
COMMISSION STRATEGIC AND CAPITAL PLANNING RETREAT AGENDA
January 25th-26th, 2024 (8:30am to 12:30pm)

1) CEO Welcome Comments (David) (8:30 – 8:45)

- a. Strategic Plan – Update on Action Plan
- b. Next quarterly meetings? May/June 2024 and August/September 2024

2) Commission Comments (8:45 – 9:15)

- a. What would you like to achieve today from this session (10-mins each)?

3) Review 5-year Capital Budget (Krista) (9:15 – 10:00)

- a. Financial software update—Next Steps?
- b. Review 2024-2028 Capital Reserve Balance
- c. What does 2028-2032 look like?

4) Marina and Waterfront Development (10:00 – 11:30)

- a. 2024 Phase 1 Infrastructure timing
- b. Organic Material Removal (Port's portion)
- c. Riverside Marine—Lease timing and new ownership
- d. Future of Port Offices-rendering update. ([holding off until after this meeting](#))
- e. Air Bnb?
- f. Future Fishing dock and pile replacement.
- g. Future of Breakwater: Converting from summer slips to hourly rate.
- h. Resume marina parking fee structure/security?
- i. Is our current overall vision/plan still correct?
- j. Future environmental project: Removal of docks with foam floats.
- k. Port office battery backup update.

5) Airport (11:30 – 12:30)

- a. Annexation 2024-2025 update on next steps.
- b. Private Condo hangars update. **(Derek)**

- c. Unleaded fuel (100UL). Update. (Dave)
- d. Future development (any changes from current vision?).
- e. Sustainability
 - I. Solar Backup update/solar on our hangars?
 - II. Future charging station (s)
 - III. Lighting upgrades (some have already been made)
- f. Other future purchases? What could be next?
 - Similar Life Estate as our current purchases?

Public Comment/Questions

COMMISSION STRATEGIC AND CAPITAL PLANNING RETREAT AGENDA January 25th-26th, 2024 (8:30am to 12:30pm)

6) Industrial Real Estate (Derek) (8:30-10:00)

Steigerwald Commerce Center

- a. Building #20 leasing update
- b. Building #19-sell or retain?
- c. Vision of the Steigerwald eastern section-UPC vision (anything else to discuss at this time??)
- d. Potential Build to Suit (NW Adhesive).
- e. Building #21 Construction (When and where?)
- f. SE 41st Street update **(Jennifer)**
- g. Future road maintenance and asphalt repair projects.
- h. Land swap with USFW update **(David)**
- i. Annexation of the remainder of Steigerwald Commerce Center **(Jennifer)**
- j. IP Shop growing pains—Pendleton Revocable License **(Eric/Derek/Dave)**
- k. Courthouse future vision (rendering)? [\(holding off until after this meeting\)](#)
- l. Wayfinding Signage—will it work in the industrial park?
- m. Setting up our Sustainability Design Standards for Steigerwald/future development and lease language.
- n. Property Development in Camas/Washougal **(David)**
 - o Mill Science building Site/surrounding mill property-try and set up meeting with GP in Alanta?
 - o Potential other sites?
- o. Current efficiency projects **(Eric and Jennifer)**
 - o List of past and future efficiency projects.

7) Environmentally Attentive Programs (10:00- 11:00)

- a. Sustainability Projects
 - I. Covert gas heaters to electric—Admin. Office.
 - II. Incorporate sustainability into Steigerwald Design Standards
- b. Green Team Update. (Jennifer)
- c. Will continue to search out new opportunities.

8) Port Meeting Agenda Format Discussion (11:00– 11:30)

- a. Action Items—Staff recommendations, is it part of the budget, does it meet our sustainability goals and is it equitable?

9) Staffing (11:30– 12:00)

- a. Challenges?
- b. CEO Search update and timing
- c. Manager of Planning and Development
- d. Director of Business Development Assistant
- e. Future Landscape Maintenance ([Phase 1 Waterfront Development](#))

10) Other? (12:00 – 12:30)

Final Public Comment