THE PORT
CAMAS–WASHOUGAL

PRELIMINARY AGENDA FOR REGULAR MEETING **October 21, 2026**

I. WORKSHOP **12:00 PM**
Economic Impact Study

II. OPEN SESSION **12:30 PM**

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 Executive Director. If you have questions in your public comment, staff will follow up with you after the meeting.

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 October 7, 2026.
B. Approval of Checks

NEW BUSINESS/DISCUSSION ITEMS
C. AMP Project Update #1- Executive Director Trang Lam & Environmental Project Manager Jennifer Taylor
D. Adoption of Preliminary Budget- Director of Finance Krista Cagle

PUBLIC COMMENT
Speakers are asked to keep their comments to less than 3 minutes. Please feel free to submit comments in writing to the Executive Director. If you have questions in your public comment, staff will follow up with you after the meeting.

ACTION ITEMS
E. AMP Project Update #1
F. Adoption of Preliminary Budget

STAFF REPORTS & COMMENTS

COMMISSIONER REPORTS & DISCUSSION

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THE PORT
CAMAS–WASHOUGAL

ADJOURN

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

Date	**Meeting**

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

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

Meeting ID: 837 2694 3053

Passcode: 527994 or via this video link:

https://us06web.zoom.us/j/83726943053?pwd=S05tP4p89ISCXazZdd0T9sAGJ93vza.1

MINUTES OF THE REGULAR COMMISSION MEETING
PORT OF CAMAS-WASHOUGAL
October 7, 2026
By: Mackenzey Thomason, Administrative Assistant

A Regular Meeting of the Commissioners of the Port of Camas-Washougal was held in person and virtually on Wednesday, October 7, 2026, at 12:00 p.m.

PRESENT: Commissioner Cassi Marshall, Commissioner Brad Richardson, Commissioner Larry Keister, Executive Director Trang Lam (via Zoom), Deputy Director Marlo Maroon, Director of Finance Krista Cagle, Director of Facilities Eric Plantenberg, Port Attorney Carolyn Lake, Administrative Assistant Mackenzey Thomason, and members of the public. The public may access the meeting through a designated Zoom conference call line or video link.

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

PUBLIC COMMENT #1 (Items on the Agenda):
Habib Miranda of Washougal: Miranda stated that he is leasing space in Building 14 in the Port's Industrial Park. He explained that his business, The Show LLC, will provide a baseball training facility focused on higher-level athletics. Miranda said they will offer scholarship opportunities for the community's youth and give professional athletes a place to return to after college. Miranda stated that he is dedicated to supporting the Port's mission through his new business.

City Updates:
Camas City Council Mahsa Eshghi:
Eshghi stated that the City of Camas passed a resolution to place the Form of Government change on the ballot for the February election. She encouraged the public to visit the City's website for more information. Eshghi explained that the City is facing budgeting challenges for 2027. She also noted that the City presented its comprehensive plan to the Planning Commission and that a public hearing is scheduled for October 19, 2026. Eshghi said she is excited that Grove Field has been approved to become part of the City of Camas, calling it a major milestone. Eshghi also highlighted that the Transportation Council board approved giving the City of Washougal one year to secure grant funding for its 32nd Street overpass project. Eshghi said she had heard the City of Washougal is receiving an additional $10 million in federal grant funding for the project.

Washougal City Council Ernie Suggs:
Suggs stated that the additional grant funding for the 32nd Street overpass project is great. Suggs encouraged the public to visit the project's website to see what the road will look like in the future. Suggs explained that the library will soon break ground on its new location, and the City of Washougal's new town center plaza is nearing completion. Suggs highlighted the Pumpkin Harvest Festival at Hathaway Park on October 17 from 12-3 pm.

City of Washougal Council Member David Szyplinksi:
Szyplinski explained that the RFA (Regional Fire Authority) is on track to transition at the beginning of the year.

CONSENT ITEMS

Minutes & Checks
The minutes from the Special Meeting on August 31, 2026, and the Regular Meeting on September 16, 2026; electronic payments; and the issuance of general fund checks 11050-11083, totaling $571,443.85, and the Lease Termination for Elevate NW Electric, Building 18, Bays 7 & 8 were presented for approval. Commissioner Richardson made a motion, seconded by Commissioner Marshall, and the consent items were carried unanimously.

NEW BUSINESS/DISCUSSION

2027 Preliminary Budget Presentation — Director of Finance Krista Cagle:
Director of Finance Krista Cagle presented the first preliminary budget for 2027. Additional presentations are scheduled for October 21 and November 4, with a public hearing on November 18. Budget revisions remain underway; the figures are preliminary but nearing finalization. The Port's strategic plan guides budget development and proposed expenditures.

Operating Revenues:
Cagle projects an operating revenue of $6,755,827 consisting of the following:
Airport: $890,410. Cagle explained these funds will come from hangar, tie-down, and residential leases. Cagle noted that Fly It and Immelman hangars have commercial leases and the Port also receives revenue from fuel.
Marina: $1,417,381. Cagle explained that these funds mostly come from marina slip leases, with the rest from boathouse rentals on Airbnb, building leases from Lifestyle Wake and Dolphin Yacht Club, waitlists, and lease setup and termination fees. Revenue sources are like those at the airport.
Industrial Park: $4,418,035. Cagle explained that these funds come from building leases, land leases, and spur-track leases.
Parks: $5,000. Cagle explained that this revenue comes from user fees, based on historical trends.
General and Administrative: $25,000 in event sponsorship tied to the Port's annual summer concert and Wheels & Wings.

Total Budgeted Revenues — Operating and Nonoperating:
$10,360,021 is budgeted for 2027. Cagle explained that nonoperating revenues include the tax levy, grant revenue for the airport master plan, and FAA funding. Cagle noted that interest earned on the Port's invested reserves is also included as nonoperating revenue.

Operating Expenditures:
The budgeted operating expenditure for 2027 is $6,600,437. Cagle highlighted that payroll remains the largest operating expense. Cagle explained that budgeted expenditures by department are Airport: $885,020; Marina: $1,155,536; Industrial Park: $2,104,421; Parks: $329,561; and General and Administrative: $2,125,899. General and Administrative outside services include

consulting and professional services, and IT services and supplies represent a substantial annual budget item.

Total Budgeted Expenditures:

Total budgeted expenditures are $9,824,262. Cagle stated that total expenditure includes operating costs, bond and loan debt, capital projects, general and administrative expenses, and other nonoperating costs associated with life estates at the airport.

Net Operating Income: The presentation reviewed net operating income over the past five years. Budgeted net operating income for 2027 is $155,390, and the current projection for 2026 is $62,832. The discussion also referenced a possible 2026 result of approximately $200,000. The downward trend was described as expected and attributable to projects and initiatives tied to strategic plan goals.

Grove Field:

The Grove Field budget reflects strategic plan goals and a proposed 3% rate increase for 2027. Projected net income is $5,390, with revenue projections tied to the rate increase.

Marina:

Cagle explained that strategic priorities include an economic impact study and an opportunities analysis, reassessing marina uses, and collaborating with Hyas Point as its development progresses, including parking considerations. Executive Director Lam also addressed American Cruise Lines docking at the marina and inquiries regarding commercial vessels. Lam also explained that the Port is looking into a breakwater dock replacement within a five- to ten-year timeframe. Cagle stated that budgeted revenues are $1,417,381, expenditures are $1,155,536, and net income is $261,845. Revenue projections reflect rate increases recommended by the advisory committee. Fuel sales remain estimates, with the proposed fuel budget including an increase.

Industrial Park:

Cagle addressed alignment with the strategic plan and a worst-case vacancy scenario. No vacancies are currently anticipated. Budgeted revenues are $4,418,035, and expenditures are $2,104,421.

Parks:

Cagle said the Port's parks are projected to have a net loss of about $324,000, mainly due to payroll. Parks and trails provide a community benefit.

General and Administrative:

Cagle covered community events, the Port's art fund, cost-of-living adjustments and salary surveys, adding a program manager to the Port team, and a $5,000 training allocation to support professional development. Other priorities include the industrial symbiosis project and a financial sustainability assessment to be completed next year.

Capital Projects:

The proposed 2027 capital budget includes staff time, tracked through the new payroll software. Allocations are: Industrial Park, $671,940; Marina, $146,000; Airport, $121,000; Parks, $86,025; and Miscellaneous, $384,240.

Proposed projects by category are:

Industrial Park: Building 20 overhead doors, chip sealing, and a land inventory survey.

Marina: Dredging permitting, parking management, and Gangway 3 grating.
Airport: Parking lot slurry sealing and annexation fees.
Parks: Grounds equipment, waterfront trail lights, and small equipment purchases.
Miscellaneous: Fleet vehicle replacement, administrative building redesign, annual HVAC work, energy-efficiency projects, website redesign and ADA compliance, and a SharePoint project.
The capital project list will be presented for Commission approval at the November 18 meeting. Individual projects will subsequently be returned for separate Commission approval. Cagle explained that the tax levy funds capital projects. Cagle highlighted that the Port's website provides the public with 2027 budget information. The presentation also referred to the State Auditor's FIT tool for agencies.

2027 Rates & Fees- Director of Finance Krista Cagle:

Cagle thanked Maroon for stepping in and presenting the initial rates and fees at the September 16 meeting. Cagle noted this is the second time the Port will discuss 2027 rates and fees and reminded the public that the Port's Marina & Airport Advisory Committees recommended these modifications. Cagle explained that for the Parkers Landing Marina, the Port will phase in a rate increase over 2 years to reach market rate. She noted that most slip rates will be adjusted, except for the 20' and 25' covered slips, which are already at market rate. Cagle explained that the Airport Advisory Committee recommended increasing hangar rates by 3% to keep up with CPI, since the hangar rates are already considered to be at market rate. Commissioner Marshall said she appreciated the Advisory Committee's work and explained that this is the first time the Port has investigated slip sizes in the marina rather than increasing rates across the board. Cagle reminded the public that the Port last increased rates in 2025. Cagle also said both Advisory Committees recommended that the Port pass credit card fees (average 2.1%) on to customers. She noted that customers paying by E-check, cash, or paper check would avoid this fee. Cagle highlighted that, once approved, these rates would take effect January 1, 2027. Approval will be requested during action items.

35th Street Rail Crossing Replacements Contract- Director of Facilities Eric Plantenberg:

Plantenberg explained this is a public works project at 35th and Index Street in the Industrial Park. Plantenberg said the Port solicited the project through the small works roster and received three bids. The lowest responsible bidder was American Track LLC, with a bid of $99,998. Plantenberg added that the Port originally budgeted $140,000. Plantenberg explained the Port will award the contract to the company after it's approved under action items. Approval will be requested during action items.

The Show Lease: Building 14, Bays 3 & 4- Deputy Director Marlo Maroon:

Maroon presented a proposed three-year lease with The Show for an indoor baseball athletic facility. The business plans to add softball programming and to manufacture uniforms. Its location, next to 54-40 Brewing, offers opportunities for complementary customer activity. Maroon explained that the business projects 14 employees in its first year and 26 in its second year. The proposed lease rate is $0.95 cents per square foot, with annual increases of 3%. Maroon explained that the deposit will be for two months of last year's rent because the company is a start-up with no credit history. Approval will be requested during action items.

PUBLIC COMMENT #2:

Bob Martilla of Washougal: Martilla requested an update regarding United Precision Company. Commissioner Keister stated the Port will follow up with him after the meeting.

ACTION ITEMS

2027 Rates & Fees

Commissioner Keister requested formal approval of 2027 Rates & Fees which was presented as a discussion item. Upon motion by Commissioner Marshall, seconded by Commissioner Richardson, and carried unanimously, the 2027 Rates & Fees is effective as of October 7, 2026.

35th Street Rail Crossing Replacements Contract

Commissioner Keister requested formal approval of the 35th Street Rail Crossing Replacements Contract, which was presented as a discussion item. Upon motion by Commissioner Richardson, seconded by Commissioner Marshall, and carried unanimously, the 35th Street Rail Crossing Replacements Contract is effective as of October 7, 2026.

The Show Lease: Building 14, Bays 3 & 4-

Commissioner Keister requested formal approval of the Show Lease: Building 14, Bays 3 & 4, which was presented as a discussion item. Upon motion by Commissioner Marshall, seconded by Commissioner Richardson, and carried unanimously, the Show Lease: Building 14, Bays 3 & 4 is effective as of October 7, 2026.

STAFF REPORTS & COMMENTS

Executive Director Trang Lam:

Lam explained that she is attending today's meeting via Zoom because she is ill. Lam also noted that she attended the WRAPm conference hosted by the Port of Portland, a national airport property managers' event. Lam noted that her main takeaways were that larger and smaller airports face similar issues and that they discussed how to work with the FAA. Lam also mentioned the Port's Industrial Symbiosis work, which led her to attend the Next Cycle event in Washougal, where local businesses shared their work and discussed circular economies. Lam highlighted Walk with Trang, which took place last Friday, and explained that it was great to have deep conversations with the public. Lam thanked RKm for providing a Hyas Point tour. October 23, Coffee with Trang will take place at the Port offices, and Lam said she hopes for a larger turnout.

Deputy Director Marlo Maroon:

Maroon joined Lam in attending the WRAPm and Next Cycle events and seconded everything mentioned. Maroon explained that, in speaking with airports, she learned they faced similar issues, which was comforting. Maroon thanked Cagle for a great budget process and noted that there is exceptional clarity around the Port's budget. Maroon highlighted a Marina Advisory Committee meeting tomorrow, Thursday, October 8, from 4-6 pm, and noted that the Port hosts an Industrial Park Forum on October 15 where Port tenants and industrial park occupants can come together annually. Maroon also noted that the Airport Advisory Committee will meet on October 22 from 12-2 pm. Maroon added that the Port is close to sharing the Economic Impact Study.

Director of Finance Krista Cagle:

Cagle noted that the Pumpkin Harvest Festival is on October 17 at Hathaway Park, and the Port will be there to hand out candy. Cagle said she attended the Washington Finance Officers Conference in Kennewick and appreciated that it wasn't Port-focused, so she could hear a variety of perspectives. Cagle said the conference had a great AI session, and it was also nice to hear from the Washington State Auditor's office.

Director of Facilities Eric Plantenberg:
Plantenberg explained that the 41st Street compaction process is complete. He noted that the Port will continue to monitor the site for the next 6 months as the Geotech plates settle, preparing it for a road. Plantenberg stated the Washougal Waterfront Trail will be closed October 15-23rd as Hyas Point prepares to align its trail with the Port's, ensuring ADA compliance.

COMMISSIONER REPORTS & DISCUSSION
Commissioner Richardson:
Richardson expressed his excitement about the Airport Master Plan and the Pumpkin Harvest Festival.

Commissioner Marshall
Marshall reported that she and Commissioner Keister attended the WPPA Environmental Seminar, which featured a bus tour of the Port of Seattle, including hundreds of buildings and a terminal shore power demonstration. She highlighted a PFAS case study involving the Port of Kennewick, where initial concerns did not escalate into a crisis or major cleanup, allowing the Port to proceed with its project. She noted that analyzing dredging materials can be challenging for ports and emphasized the importance of knowing how to respond when PFAS is found. Marshall explained that presentations also addressed partnerships with state-level commissioners and DNR, including efforts to identify derelict vessels before they sink. A keynote presentation from the Department of Ecology discussed meaningful collaboration with ports. Marshall also attended the Next Cycle event, where she learned about a startup focused on recycling wine bottles and discussed the energy required to crush and recycle glass. Marshall noted a strong turnout for Molly's Meal at Get to Gather Farm last Friday, where participants changed tables between courses to meet others, and volunteering was emphasized. She also spoke positively about Walk with Trang.

Commissioner Keister:
Keister reported that the WPPA Seminar was excellent. He noted that relatively few commissioners and elected officials attended, but he valued the opportunity to connect with staff from other ports and acknowledged staff's central role in port operations. Keister highlighted the tour of the Port of Seattle and the chance to view its many buildings. PFAS was a key topic, with an emphasis on preparing to respond when it is identified, maintaining transparency, and engaging with regulatory agencies. He also found the discussion of issues facing the state and its responses informative, including DNR's presentation on vessels, and expressed appreciation for the opportunity to attend. Keister also explained that he represented the Port at a Department of Transportation meeting yesterday afternoon. The discussion focused on assessing routes and prioritizing community needs on surface roads. Washougal River Road received the highest score among routes considered for review to address safety concerns. Keister emphasized that the Camas Slough Bridge also requires attention and said he would continue to raise the issue. RTC will work with WSDOT on these matters.

The Regular meeting was adjourned at 1:17 pm.

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STAFF REPORT

COMMISSION MEETING DATE: October 21, 2026

ITEM TITLE: Economic Impact Study Workshop

DEPARTMENT: Environmental/Projects

SUBMITTED BY: Marlo Maroon, Deputy Director

STAFF RECOMMENDATION: N/A

SUMMARY:
In May of this year, the Commission approved awarding ECOnorthwest a contract to conduct an Economic Impact Study showing the Port's impact on employment, labor income, value added (contribution to gross regional product), and total economic output associated with Port-related activity for 2025. Additionally, in this contract, as next steps, we are asking ECOnorthwest for:

- Sustainability and Economic Resilience Considerations
- Economic Opportunity Assessment
- Industrial Site Prioritization & Readiness Analysis
- Implementation Roadmap + Marketing Strategy

The Economic Impact Study began with a survey of Port tenants on Port-owned property and businesses not on Port-owned property in the Steigerwald Industrial Park.

94% of Port tenants responded, and 50% of businesses not on Port-owned property in the Steigerwald Industrial Park responded. This data, along with data tools and platforms ECOnorthwest has access to, informed the study with a snapshot of the Port's economic contributions.

BUDGET IMPACT:
The Ports 2026 budget included the estimated $51,000 for the Economic Impact Study.
A Washington Department of Commerce (CERB) planning grant was awarded to the Port of Camas-Washougal at 80% with a 20% match for the following scoped items:

- Sustainability and Economic Resilience
- Economic Opportunity Assessment
- Industrial Site Analysis + Prioritization
- Implementation Roadmap

STRATEGIC PLAN or OTHER PLANS:
This project advances Strategic Plan Goal ED1 – Define and promote the Port's role in regional economic development.

SUSTAINABILITY IMPLICATIONS:
TBD

DIVERSITY, EQUITY & INCLUSION IMPLICATIONS:

Tenant engagement occurred during the study. Working in tandem to inform the Airport Master Plan (AMP) project, the economic opportunity analysis will inform the AMP and be presented at key public meetings.

THE PORT
CAMAS–WASHOUGAL

STAFF REPORT

COMMISSION MEETING DATE: October 21, 2026

ITEM TITLE: Grove Field Airport Master Plan – Project update and adoption of project vision statement and Goals

DEPARTMENT: Environmental/Projects

SUBMITTED BY: Jennifer Taylor, Environmental/Project Manager
Trang Lam, Executive Director

STAFF RECOMMENDATION: Adoption of the Airport Master Plan project vision statement and goals

SUMMARY:
In November 2025, the Commission approved the Port's 2026 Budget which includes the Grove Field Airport Master Plan (AMP) project. Commission also directed staff to pursue the Federal Aviation Administration (FAA) grant to fund the project. In April 2026, the Port received a FAA grant to complete the AMP.

Century West was selected as the consultant team to support the Port on the AMP project. The project team kicked off the project in May and is here today to provide an update to Commission on our progress. Input gathered through our public engagement process – from the community, the AMP Technical Advisory Committee, and the Grove Field Airport Advisory Committee – has helped shape the following draft vision statement and goals for your consideration and adoption today:

DRAFT VISION STATEMENT:
Through strategic modernization, Grove Field will strengthen its role as an essential, self-sustaining community asset – balancing aviation, emergency readiness, job creation, workforce development, and infrastructure improvements while maintaining its local character.

DRAFT GOALS:

- Develop an Airport Master Plan that prioritizes environmental stewardship, maintains the area's local character, incorporates effective, targeted safety enhancements, and complies with FAA standards.
- Strengthen the airport's role as a catalyst for sustainable economic growth by advancing partnerships with local businesses and community organizations, supporting workforce development, and expanding opportunities for investment and job creation.
- Expand the usability of the airport to support aviation-related education and workforce opportunities.
- Design the airport as a welcoming community asset by incorporating flexible spaces for public events, gatherings and recreation.

BUDGET IMPACT:
None

STRATEGIC PLAN or OTHER PLANS:
This project advances Strategic Plan Goal OR2C - Complete a Grove Field airport layout plan and draft business development strategy.

SUSTAINABILITY IMPLICATIONS:
N/A

DIVERSITY, EQUITY & INCLUSION IMPLICATIONS:
Community engagement will occur throughout the AMP process. Public input will be welcomed throughout the Airport Master Plan process. Community members may participate through online surveys, public open houses, and Airport Advisory Committee (AAC) meetings held at key planning milestones. You may also share feedback at any time through the *"We Welcome Your Input"* section of the project website - https://centurywest.com/grove-field/