offices, 24 South 'A' Street, Washougal WA on Tuesday, May 18, 2021, at 11:45 a.m.

PRESENT: Commissioners Larry Keister and Cassi Marshall; Chief Executive Officer David Ripp; Chief Operating Officer Kim Noah; Director of Planning, Development Mark Miller; Business Development Manager Derek Jaeger; Community Relations Specialist Sadie Hayes and Administrative Assistant Juli Burnett, Legal Counsel Carolyn Lake; and members of the press and public. General public has access through a designated conference call line and Zoom video.

At 12:00 pm, following the Pledge of Allegiance, Commission President Larry Keister called the Open Session public meeting to order, noting that because of Governor Inslee's Proclamation 20-28, and the Washington State legislature's Resolution SCR 8402, the Commission is social distancing and at least 10 feet apart. The Chat function has been disabled.

Commissioner Keister motioned to excuse Commissioner Spencer and this was seconded by Commissioner Marshall.

- **CONSENT ITEMS**

- Minutes

Commissioner Keister presented Minutes from the May 5, 2021 – Regular Meeting. Reading of the Minutes were dispensed with; it is noted that copies had been provided previously to all Commissioners. After a brief discussion, a motion was made by Commissioner Keister, seconded by Commissioner Marshall. May 5, 2021 – Regular Meeting minutes carried unanimously.

- Claims / Checks

Chief Operating Officer Kim Noah presented the current payables. After review and brief discussion, upon motion by Commissioner Keister, seconded by Commissioner Marshall and carried unanimously, the electronic payments and the issuance of general fund checks 7225-7254 in the total amount of \$169,365.40 were approved as presented.

- **NEW BUSINESS / DISCUSSION ITEMS**

Chief Operating Officer, Kim Noah commented Assistant Finance Manager, Krista Cagle, will take over the quarterly financial report moving forward.

2021 1st Quarter Financial Presentation

Chief Operating Officer, Kim Noah presented the Port's 1st Quarter Financials. A few highlights within the presentation include the Port's net income of \$198,284.00 and 2021

anticipated Levy revenue of \$2,729,398.00. Also, the Port District Assessed Valuation is at \$8.98 trillion (compared to \$8.5 trillion last year).

The Industrial Park generates 64% of revenue, Parker's Landing Marina generates 21% of revenue, and Grove Field generates 15% of revenue.

There are 35 acres of parks/trails which includes 5 parks and 5 miles of trails. The Parks & Trails budget is \$188,764 which is 5% of the overall Port Budget.

Commissioner Marshall commented she likes Noah's presentation and was curious about the \$9 trillion assessed district valuation. Noah shared slide of the levy trends showing the rate increases of the assessed evaluation (there was a 5.5% increase over last year). Commissioner Marshall mentioned it does reduce our levy rate and Noah agreed and shared the chart reflecting that. Commissioner Marshall also wanted to know what is included in the park's utility budget. Noah replied that the parks utility budget includes water, sewer, storm water, electricity (for bathrooms), and irrigation for the parks.

Washougal City Councilman, David Steube, congratulated the Port on 100% occupancy at Grove Field. He also wanted to know if there is a possibility for expansion in next 5 to 10 years. Noah replied in the 5-year plan there is a development plan, however, the challenge is Grove Field not FAA obligated, and the state will not give us grant revenue unless Grove Field is with the FAA. Noah also mentioned the Port is restricted to our rates since we are not federally regulated. We have space to build more hangars and we want to have this development on our future plan.

Commissioner Keister commented we must look at the benefit to the overall community and where is the Port's money is best spent.

2021 1st Quarter Capital Project Presentation

Director of Planning & Development, Mark Miller, presented the 1st quarter Capital Projects. A few highlights within Miller's presentation include Building 20 Development, Lawton Creek Assessment, Waterfront Development Agreement, Breakwater Access, and the Feasibility Study for Grove Field.

Miller also discussed the process for creating the capital projects. Port maintenance staff members are performing building assessments and working with Debra Itzen, the Port's Contract Manager, to better understand where we are at with our facilities and capital projects.

Commissioner Marshall confirmed with Miller that the Lawton Creek levee is our responsibility since that is where the end of the levee turns North.

COO Noah mentioned that future projects may be going over bid and we may see that as a trend. Two marina projects with grants tied to them may need grant amendments. Building 20 bids may also come back higher and it may impact our operational budget for next year.

2021 1st Quarter Industrial Park Business and Trends Presentation

Business Development Manager, Derek Jaeger, presented the 1st quarter Industrial Park Business presentation. A few highlights include 4 new leases in the first quarter at the Industrial Park and 6 new leases to be completed in Q2-Q4 of 2021. Also, 7 pre-leases for Building 20 which has not been built yet and is in the development phase.

Noah commented that Jaeger makes sure our rates are at market and tenants are following standards. She said that it has been great money spent in developing Jaeger's department and that the Port's facilities team works quickly so we do not see lack of revenue. Amazing teamwork to ensure we have the staff for all these projects, and we keep high expectations. Noah commented how much she appreciates the staff and are working on performance plans to get salary increases and establishing more in-depth training.

Keister commented that the number one asset we have is our Port staff. We need to look at future projects, so we have staff ready in line to get them done. It is critical that we have the staff, and we are not overwhelmed by what we are asking them to do. The Commission must realize that every time we make a request from Port staff that we must remember to keep in mind if that staff member has the time. We must work together and if the Port staff needs help the commission has to understand that.

2021 1st Quarter Website Statistics

Community Relations Specialist, Sadie Hayes, presented the 1st quarter website data from Portcw.com and the Port's Facebook Page. A few highlights from the presentation include the increase in new website visitors. Approximately 1,000 new users have visited Portcw.com over last year and 6,433 new visitors to the Port's Facebook page in the first quarter of 2021. There were 713 Facebook referrals (when a visitor clicks a link on Facebook and it redirects them to our Port website), compared to last year.

Hayes commented the 2021 Annual Port Report has been sent out. CEO Ripp thanked Hayes for the work she had done on the Annual Report.

COO Noah commented we have received all the completed renderings for the Waterfront Development, and Hayes will be working on the design for the brochure and advertisements. Noah also mentioned we are working on choosing a new financial software and have received three proposals. The beginning of June we will review each firm's presentation to make a final decision.

- **Strategic Plan Update**

CEO Ripp commented Maul Foster Alongi is putting together the Strategic Plan draft and it will be presented for discussion at the first Commission Meeting in June. The final version will be approved at the second Commission Meeting in June. Ripp stated Commissioner Marshall had asked about verbiage changes and suggested the below edits:

"Advance environmental stewardship by evaluating clean energy and sustainable technology alternatives, working to reduce/prevent pollution in all areas of operations, and considering energy and materials efficiencies in all planning and decision-making."

"Actively promote the cleanup of contaminated properties within the Port district to create space for safe and productive future uses."

Commissioner Marshall also noted, she thinks the addition of the pollution language supports the great work being done at the marina, as well as our plans to work toward emissions reductions in general.

- **PUBLIC COMMENT #1**

Dr. Martha Martin, Washougal, had a question regarding the economic impact study, and what part of the Port it was for. Jaeger said it will be for the Industrial Park, Airport, and Marina. Martha also commented she feels there is not enough outreach to the community through the Commissioners.

David Steube, Washougal City Councilman, commented that it is all about communication and the 2021 Annual Report is a great tool.

- **STAFF REPORTS & COMMENTS**

Chief Executive Officer, David Ripp

Ripp attended the Camas City Council meeting on 5/17/2021. The Port is trying to work with the city / partner with the city with help regarding the Georgia Pacific Mill cleanup. The concern is that GP is going to clean up the mill site, however, it will be a minimal cleanup. The focus is to make sure we are all informed on what action will take place by GP. Ecology has denied the city's attempt to create an advisory committee at this time. The City of Camas, the Port, and the DCA are talking about the steps to get a potential grant and create an advisory committee.

Regarding SE 41st Street capital request, Ripp commented he has spoken with Senator Rivers and she has advised there is Capital monies that were not spent and will be available in 2022. She requested Ripp send her the Port's application for her to forward it on to Senator Honeyford (who is Republican Deputy Floor Leader).

Ripp explained the flow of the Commission Meetings and asked the Commissioners their thoughts to have public comment at the beginning and end of meeting. Commissioner Marshall replied she would like to have a public comment at the beginning of the meeting. Commissioner Keister said this is a very important topic and suggests discussing when Commissioner Spencer is present.

Chief Operating Officer, Kim Noah

Noah commented that S&P (Standard & Poors) reached out to the Port to see if we needed a rating adjustment and to ensure the rating we have currently is justified. We have successfully maintained our previous rating. Noah also updated the Commission on what staff members to

contact if needed regarding topics discussed during upcoming WPPA meetings.

Noah commented the Port has received no Federal COVID relief funds and if Commissioners have an opportunity to advocate on the Port's behalf that would be much appreciated.

- **COMMISSIONER REPORTS**

- Commissioner Keister

- Commissioner Keister will attend the WPPA meeting on Wednesday, May 19, 2021 where an Open Public Meetings Act will take place.

- Commissioner Keister commented the Gorge Summit meeting is next week. It is focusing on how we handle visitation in the scenic area and the challenges it brings. Tourism is going to happen, and we will need to know how to manage it at our Port.

- Commissioner Marshall

- Commissioner Marshall attended the City of Camas council meeting and thanked CEO Ripp for his statement regarding the Port's support with the GP Mill cleanup.

- Commissioner Marshall stated the City of Camas is receiving \$ 5.5 Million in covid relief and the City of Washougal is receiving \$3.5 Million. There is money being infused into our community and will benefit our citizens in the Port District.

- Ripp mentioned WPPA is trying to make sure Ports are included in economic recovery in the future as the Port is an economic driver.

- Commissioner Marshall received positive feedback regarding the 2021 Annual Port Report, and she shared an email complementing the great work completed on the report. Commissioner Marshall also thanked Hayes for putting the report together.

- **PUBLIC COMMENT #2**

- Dr. Martha Martin, Washougal, commented that a Commission Board of five is more effective than a board of three. Martin would like the Commission to consider increasing its members.

The meeting adjourned at 2:00 pm.

PORT OF CAMAS-WASHOUGAL COMMISSION

Commissioners

Determination Process for Marina and Airport Lease Rates & Schedule of Rates and Fees



Rates & Fee Determination Factors

1. Abide by Washington State Constitution, Article VIII, Section 7: *No Gifting of public funds*
2. Follow Strategic Plan
3. Follow Port's Operating Rates & Operating Budget Policies
4. Market value
5. Demand

Strategic Plan

Marina Strategy 4.3 and Airport Strategy 5.2

To manage operations, capital facilities, and lands in a manner that strives to generate sufficient revenues to offset operating expenses.



Operating Budget Policy

The Commission will set a budget on an annual basis. The Port budget shall balance operating and non-operating revenues with operating and non-operating expenditures with general fund tax levy revenue being used for capital improvement projects or for port reserve fund.

Operating Rates Policy

Port user fees and charges shall cover the cost of that service except to the extent that the Commission has determined that the service in question provides a general public benefit.

To establish appropriate pricing of leases, the Port will use the current market value of the leasable assets (land, buildings, and/or related infrastructure) as the basis for rent calculation. The asset will be revalued as appropriate and the pricing will be adjusted as warranted.

Market Value – Airport's

Survey local airports

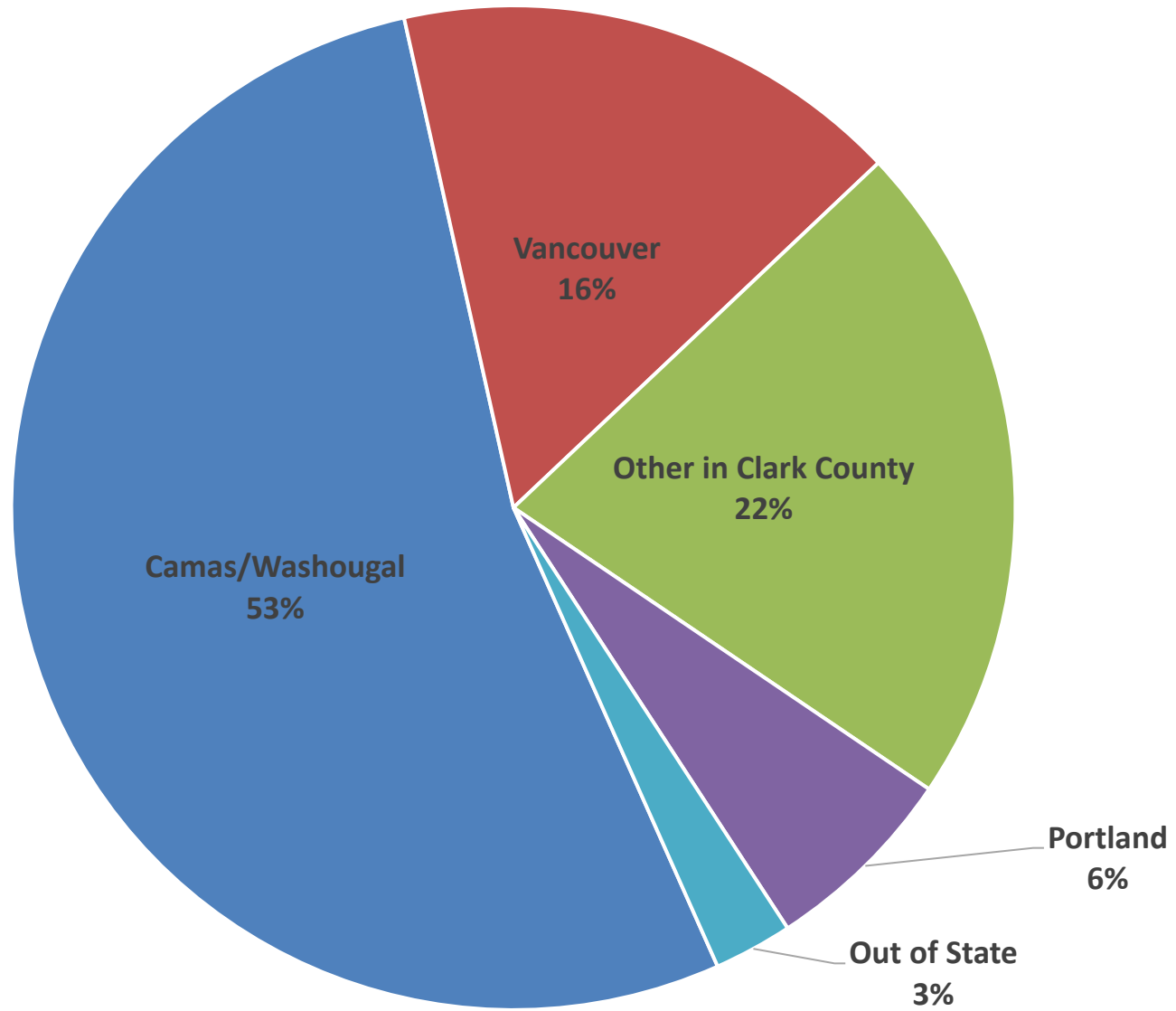
Grove Field \$223.00-\$400.00

Pearson Airfield \$297.00-\$491.00

Portland-Troutdale Airport \$319.00-\$425.00

**Port owned hangars don't have electricity and experience high turnover due to this.*

Where do Grove Field Tenants live?



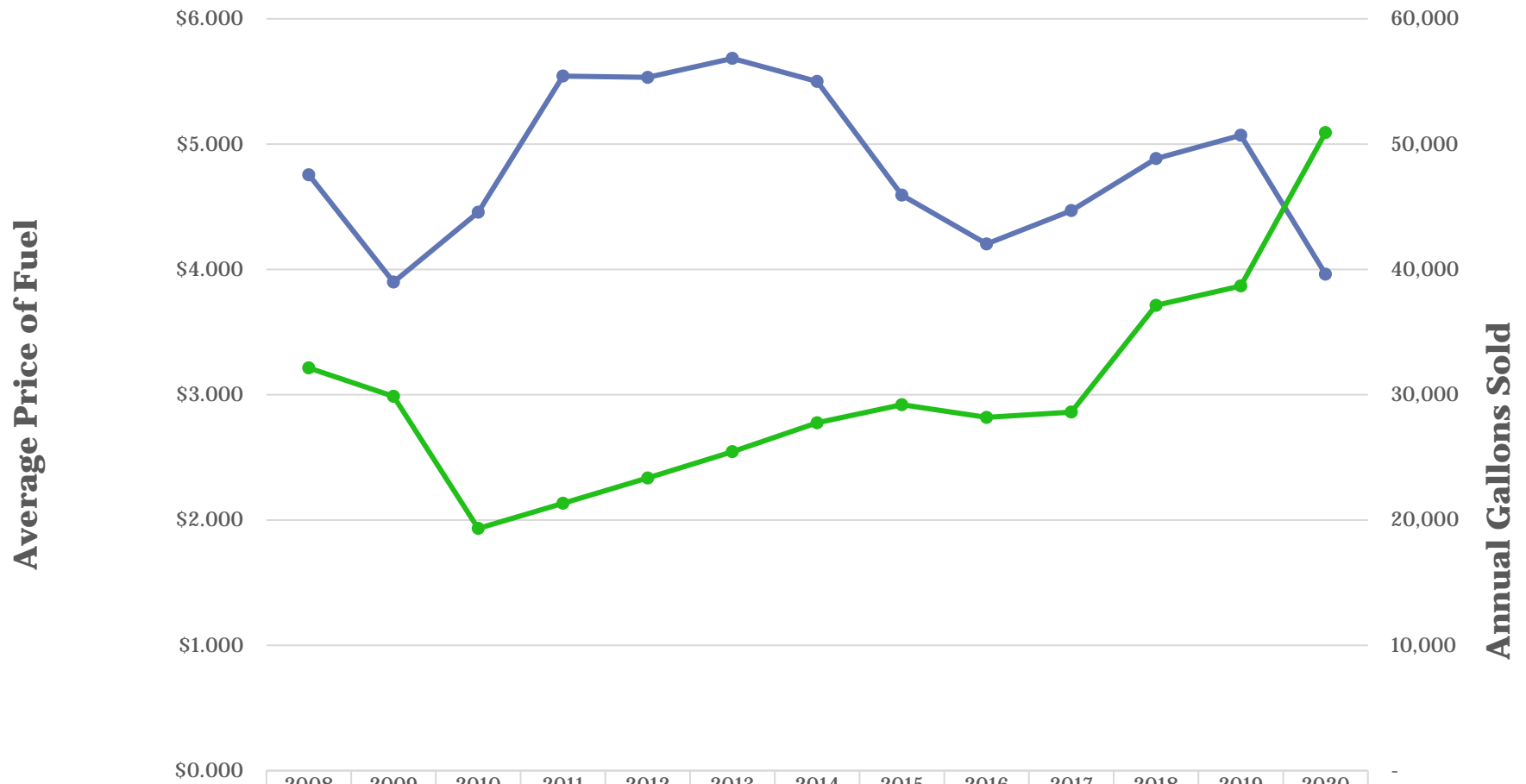
Demand

Grove Field Airport

Hangars

- Consistently 98-100% full for the last 11 years. Immelman Hangars caused a temporary drop in occupancy in 2017, with 7 tenants moving there. Re-opening of C Row hangars caused a occupancy drop in early 2018, but was filled within a couple months.
- Currently **47** on waitlist. 40 will take first available hangar and 7 want specific hangars.
- Other airports surveyed were also **100%** occupied.

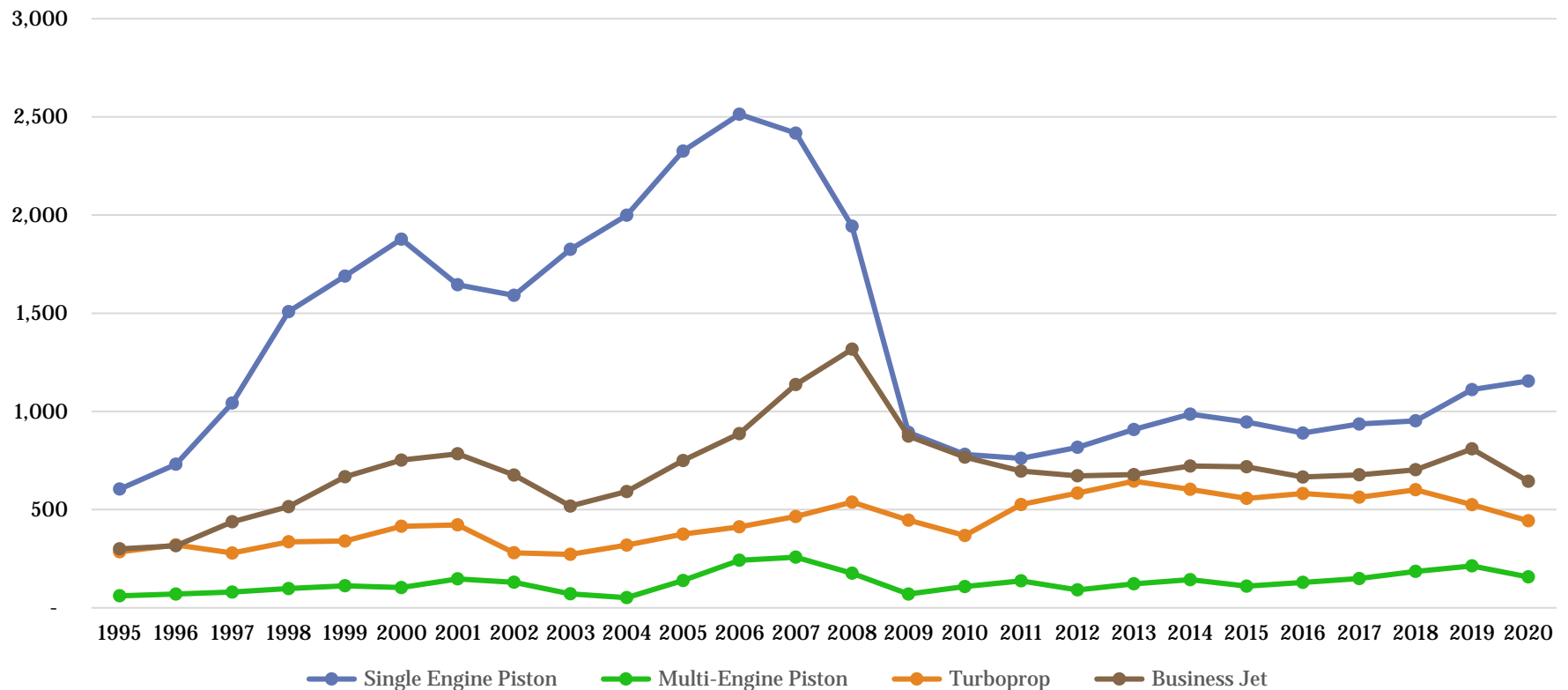
Fuel Pricing and Annual Gallons of Fuel Sold Trend



	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
● Avg Fuel Price	\$4.755	\$3.899	\$4.456	\$5.543	\$5.532	\$5.684	\$5.500	\$4.592	\$4.203	\$4.469	\$4.884	\$5.070	\$3.962
● Annual Gallons Sold	32,133	29,869	19,328	21,331	23,355	25,452	27,757	29,202	28,188	28,614	37,131	38,675	50,910

Aircraft Manufactured Trend

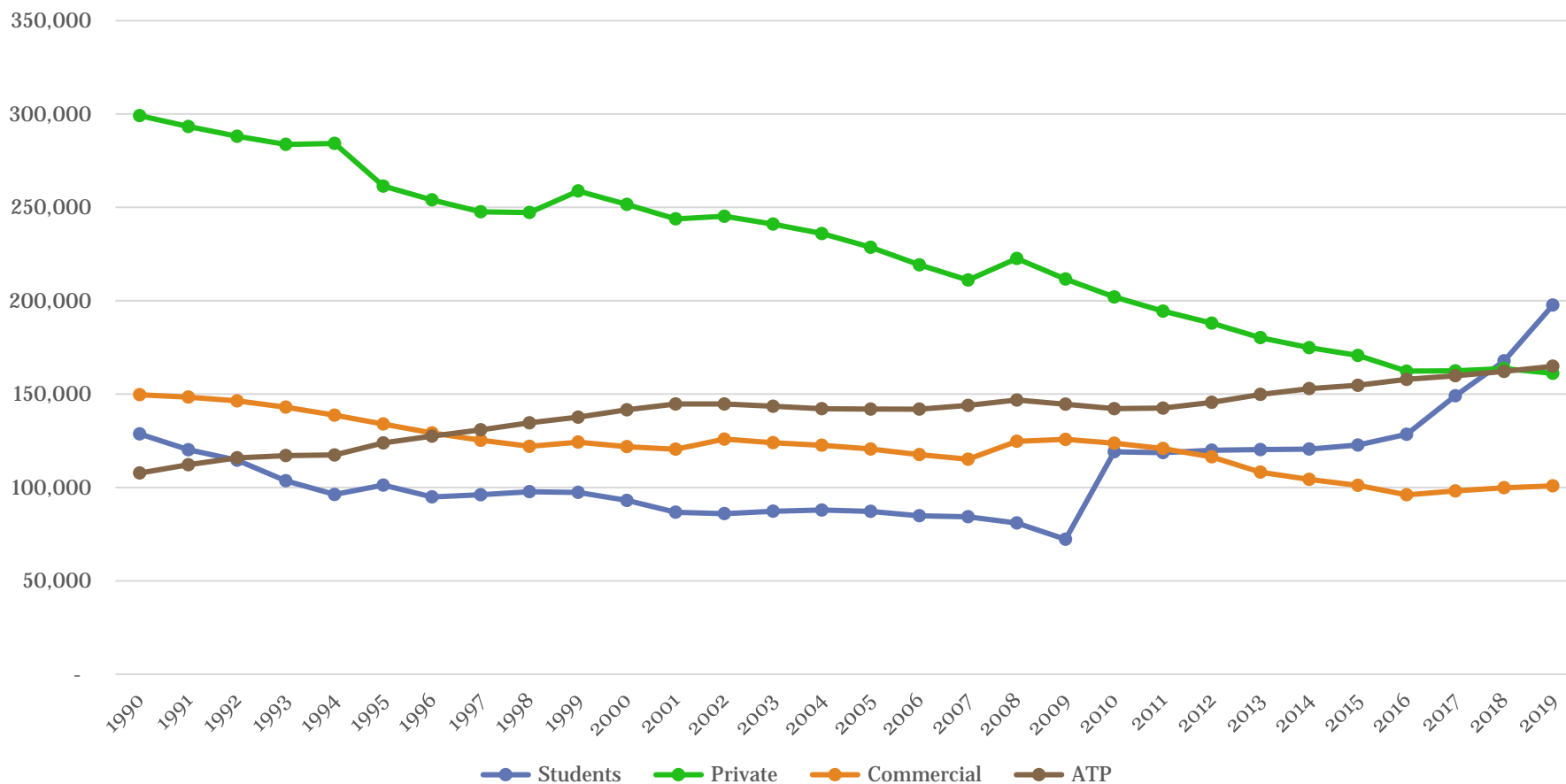
Source: GAMA 2020 Annual Report



- Piston airplanes fared the best as they only saw a 0.9% decline in shipments and a 7.3% decline in billings.
- Turboprop airplane deliveries saw a 15.6% decline in shipments and a 17.7% decline in billings.
- Business Jet deliveries saw its lowest production since the great recession with a 20.4% decline in shipments and a 14.4% decline in billings.

30-Year Active FAA Certificated Pilot Trend

Source: GAMA 2019 Annual Report



- Washington State houses 3-4% of the total pilots in the United States.
- Overall active pilots grew by 5% since 2018; of those pilots, student pilots grew the most by 18%, followed by ATP 1.7% and Commercial 1%. Private pilots decreased by 1.6%.
- Women comprise 7.94% of pilots; FlyIt's student, women pilots comprise over 13%.

Market Value – Marina's

Survey local marinas

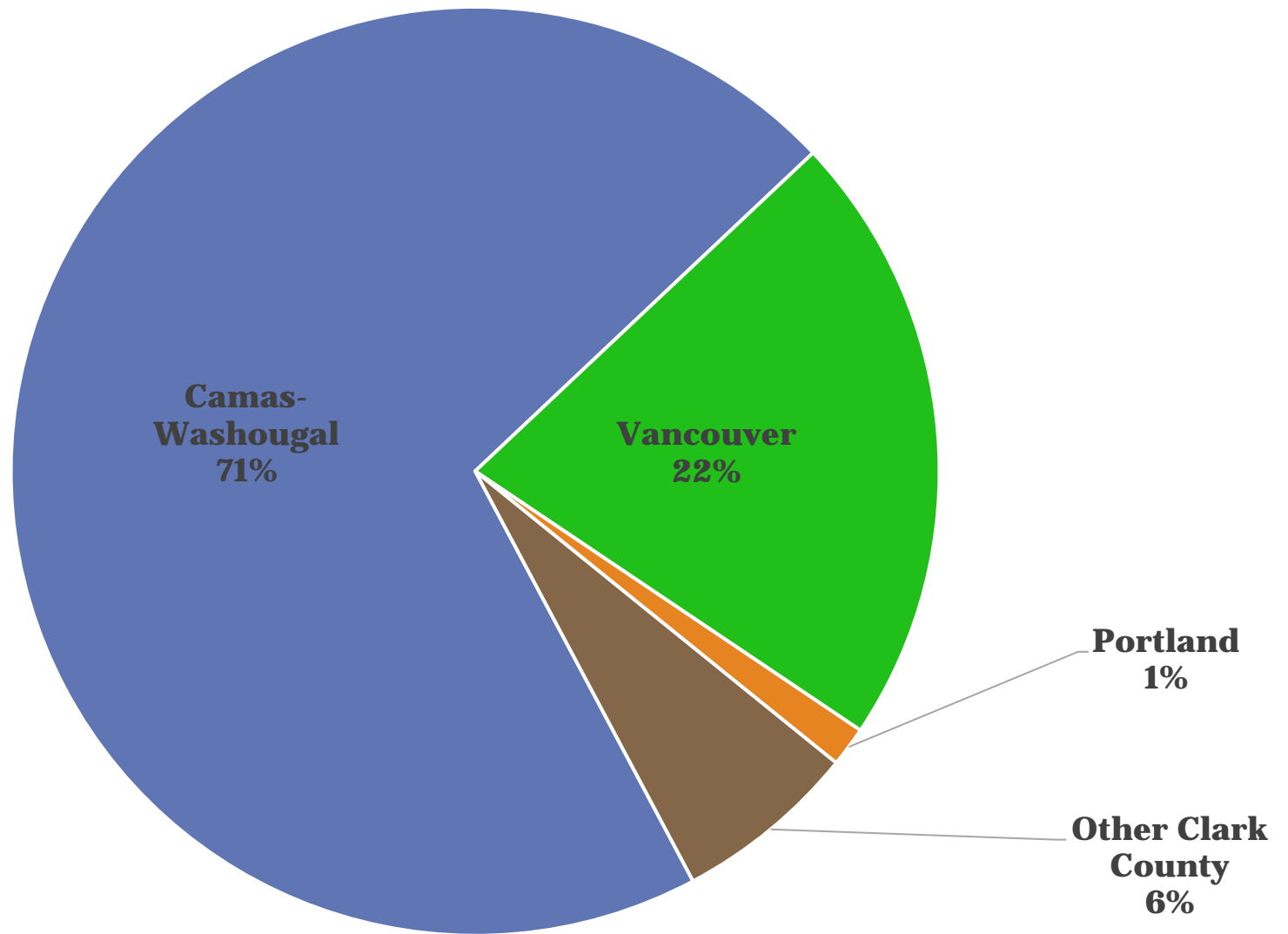
Uncovered Slips

Port of Camas-Washougal	\$93.50-\$211.25
Steamboat Landing	\$180.00-\$320.00
Columbia Crossings	\$204.40-\$372.00

Covered Slips

Port of Camas-Washougal	\$141.50-\$307.75
Steamboat Landing	No Covered Slips
Columbia Crossings	\$226.35-\$436.00
Port of Hood River	No Covered Slips

Where do POCW Marina Tenants Live?





- Runabout motor boats account for about 64% of total motor boating in the state.
- New boats entering the state in 2018: Personal watercraft (jet ski) gained 11.8 percentage points whereas runabouts lost 6.9 percentage points.
- 220,908 vessels were registered in 2018 compared to 264,393 in 2008.

Source: Washington Sea Grant

PROPOSED MODIFICATIONS TO RATES & FEES
January 1, 2022

RATES	Proposed Rate Adjustment
Airport Lease Rate Adjustment	10%
Marina Lease Rate Adjustment	10%

FEES	Current Fee	Proposed Fee
Airport Electric Rates	\$17	\$22
Airport Relocation Fee	\$50	\$75
Marina Non-Metered Electric Rates	\$19/\$21	\$25
Marina Relocation Fee	\$50	\$75
Marina Termination Fee	\$50	\$100
Launch Ramp Permits	\$50/\$35	Eliminate, LR tickets only



2021 Survey of Local Airports

Port of Camas-Washougal

Compiled by
Sadie Hayes

2021 LOCAL AIRPORT SURVEY

Presented by:
The Port of Camas-Washougal
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2021 Airport Survey	Port of Camas-Washougal Grove Field Camas, WA	City of Vancouver Pearson Field Vancouver, WA	Port of Portland Troutdale Airport Troutdale, OR	Privately Owned Twin Oaks Airport Hillsboro, OR	Port of Hood River Ken Jernstedt Airfield Hood River, OR	Port of Olympia Olympia Regional Airport Olympia, WA
# of Hangars	77- T-Hangars	150 T-Hangars	109 Hangars	136 T-Hangars added building	36 T- Hangars	64 (14 box hangars, 50 T hangars)
Hangar Rates	\$223.00 - \$400.00 per month \$10 monthly discount for in-district tenants	\$297-491 per month (based on square footage)	\$319.00 - \$425.00 per month (PLS & Hangar City)	\$290.00 - \$350.00 (end hangars have extra space included)	\$302.9 -301.33 per month (must pay annually)	\$298.79 per month - small T \$432.30 per month - large T \$741.32 per month - box
Type of Floor	Concrete & Asphalt Some Dirt Flooring	Concrete	Concrete	Concrete	Concrete	Concrete & Asphalt
Tie-Downs Paved	Yes – 3, 11 grass	Yes	Yes (30) chained for lock up (Gorge Winds)	Yes	Yes - Grass	Yes
Tie-Down Rate	\$45.75 in-district per month \$55.75 out-district per month	\$49.00 average per month	\$2 Per Day Transient \$30 per month single \$35 per month Double	\$35.00 per month	\$5 overnight \$35.00 per month	\$58.65 small per month \$95.08 large per month
Discounts	N/A	N/A	N/A	Pay a year ahead get 5% off	N/A	N/A
Next Rate Increase	January 1, 2022	No response	No response	No response	No response	2020 (Every January)
Last Rate Increase	January 1, 2020	2019	No response	2020	2019	January 1, 2021
Average Occupancy	100%	100%	100%	100%	100%	100%
Min Lease Term	2 Month Lease	Month-to-Month	Month-to-Month	Month-to-Month	Annual Lease only	Month-to-Month
Electricity	Yes – \$17 per month	Yes – Included	Port Owned (No) and Private (Yes included)	Yes-Included	Yes- Included	Yes- Included
Security	Gated/ Fenced with Code/ Restroom Code	Fenced, City Police Patrol, Code, Cameras	Gated/ Fenced with Code	Gated/Fenced with Code	Gated/Fenced with Code	Gated/Fenced with Key
Aviation Fuel Available	Yes	Yes	Yes	Yes	Yes	Yes
Flight School	Yes	Yes	Yes	Yes	Yes	Yes- 2
FBO Manned	No	Yes- 8-6pm	Yes	Yes- Full Maintenance Shop Available	Yes- 8am-6pm every day (shorter hours in winter)	Yes
FAA Obligated	No	Yes	Yes	Yes	Yes	Yes
Car Rentals	No	Enterprise and Hertz deliver	No	No- They do have airplane rentals	No	FBO arranges car rental
Restaurants	No	Yes- 15 within walking distance	No	No	No	No

2021 LOCAL AIRPORT SURVEY

Presented by:
The Port of Camas-Washougal
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CONTACT INFO FOR SURVEYED AIRPORTS	Port of Camas-Washougal Grove Field Washougal, WA	City of Vancouver Pearson Field Vancouver, WA	Port of Portland Troutdale Airport Troutdale, OR	Privately Owned Twin Oaks Airpark Hillsboro, OR	Port of Hood River Ken Jernstedt Airfield Hood River, OR	Port of Olympia Olympia Regional Airport Olympia, WA
Street Address	24 South A Street	101 East Reserve	999 NW Frontage Road	12405 SW River Road	1000 East Port Marina Drive	606 Columbia Street NW, Ste 300
City, State, Zip	Washougal, WA 98671	Vancouver, WA 9866	Troutdale, OR 97060	Hillsboro, OR 97123	Hood River, OR 97031	Olympia, WA 98501
Phone	360-335-3676	360-735-8619 - FBO 360-487-8619 - City Hall	503-693-1963 - Nathan Grimes POP 503-784-4046 - Dick w/PLS 503-223-7667 - Mark with Hangar City	503-522-8952 - Bob (primary) 503-451-3480 503-628-2817	541-386-1645	360-528-8000
Fax	360-835-2197					360-528-8079
Website	www.portcw.com	www.cityofvancouver.us/pearson	www.portofportland.com	www.twinoaksairpark.com	www.portofhoodriver.com	www.portofolympia.com
Email	sadie@portcw.com	guy.lennon@cityofvancouver.us	nathan.grimes@portofportland.com	bob@twinoaksairpark.com	porthr@gorge.net	loriew@portofolympia.com
Contact Person	Sadie Hayes	Guy Lennon	Nathan Grimes	Bob		Lorie W.

**Port of Camas-Washougal
Preliminary Hangar Schedule
10% Rate Modification**

IN-DISTRICT MONTHLY RATES

Hangar	Old Rate	New Rate	Pearson	Amount Still under market
A-1	223.75	246.00	\$ 341.00	39%
A-2 thru A-10	213.00	234.25	\$ 341.00	46%
	223.75	246.00	\$ 341.00	39%
B-1	266.25	293.00	\$ 391.00	33%
B-2 thru B-10	244.00	268.50	\$ 391.00	46%
	266.25	293.00	\$ 391.00	33%
C-1 thru C-	390.00	429.00	\$ 491.00	14%
D-1	289.50	318.50	\$ 391.00	23%
D-2,4,6,8	272.50	299.75	\$ 391.00	30%
D-3,5,7,9	266.25	293.00	\$ 391.00	33%
D-10	297.00	326.75	\$ 391.00	20%
E-1	362.00	398.25	\$ 441.00	11%
E-2 thru E-15	326.00	358.50	\$ 441.00	23%
	362.00	398.25	\$ 441.00	11%
F-1 thru F-	380.75	418.75	\$ 491.00	17%
G-1 thru G-	380.75	418.75	\$ 491.00	17%
H-2,4,6	380.75	418.75	\$ 491.00	17%
H-1,3,5,7	390.00	429.00	\$ 491.00	14%
Tie-Down	45.75	50.25	\$ 49.00	-2%

2021 Survey of Local Marinas

Port of Camas-Washougal

Compiled by
Sadie Hayes

2021 LOCAL MARINA SURVEY

Presented by:
The Port of Camas-Washougal
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MARINA RATES	Port of Camas-Washougal Washougal, WA 2021	Steamboat Landing Vancouver, WA 2021	Columbia Crossings Tomahawk - Hayden - Jantzen Bay Marinas Portland, OR 2021	Tidewater Cove Marina Vancouver, WA 2021	Port of Hood River Hood River, OR 2021	Port of Olympia Swantown Marina Olympia, WA 2021
UNCOVERED	64 slips	150 slips	1419 slips	72 slips	161 slips	616 slips
20' SLIPS	\$93.50 In-District \$103.50 Out-of-District				\$1819.00 annually - equal to \$151.58 per month	\$164.40
25' SLIPS	\$117.25 In-District \$127.25 Out-of-District	\$180.00 (24')	\$204.40 (28')		\$1819.00 annually - equal to \$151.58 per month	\$197.26 (24') \$230.14 (28')
30' SLIPS	\$143.00 In-District \$153.00 Out-of-District	\$220.00	\$248.00 D - 265.10 S (32')	\$10.00 per foot / per month	\$1819.00 annually - equal to \$151.58 per month	\$295.66 (32')
35' SLIPS	\$166.50 In-District \$176.50 Out-of-District	\$240.00 (32')	\$316.80 (36')		\$602 + 43.66/ft annually - equal to \$177.50 monthly (35')	\$332.62 (36')
40' SLIPS	\$201.25 In-District \$211.25 Out-of-District	\$320.00	\$372.00	\$320.00		\$389.57
40+ SLIPS			\$265.50	\$395.00 (45') - \$440.00 (48')	\$602 + 43.66/ft annually - equal to \$213.89 monthly (45')	\$409.05 (42') \$428.53 (44')
50+			\$305.00 - 478.00	\$525.00 (55') - \$660.00 (60') \$1,250.00 (80')	\$602 + 43.66/ft annually - equal to \$232.08 monthly (50')	\$502.48
COVERED	263 SLIPS	None	403 SLIPS	None	None	None
20'	\$141.50 In-District \$151.50 Out-of-District					
25'	\$175.50 In-District \$185.50 Out-of-District		\$226.35			
30'	\$223.23-231.75 In-District \$233.25-241.75 Out-of-District		\$289.60			
35'	\$ 261.75 In-District \$271.75 Out-of-District		\$340.20 (36')			
40'	\$297.75 In-District \$307.75 Out-of-District		\$436			
45'			\$398.45 Tomahawk Only			
50'						
Kayak Storage	\$30.00 per month	\$75.00 per month			\$348.00 annually (\$29 per month)	\$20.00 per month
Wave Runner Storage	\$83.25 per month In-District \$93.25 per mo. Out-of-District		Hayden Bay - \$7.75 per ft Tomahawk - \$145.00/mo.			
Minimum Lease Term	9 Months automatically renews	2 Months then month-to-month	1 Month	6 Months	12 Months only Automatically Renews	1 Month

2021 LOCAL MARINA SURVEY

Presented by:
The Port of Camas-Washougal
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MARINA AMENITIES	Port of Camas-Washougal Washougal, WA 2021	Steamboat Landing Vancouver, WA 2021	Columbia Crossings Tomahawk - Hayden - Jantzen Bay Marinas Portland, OR 2021	Tidewater Cove Marina Vancouver, WA 2021	Port of Hood River Hood River, OR 2021	Port of Olympia Swantown Marina Olympia, WA 2021
Dock Storage	Yes- \$20 month	Yes-Free		Yes - Free	Yes-Personal only	Yes - Live-aboard only
Dry Storage	Next Door		Yes-\$2.70/day RV Lot			Yes - \$4.25 per foot
Electricity	Yes	Yes	Yes	Yes	Yes	Yes
Fuel Dock	Yes		Yes		Yes	
Grocery	Nearby		Nearby			
Haul Out/Repair	Nearby					In-house & subcontracted
Laundry		Yes- \$2.00 per load	Yes-\$1.50	Yes - \$15.00 per month for live-aboard		Yes - \$1.50
Overnight Moorage	\$15.00-20.00 per night	\$35.00 per night			\$12.00 - \$40.00 (20' - 60') per night	\$1.00 per foot / per night
Picnic/BBQ Area	Yes		Yes		Yes	Yes
Public Launch Ramp	Yes - \$7 daily or \$35/\$50 annual				Yes- Free	Yes - \$7 daily / \$70 annual
Public Park	Yes		Yes		Yes	Yes
Public Parking	Yes – No Fee		Yes		Yes	\$7.00 per vehicle
Restaurant	On site & nearby	Nearby	On site & nearby	Yes (opening late June) - will have ice for boaters	Yes- Hotel across street	Nearby
Restrooms	Yes	Yes	Yes	Yes	Yes	Yes
RV Pump-Out	Yes – \$5.00 Fee					
Boat Pump-Out	Yes – No Fee		Yes	Yes - No Fee	Yes- Tenants only	Yes - No Fee
Security	Gated marina, camera system	Gated community, gated marina	Fence and gate system, night watchman 7 days a week	Locked gatehouse, Metro Watch patrol at night	Fence and gate system, gate key cards	No Response
Showers	Yes – Tenants only	Yes	Yes	Yes	Yes- \$.50 for 5 minutes - public	Yes
Water	Yes	Yes	Yes	Yes	Yes	Yes
WIFI		Yes - Free	Yes	Yes - Free	Yes	Yes - Free

2021 LOCAL MARINA SURVEY

Presented by:
The Port of Camas-Washougal
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MARINA STATS	Port of Camas-Washougal Washougal, WA 2021	Steamboat Landing Vancouver, WA 2021	Columbia Crossings Tomahawk, Hayden, Jantzen Bay 2021	Tidewater Cove Marina Vancouver, WA 2021	Port of Hood River Hood River, OR 2021	Port of Olympia Swantown Marina Olympia, WA 2021
OCCUPANCY						
Average Occupancy May - Sept.	100%	100%	Unknown	89%	100%	85-95%
Avg. Occupancy Oct. - April	100%	75%	Unknown	65%	100%	78-90%
% of Tenants Washington Residents	97%	98%	Unknown	90%	25%	No response
WAIT LIST						
# of People on Waitlist	100	6	None	5	57	None
Most Requested Slip Size	25'	24'	28-32'	40'	30' and under	50'
Average Time on Waitlist	2+ years	Unknown	Unknown	6 months	1-2 years	3-6 months
RATES						
Yearly Rates Offered?	Yes - 12 months for price of 11	Yes - pay for 12 get 13th free	Same as monthly rates	No	Only annual rates	No
Discounts on Moorage?	\$10.00 discount for in-district 1 month free on one year lease	No	2 mo free annual, 1 on 6	10% off if paid a year in advance	No	No
Amenities Included?	Water, pump out, parking, tenant restrooms	Dock Box	No	Dock box, wi-fi, pump-out, water, parking	No	No
RATE INCREASES						
Last Rate Increase?	2020	2021	2019	n/a	No response	2021

2021 LOCAL MARINA SURVEY

Presented by:
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CONTACT INFO FOR SURVEYED MARINAS	Port of Camas-Washougal Washougal, WA 2021	Steamboat Landing Vancouver, WA 2021	Columbia Crossings Tomahawk, Hayden, Jantzen Bay 2021	Tidewater Cove Marina Vancouver, WA 2021	Port of Hood River Hood River, OR 2021	Port of Olympia Swantown Marina Olympia, WA 2021
Street Address	24 South A Street	3710 SE 139th Ave	515 NE Tomahawk Island Dr.	5811 SE Columbia Way	1000 E Port Marina Dr.	1022 Marine Dr. NE
City, State, Zip	Washougal, WA 98671	Vancouver, WA 98683	Portland, OR 97217	Vancouver, WA 98661	Hood River, OR 97031	Olympia, WA 98501
Phone	360-335-3676	360-254-1000	503-283-4942	360-977-2015	541-386-0972	360-528-8049
Fax	360-835-2197	360-882-8401	503-283-3059			360-528-8094
Website	www.portcw.com	www.steamboatlandingmarina.com	www.columbiacrossings.com	www.tidewatercovemarina.com	www.portofhoodriver.com	www.portolympia.com
Email	sadie@portcw.com	tmckenzie@mccuddysmarina.com	generalmanager@columbiacrossings.com	tidewater@tidewatercovemarina.com	waterfront@portofhoodriver.com	dyland@portolympia.com
Contact Person	Sadie Hayes	Tom McKenzie	Loren Davis	Wendy Jacobs	Daryl Stafford	Dylan Dixon
Title	Community Relations Spec.		General Manager		Waterfront and Marina Manger	Marina Office Manager

**Port of Camas-Washougal
Preliminary Marina Schedule
10% Rate Modification**

IN-DISTRICT		
Uncovered	2020 & 2021 Rate	New Rate
20'	\$93.50	\$102.75
25'	\$117.25	\$129.00
30'	\$143.00	\$157.25
35'	\$166.50	\$183.25
40'	\$201.25	\$221.50
WR	\$83.25	\$91.50

Local Marina Rates		
	Columbia	
Steamboat	Crossings	Tidewater Cove
\$ -	\$ -	\$ -
\$ 180.00	\$ 204.40	\$ -
\$ 220.00	\$ 248.00	\$ 300.00
\$ 240.00	\$ 316.80	\$ -
\$ 320.00	\$ 372.00	\$ 320.00
\$ -		\$ -

Amount Still Under Market		
Steamboat	Columbia	Tidewater
	Crossings	Cove
	58%	
40%	58%	91%
31%	73%	
44%	68%	44%

IN-DISTRICT		
Covered	2020 & 2021 Rate	New Rate
20'	\$141.50	\$155.75
25'	\$175.50	\$193.00
30' (E/F)	\$223.25	\$245.50
30' (A)	\$231.75	\$255.00
35'	\$261.75	\$288.00
40'	\$297.75	\$327.50

Local Marina Rates		
	Columbia	
Steamboat	Crossings	Tidewater Cove
	\$ 226.35	
	\$ 289.60	
	\$ 289.60	
	\$ 340.20	
	\$ 436.00	

Amount Still Under Market		
Steamboat	Columbia	Tidewater
	Crossings	Cove
	17%	
	18%	
	14%	
	18%	
	33%	

SUBLEASE OF MOORAGE (cont.) / TERMINATION / WAITING LIST-GENERAL

SUBLEASE OF MOORAGE (CONT.)

Under a Port Sublease, the sublessee shall complete a sublease agreement with the Port, and is responsible for paying the full normal monthly lease rate.

The Moorage Tenant shall remain the primary lessee of the slip and shall retain continued right to occupy the assigned slip until formal termination of the lease.

TERMINATION OF MOORAGE

Slip Termination: Termination of a Moorage Lease Agreement requires a thirty (30) day written notice by either party.

Upon Death: Upon the death of a Moorage Tenant of record, moorage rights may be passed to an immediate family member, namely the spouse, child, father or mother. Documents defining ownership of the boat and the relationship of the family member to the deceased (birth certificate, marriage certificate, etc.) may be required by Marina Management. Once the relationship has been established, moorage will be reassigned as specified by the Last Will & Testament or by the wishes of the family.

WAITING LIST - GENERAL

It is Port policy to maintain a Waiting List for new moorage for Marina Users and the opportunity to change slips for Moorage Tenants. The Port will satisfy requests and make changes in slip assignments while meeting the operational requirements of the Marina.

The Waiting List is processed by date of application, and moorage is assigned in that order, with consideration given to overall length, beam, draft and operating characteristics of the vessel. **As of July 1, 2021 there is no priority given to Moorage Tenants over Non-Tenants on the waitlist.**

Waiting List members are responsible for keeping the Port Office advised of current **contact information**.

As a courtesy to the Port and to others, it is requested that the Port be notified when you wish to withdraw from the Waiting List. No refunds will be issued.

WAITING LIST-NON-TENANTS / WAITING LIST-TENANTS / WATER

WAITING LIST - NON TENANTS

Non-Tenants wishing to be placed on the Waiting List for moorage (hereafter 'Applicant') must fill out a Waiting List Application **on the Port website or in the Port office.**

Once on the Waiting List, Applicants who need to move to a larger or smaller slip category on the Waiting List due to the purchase of a different boat must contact the Port Office. Their position in the new category will be determined by the date their name was first placed on the Waiting List.

Applicants shall be charged a nonrefundable Waiting List fee with the Application. **This fee is charged annually by calendar year. Regardless of the date on the Waiting List Application, Applicants will be re-billed each December for the next calendar year. Failure to pay by December 31st will result in removal from the Waiting List on January 1st.**

When a slip is offered, Applicant shall have a reasonable amount of time to consider the offer and respond. If Applicant declines, he/she shall be **moved to the end of the Waiting List**

Applicants will be removed from the Waiting List in the case of non-payment of annual Waiting List fee or if Applicant requests to be removed.

WAITING LIST - TENANTS

Moorage Tenants requesting to move to a different slip based on personal preference or who are purchasing a larger or smaller boat which does not meet the Dimensional Criteria of their assigned slip must:

- Contact the Port Office with a description of the boat to be purchased.
- Based on that description, they will be placed on the Waiting List for an appropriate sized slip. (Example: 34' vessel = 35' Waiting List)

A Relocation Fee will be charged upon each slip reassignment. (Does not apply to Tenants relocated at Port's request.)

When a slip is offered, Moorage Tenant shall have a reasonable amount of time to consider the offer and respond. If declined, the Moorage Tenant shall be moved **to the end of the** Waiting List.

WATER

The water supply to the Port area comes from the City of Washougal and is available throughout the Marina area. Moorage Tenants and Marina Users must provide their own hoses.

During the winter months, the water system is shut off and drained. Water can only be obtained at the entrance to Gate 3, near the staging area.

PORT OF CAMAS WASHOUGAL COMMISSION

Resolution 6-21

A Resolution of the Port of Camas Washougal, offering Port Employees the opportunity to apply for a Long-Term Care Insurance Plan, establishing definitions, eligibility and Port contribution towards costs, to allow Port employees an alternative to Washington State Long Term Services and Support Act.

WHEREAS, in 2019, SHB 1087, the Long-Term Services and Support Act (“LTSS” or “Act”) was signed into law and is codified as RCW chapter 50B.04. Under that Act, starting in January 2022, W-2 employees in Washington will be required to pay a percentage-based tax on their annual wage to fund the LTSS Program’s trust fund. LTSS Program benefits begin in 2025 for qualified beneficiaries who need long-term care.

WHEREAS, The LTSS Program is a state-operated long-term care insurance program funded by worker contributions into a trust fund. The LTSS Program requires employers to collect this premium assessment of wages via after-tax payroll contributions and remit those premiums to the Washington State Employment Security Department (ESD) as part of their quarterly reporting. All wages including paid time off, bonuses and severance pay are subject to the tax and there is no cap on wages.

WHEREAS, under the LTSS Program, lifetime benefits are capped at \$36,500 (adjusted annually for inflation) to fund long-term care and services. Benefits are limited to Washington residents who have paid premiums under the LTSS Program for either (1) a total of 10 years without interruption of five or more consecutive years; or (2) three years within the last six years from the date the application for benefits is made. In addition, to qualify, an employee must have worked at least 500 hours during each of the 10 years or each of three years, as applicable. Benefits are provided only for long term care/services received in the state of Washington.

WHEREAS, under the LTSS Program, employers are not required to contribute to the Program, just remit the employee-paid taxes. The Port of Camas Washougal has determined it is in the best interest of the Port and its employees to exercise the option, and for the Port to pay a portion of its employee’s share of the tax for the LTSS Program, beginning January 1, 2022. The Port hereby elects to contribute up to \$35.00 per month of its employees share of the state tax for LTSS. This election shall be subject to periodic review but shall remain in effect until expressly revoked.

WHEREAS, the LTSS Program has a limited opportunity for employees to opt out of the LTSS program if (1) the employee is 18 years old or older on the date he or she applies for the exemption, and (2) the employee attests that he or she has other long-term care insurance as defined in RCW 48.83.020. The deadline to purchase such insurance is November 1, 2021 to qualify for exemption. If the employee elects to opt-out of the LTSS Program and purchases a qualifying long-term care insurance plan, the Port contribution will begin when premiums commence in 2021. NOTE: The LTSS state law Program states that once an Employee opts out, the Employee cannot opt back into the state LTSS Program - the opt-out is permanent.

WHEREAS, the Port values its employees and desires to offer an alternative to the state LTSS Program that may be more specifically tailored to each employee, may provide more robust long-term care benefits, and may be more portable than that offered by the state.

NOW, THEREFORE, BE IT RESOLVED by the Port of Camas Washougal Commission as follows:

- 1. Port Plan, Contribution and Employee Eligibility:** The Port will provide the opportunity for Employee enrollment in a long-term care insurance plan as defined in RCW 48.83.020 ("Plan") administered by a third-party vendor and will contribute up to \$35.00 per month ("Port Contribution") to an Employee that is enrolled in the Port's offered Plan. An employee is defined as a person who is actively employed by the Port with full time status. The deadline for Employees to apply for, be enrolled in and purchase coverage in the Port's Plan is November 1, 2021. Employees are responsible to pay any amounts for Plan premiums in excess of the Port Contribution via payroll deduction. Employees are responsible for applying for exemption with ESD. Employees are responsible for providing and maintaining a copy of their approval letter from ESD to the Port to prove exemption from the state tax. If an exempt Employee fails to provide the approval letter to the Port, the Port is required under state law to collect and remit premiums beginning January 1, 2022. An Employee will not be entitled to a refund of any premiums collected before the Employee's exemption took effect or before the Employee provided the approval letter to the Port.
- 2. Effective Date:** The effective date for current Employees to be eligible for the Port Contribution is upon passage of this Resolution; the effective date for future Employees to be eligible for the Port Contribution is the first working day following (1) the Employee's date of hire and (2) the Employee's enrollment in the Port Plan, provided however, both conditions of eligibility must be met prior to November 1, 2021.
- 3. Termination Date:** The termination date for the Port's Contribution is the earliest of the following occurrences:
 - (a) The date the Port terminates the Plan and offers no other group Plan.
 - (b) The last day of the month in which the Employee ceases to meet the eligibility requirements for the plan.
 - (c) Last day of the month in which Employee fails to return to work following an approved leave of absence.
- 4. Authorization to Adjust Plan Components:** The Port CEO is authorized to amend this benefit as necessary to comply with any changes in statutory requirements conditioned upon notification to the Commission.

Adopted by Port of Camas Washougal Commission, Washington at a regular meeting held this 2nd day of June 2021.

Larry Keister, Commissioner

John Spencer, Commissioner

Cassi Marshall, Commissioner