

PRELIMINARY AGENDA FOR REGULAR MEETING

January 15, 2025

I. EXECUTIVE SESSION

11:00 AM

One matter relating to litigation or the legal risks of a proposed action that the agency has identified when public discussion of the legal risks is likely to result in an adverse legal or financial consequence to the agency. - **RCW 42.30.110 (1) (i)(iii)** No decisions will be made.

II. OPEN SESSION

12:00 PM

Pledge of Allegiance

PUBLIC COMMENT: ITEMS ON THE AGENDA

Speakers are asked to keep their comments to less than 3 minutes. Please feel free to submit comments in writing to the Chief Executive Officer.

City of Camas/City of Washougal Updates

CONSENT ITEMS

All matters listed under Consent Items have been distributed to each member of the Commission for review, are considered routine, and will be enacted by the motion of the Commission with no separate discussion. If a separate discussion is desired, that item may be removed from the Consent Items and placed under Action Items by request.

A. Approval of Minutes of the Regular Meeting on January 2, 2025.

B. Approval of Checks

NEW BUSINESS/DISCUSSION ITEMS

C. Strategic Plan 2024 Accomplishments- CEO Trang Lam

D. Camas-Washougal Community Chest Fundraiser Presentation- Susan Bennett Camas Washougal Community Chest

PUBLIC COMMENT

Speakers are asked to keep their comments to less than 3 minutes. Please feel free to submit comments in writing to the Chief Executive Officer.

ACTION ITEMS

STAFF REPORTS & COMMENTS

COMMISSIONER REPORTS & DISCUSSION

ADJOURN

Regular business and meetings that may be attended by members of the Commission:

<u>Date</u>	<u>Meeting</u>
January 15, 2025	Hyas Point Open House @ Port Office 4:30 PM
January 29 th , 30 th 2025	WPPA Port Day in Olympia

(*Denotes events in which two (2) or more Commissioners may attend)

Join the meeting on the Conference Call Line: (253) 215-8782

Meeting ID: 827 7508 8438

Passcode: 433796 or via this video link:

<https://us06web.zoom.us/j/82903936339?pwd=U01pdWY1V0tES3dMZWFkNjNUNVZz09#success>

MINUTES OF THE REGULAR COMMISSION MEETING
PORT OF CAMAS-WASHOUGAL
January 2, 2025

By: Mackenzey Thomason, Administrative Assistant

A Regular Meeting of the Commissioners of the Port of Camas-Washougal was held in person and virtually on Thursday, January 2, 2025, at 12 p.m.

PRESENT: Commissioner Larry Keister, Commissioner John Spencer, Chief Executive Officer Trang Lam, Director of Finance Krista Cagle, Director of Business & Real Estate Derek Jaeger, Director of Facilities Eric Plantenberg, Attorney Carolyn Lake, Administrative Assistant Mackenzey Thomason, and members of the press and public. The public has access through a designated Zoom conference call line or video link. Commissioner Marshall's absence was excused.

At 12:00 p.m. following the Pledge of Allegiance, Commissioner Spencer called to open the Regular Session public meeting to order. The meeting is being recorded and the chat function has been disabled.

PUBLIC COMMENT #1 (Items on the Agenda):

No comments.

CONSENT ITEMS

Minutes & Checks

Minutes from the Special Meeting on December 17, 2024, electronic payments and the issuance of general fund checks 9986-10005 and printed checks 50183-50184 in the total amount of \$613,443.62, Lease Termination Building 14 Bay 3 54-40 and the Strategic Plan Consultant Contract were presented for approval. After a brief discussion, a motion was made by Commissioner Keister and seconded by Commissioner Spencer, and the consent items were carried unanimously.

NEW BUSINESS/DISCUSSION ITEMS:

Resolution 1-25 Surplus of Property- Director of Finance Krista Cagle:

Cagle stated this is an annual housekeeping item. Cagle explained this allows the Port to sell and convey surplus nonreal property which would include vehicles and equipment. Cagle stated the Port is authorized to sell if the dollar amount for the item is less than \$22,830.00. Anything over that dollar amount would have to be publicly advertised. Approval will be requested during action items.

Resolution 2-25 Budget Schedule- Director of Finance Krista Cagle:

Cagle stated the resolution is to allow a change to the Port's budget dates for 2025. Cagle explained that October 15, 2025, will be the Adoption of the Preliminary Budget, November 6th & 13th will be the first and second publication of the preliminary budget adoption, and on November 19th a public hearing will take place, and the final budget will be adopted. Approval will be requested during action items.

PUBLIC COMMENT #2:

No comments.

ACTION ITEMS:

Resolution 1-25 Surplus of Property:

Commissioner Spencer requested formal approval of Resolution 1-25 Surplus of Property presented during discussion items. Upon motion by Commissioner Keister seconded by Commissioner Spencer and carried unanimously, the approval of Resolution 1-25 Surplus of Property is effective January 2, 2025.

Resolution 2-25 Budget Schedule:

Commissioner Spencer requested formal approval of Resolution 2-25 Budget Schedule presented during discussion items. Upon motion by Commissioner Keister seconded by Commissioner Spencer and carried unanimously, the approval of Resolution 2-25 Budget Schedule is effective January 2, 2025.

STAFF REPORTS & COMMENTS

CEO Trang Lam:

Lam wished everyone a happy 2025. Lam stated the Port will kick off its Strategic plan soon. Lam mentioned the Port's partner, RKM will hold an open house at the Port offices on January 15th from 4:30 pm-5:30 pm. Lam stated the purpose of the open house is so the public meet the development team and ask questions directly about the construction of the waterfront development.

Director of Business & Real Estate Derek Jaeger:

Jaeger wished everyone a happy new year. Jaeger stated that Pacific NW Waterways Association (PNWA) will hold a Green Corridor meeting on January 10th, which will be hosted at the Port of Camas-Washougal's admin building.

Director of Facilities Eric Plantenberg:

Plantenberg stated his team is completing annual inspections for all their assets. Plantenberg stated he is traveling to Florida to complete the final inspection for the houseboat from January 13-15th.

Director of Finance Krista Cagle:

Cagle stated training begins next week for the Port's new accounting software. Cagle stated the whole process has been quick and painless and she was looking forward to testing it out.

COMMISSIONER REPORTS & DISCUSSION

Commissioner Keister:

Commissioner Keister thanked Port staff for all their help in the past year.

Commissioner Spencer:

Spencer stated Lam told him that the levy inspection passed, and they had no serious corrections.

The meeting was Adjourned at 12:10 pm.

|

Port of Camas-Washougal Staff Report

ITEM TITLE:

COMMISSION MEETING DATE:

DEPARTMENT:

SUBMITTED BY:

STAFF RECOMMENDATION:

SUMMARY:

BUDGET IMPACT:

STRATEGIC PLAN or OTHER PLANS:

SUSTAINABILITY IMPLICATIONS:

DIVERSITY, EQUITY & INCLUSION IMPLICATIONS:

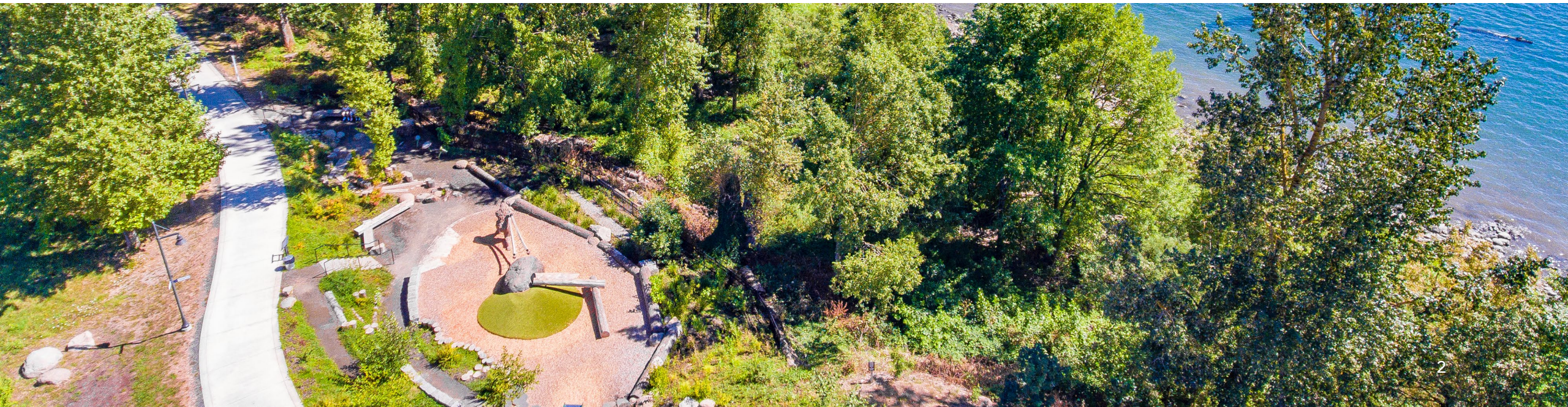


2021-26 STRATEGIC PLAN 2024 ACCOMPLISHMENTS

COMMISSION MEETING
JANUARY 15, 2025
PRESENTED BY TRANG LAM, CEO

**MISSION
STATEMENT**
(UPDATE JANUARY 2024)

It is the mission of the Port of Camas-Washougal to enhance the community's quality of life by bringing jobs, infrastructure, and recreational opportunities to East Clark County through environmentally and socially responsible investments.



VISION

The Port of Camas-Washougal is a community leader and collaborator creating diverse economic opportunities in an equitable, transparent, and accountable manner. The Port's development projects and operations support family-wage jobs, a thriving regional economy, environmental sustainability, and outstanding recreation.



VALUES

Port staff will:

- serve the community in a **respectful** and **professional** manner.
- be **transparent** in its engagement with the public.
- take a **collaborative** approach to working with community partners.
- create an environment that is **equitable** and **inclusive** of all groups.
- work towards economic, environmental, and social **sustainability**.



1940 Marina Established

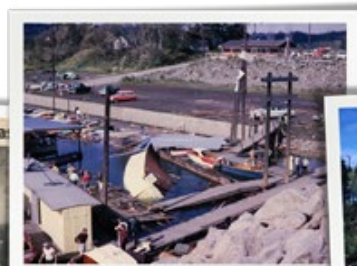


1945 Grove Field plane

1945 Grove Field plane



1957 IP Plan



1962 Columbus Day Storm



1962 Columbus day storm



1966 Dike flood



1968 Parkersville historic park



1978 Grove Field pave taxi way



ORGANIZATION & CULTURE

- GOALS:**
1. Increase organizational capacity & capabilities to meet Port goals.
 2. Operate all Port facilities efficiently, cost effectively and in a sustainable and inclusive manner.

Workforce development:

- In-person emergency tabletop exercise & use experience to update Emergency Response Plan.
- All-staff DEI training
- Hired new CEO
- Hired new Lease Administrator
- Employee retention – 5 facilities staff had their 1-year anniversary

Sustainable port facilities:

- Community Solar Project ribbon cutting ceremony
- Solar battery backup power system installed: Admin. Building & Grove Airport



COMMUNITY OUTREACH & PARTNERSHIPS

GOALS: Increase community understanding, sense of ownership, and support for the Port and its initiatives.

Port hosted events:

- Great turnout at the annual Port events – Summer Concert, Lunch with Dave and Wheels & Wings
- Issued 2023 Annual Report with new online version that included videos

Partnerships with community organizations:

- Staff tabling at annual community events – Downtown Camas Association First Fridays, Camas Hello Spring, Washougal’s Harvest Festival
- Port presentation to the Camas-Washougal Chamber
- Camas & Washougal School District Career Day tabling through CTE Program to help foster workforce pipeline



FINANCIAL

GOALS: Ensure that Port assets are adequately funded and in good repair.

Grants & Appropriations:

- Received state appropriations for two projects:
 - SE 41st Street Project - \$2.35M
 - Waterfront Soils Removal Project, \$1.95M
- Received Dept. of Commerce Solar Plus grant for Admin Building & Grove Field, \$283,000
- Received Dept. of Commerce WA EV Charging grant for fast charger at Grove Field, \$170,000

Investment:

- Port's investment portfolio generated \$250,000 interest revenues



ECONOMIC DEVELOPMENT

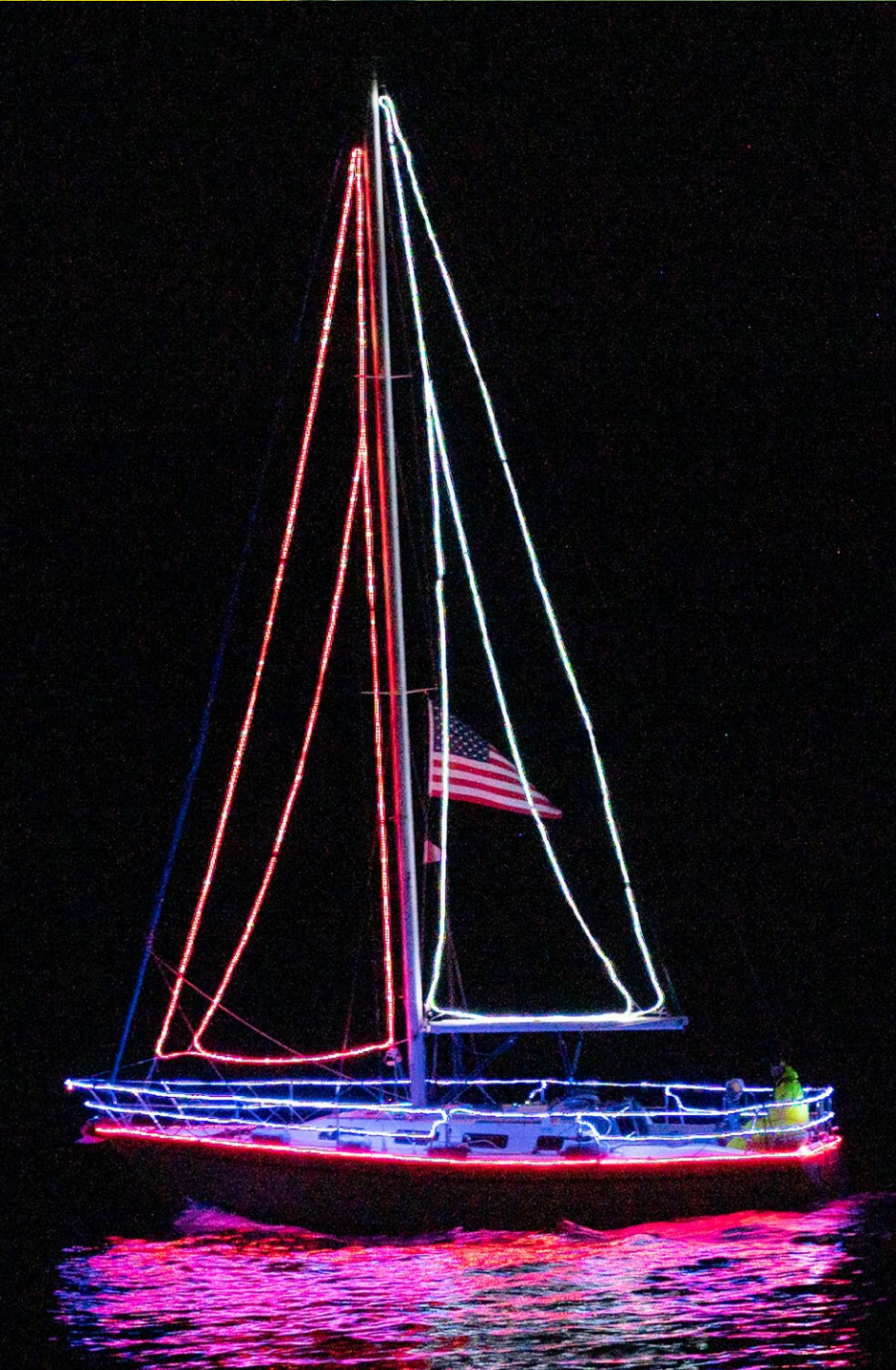
- GOALS:**
1. Enhance economic development through partnerships to leverage strategic investments.
 2. Coord. efforts with key legislators to improve local economic opportunities by supporting the retention, expansion, and recruitment of preferred employers.
 3. Promote the local economy and employment based throughout the Port district.

Active partnership and advocacy work with partners:

- Ports of Vancouver and Ridgefield, Columbia River Economic Development Council, Downtown Camas Association, Washougal Business Association
- Camas & Washougal School District Career Day tabling through Career & Technical Education (CTE) Program to help foster workforce pipeline

Business retention, expansion and recruitment:

- 100% Occupancy
- Successful annual Industrial Park Business Forum – invited port and non-port tenant businesses



TOURISM

GOALS: 1. Evaluate and use tourism opportunities to drive economic development and promote the region as a recreation destination.

- American Cruise Line completed their first year docking at our marina & extended lease for another two years
- Boathouse short-term rental – final inspection in January prior to delivery
- Special Events – The port issued several permits to use the trail system for running events



REAL ESTATE & INDUSTRIAL LAND DEVELOPMENT

- GOALS:**
1. Promote sustainable community prosperity by ensuring an ample supply of land, infrastructure, and facilities to meet the needs of potential employers.
 2. Operate industrial properties in an economically sustainable manner.
 3. Expand the Port's land and building assets and associated positive economic impacts through ongoing outreach and partnerships.
 4. Ensure that local contractors have the opportunity to respond to the Port's bids to keep economic development funds circulating in the region.

- SE 41st Street design & engineering
- Port rep on several city project advisory committees:
 - Camas – Our Camas 2045 (Comp Plan), Climate Policy Advisory Team (Comp Plan subgroup), Our Downtown Camas 2045 (Subarea Plan), Camas Strategic Plan
 - Washougal – Washougal Onward 2045 (Comp Plan), Climate Community Advisory Committee (Comp Plan subgroup)



WATERFRONT DEVELOPMENT

GOALS: 1. Lead a collaborative effort to develop a more vibrant, economically viable, and publicly accessible Columbia River waterfront.

- Soils removal project completed
- Hyas Point groundbreaking on Oct. 31, 2024



PARKS & PUBLIC AMENITIES

- GOALS:**
1. Promote and enhance existing park amenities and events in cooperation with partners.
 2. Consider the appropriateness of new parks and public amenities as a component of all future projects/partnerships and to expand connections to existing trail systems.

- Black Pearl pathway connecting the Waterfront Park to the Marina Park was completed
- Park reservation revenue increased 1.5 times over 2023
- Mt. Pleasant School students enjoyed their annual field trip to the Port's parks



AIRPORT

GOALS: 1. Operate and develop Grove Field in a safe and economically sustainable manner.

- Say Weather station installed
- New private hangars under construction – Phase 3 of ground lease
- Requested Clark County and City of Camas to add Grove Field properties into the City of Camas urban growth boundary.
 - Port hosted a project open house in June 2024
 - Port staff participated in the City’s Comp Plan update open house in October 2024





MARINA

- GOALS:**
1. Operate and develop Parker's Landing Marina in a safe and economically sustainable manner.
 2. Evaluate opportunities to expand the Port's Marina.

- American Cruise Line completed their first year docking at our marina & extended lease for another two years
- Boathouse short-term rental will be delivered in January/February



2025 LOOK AHEAD

2025 LOOK AHEAD



Thru-
out the
year

Implement capital facilities plan

Community engagement – Port hosted & partner events

Pursue Grant opportunities

Discuss partnership with American Cruise Line

Continue workforce development

Quarter
1

Kick off Strategic Plan update

Legislative advocacy

New financial software

Quarter
2

Boat house fully operational

New leasing software

Annual Industrial Park Forum

Quarter
3

Adopt Port's 2026-30 Strategic Plan

Dredging survey

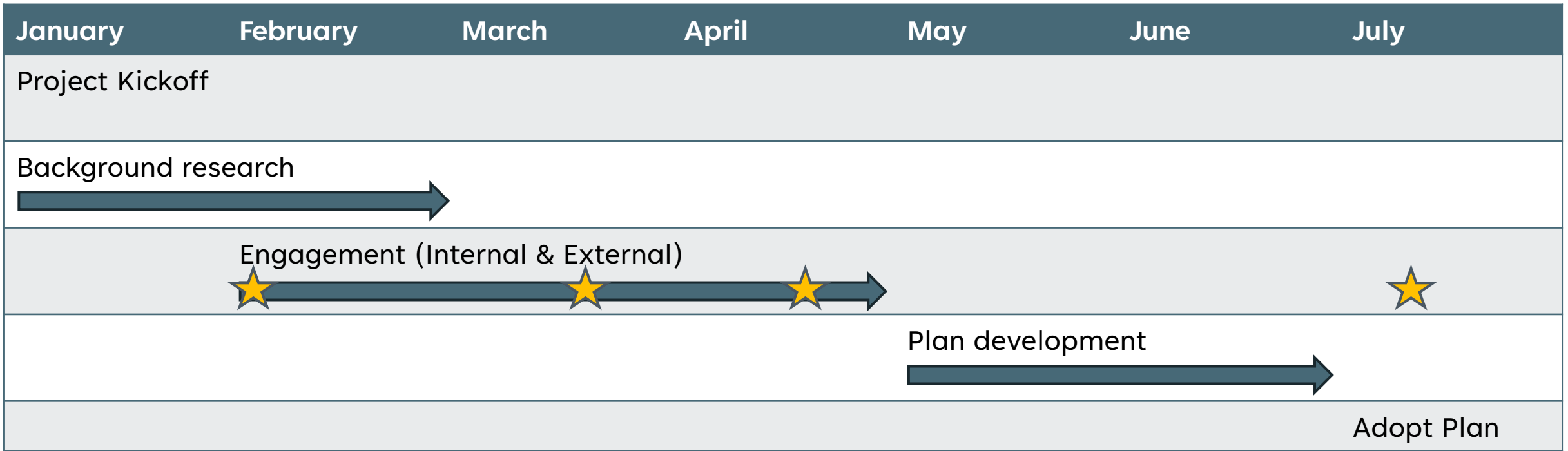
Rose arbor, marina & historic park lighting improvements

Quarter
4

Adopt Port's 2026 budget

Camas and Washougal comprehensive plans adoption

2026-30 STRATEGIC PLAN PROCESS



 Commission Meeting



THANK YOU
QUESTIONS?

Join us for...

AN EVENING OF

2/14

MAGIC
&
MUSIC



- BUFFET DINNER WITH SALMON & NY STRIP STEAK
- MAGIC SHOW
- LIVE & SILENT AUCTION
- MUSIC

“A Celebration of Love for Community”

February 14, 2025 • 5:30 - 8:30 pm

Lacamas Lake Lodge, 227 NE Lake Rd, Camas

\$75/person • \$600/table for eight

- proceeds benefit CWCC’s grant program
- in honor of former board member Mary Mabry

QUESTIONS:

Susan: (916) 330-7932 (talk or text)

info@camaswashougalcommunitychest.org

TICKETS: →

Quick & easy process!

Available on Zeffy.com



CAMAS-WASHOUGAL
COMMUNITY CHEST

CLICK HERE: www.zeffy.com/en-US/ticketing/join-us-for-an-evening-of-magic-and-music

SINCE 1946

HELPING LOCAL CHARITIES THRIVE



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President
360) 823-8325

Andrew Gustely
President-Elect

Mindy Schmidt
Past - President
& Secretary

Susan Bennett
Co-Treasurer

Marianne Reiter
Co -Treasurer

Joelle Scheldorf
Exec Com Chair
Campaign Chair

Stuart Bennett

A J Bogue

Aaron Hansen

Doug Hood

Doug Quinn

Richard Reiter

David Scott

John Spencer

Ann Stevens

The Camas – Washougal Community Chest is inviting you to sponsor its first annual Valentine Dinner/Auction.

CWCC is a 100% volunteer, nonprofit organization dedicated to supporting the Camas and Washougal communities through grants that support:

- Emergency food assistance and support for families in crisis,
- Temporary shelter and safety for at-risk youth,
- Environmental stewardship in the Lacamas Creek watershed,
- Litter cleanup and beautification projects,
- A Safe Stay overnight car park program for individuals needing secure temporary refuge.

Our beneficiaries include the Inter-Faith Treasure House, Akin at the East County Family Resource Center, Janus Youth Programs, Pink Lemonade Project, and Lower Columbia Estuary Partnership to name only a few. We work in partnership with the C-W Rotary Foundation & Camas Lions Foundation. In March 2024 we and our partners awarded \$134,000 to 34 nonprofits delivering services in the Camas Washougal area.

We invite you to join us in creating lasting change for families and individuals in Camas and Washougal. Together, we can bring hope, assistance, and a sense of community to those in need.

If you have any questions, please call Susan at 916-330-7932 or send an email to info@camaswashougalcommunitychest.org. Thank you for considering sponsoring and attending this gala event and for your commitment to our community. Please join us at our upcoming event:

An Evening of Magic and Music
227 NE Lake Road, Camas
February 14, 2025

The Camas-Washougal Community Chest is an IRS Tax Exempt
501(c)(3) Organization #91-0839945

Your Gift is tax deductible to the extent provided by law. No goods or services have been provided to you as a result of this donation.



BOARD OF DIRECTORS

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President
360) 823-8325

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President-Elect

Mindy Schmidt
*Past - President
& Secretary*

Susan Bennett
Co-Treasurer

Marianne Reiter
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Joelle Scheldorf
*Exec Com Chair
Campaign Chair*

Stuart Bennett

A J Bogue

Aaron Hansen

Doug Hood

Doug Quinn

Richard Reiter

David Scott

John Spencer

Ann Stevens

Will You Join Us in Supporting Our Communities?

**The First Annual Camas – Washougal Community Chest
Valentine's Day Dinner/Auction.**

**Friday, February 14th, 5:30 PM at Lacamas Lodge
227 NE Lake Road, Camas**

Would YOUR business be a sponsor?

All of our sponsors will be featured in our program, marketing of the event on our website and the event slide show. You just need to choose if you would like to donate towards the auction or buy a table of eight.

Would your business Donate an Auction Item?

An item of value, gift card or a basket of items to be raffled. Don't have a full basket? That is okay too. We can combine it with other basket items. Items will be picked up by us. Just let us know when it will be ready, so we can start thanking you in our marketing materials now and pick it up on time.

Purchase an 8 Person Table?

The purchase of an 8-person table includes entrance for 8 guests, dinner, a drink ticket and an auction paddle. There are only 8 tables of 8 available to purchase.

For questions, or for more information, please reach out to info@camaswashougalcommunitychest.org or call Susan at 916-330-7932.



A Celebration of Love for Community

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Mary Mabry

May 1, 1939 – August 2, 2024

Mary Mabry, a lifelong resident of Camas, Washington, passed away on August 2, 2024, at the age of 85. Born in Camas, Mary dedicated her life to her community and family, leaving a lasting legacy of service and compassion.

Mary was a remarkable community leader and advocate. She founded the West Columbia Gorge Humane Society, reflecting her deep love for animals. Her commitment to service extended to her involvement with the Soroptimist Club, where she worked to improve the lives of women and children in the area. Mary's passion for music was evident as she sang with various local singing groups. Her civic engagement included serving on the Camas City Council and leading a local Girl Scouts troop, nurturing the next generation of leaders.

Professionally, Mary contributed her skills at the Camas Papermill and later at Highland Terrace Nursing Home, where she touched many lives with her dedication and care.

Mary is survived by her three children: Denise Hood, Doug Mabry, and David Mabry. She was a cherished grandmother to six grandchildren and a loving great-grandmother to eight great-grandchildren. Her family and friends will remember her for her unwavering spirit, kindness, and her tireless efforts to make her community a better place.

A celebration of Mary's life will be held on Saturday, October 5, 2024, at 2 p.m. at Fern Prairie Church, located at 26112 NE Brunner Rd in Camas. In lieu of flowers, the family requests that donations be made to the West Columbia Gorge Humane Society in her honor.

Mary's legacy of love and service will continue to inspire all who knew her.