

**Port of Camas-Washougal  
5 Year Future Capital Improvement Plan**

*Adopted: April 5, 2011; Revised: November 15, 2011; November 20, 2012; November 18, 2013; November 18, 2014; November 16, 2015; November 14, 2016; November 21, 2017; November 19, 2018; November 18, 2019; November 18, 2020; November 17 2021, November 16 2022, November 15, 2023*

	2025	2026	2027	2028	2029
<b>MARINA (Strategic Investments):</b>					
<b>MARINA (Operational Capital Projects):</b>					
Marina Park Loop Asphalt					
Black Pearl pathway					
Dredging Hydrographic Survey	\$ 10,000				
Dredge Engineering & Permitting	\$ 100,000				
Marina fuel dock - dispensers	\$ 20,000				
Seal & Paint Lifestyle Wake Siding	\$ 30,000				
Breakwater - concept/planning	\$ 30,000				
East Fire Access Road			\$ 40,000		
Dredging *waiting for analysis			\$ 750,000		
	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
<b>PARKS (Operational Capital Projects):</b>					
Art Fund	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Marina & Historical Park Lights	\$ 15,000				
Large Rose Arbor Replacement	\$ 150,000				
Waterfront Parking lots seal (east and west)		\$ 15,000			
	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
<b>AIRPORT (Operational Capital Projects):</b>					
2 additional tie-downs (concrete) in-house	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Taxiway D, G & H Slurry seal	\$ 75,000				
Survey/Fence - Pike Property Line	\$ 15,000				
AP-5 Siding and Paint ( <i>In house</i> )	\$ 15,000				
AP-6 Windows ( <i>In house</i> )	\$ 10,000				
Hangar F Roof Seal		\$ 30,000			
Taxiway F Slurry Seal		\$ 15,000			
Runway/Run Up Area/Center Taxiway		\$ 500,000			
AP-6 Paint Exterior		\$ 6,000			
Airport Parking Lot -slurry seal			\$ 35,000		
Runways/Taxiways - main entrance road @ gate			\$ 10,000		
AP-6 Roof replacement				\$ 20,000	
Hangar G Roof Seal & Paint				\$ 66,150	
Hangar H Roof Seal & Paint					\$ 69,458

<b>REAL ESTATE/INDUSTRIAL PARK (Strategic Investments):</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
SCC Connector Rd (41st St) - engineering \$200,000 CAPITAL ASK					
SCC Connector Rd (41st St) - 1400' \$2,200,000 construction CAPITAL ASK					
Energy efficiency projects (Based on asset inspections)	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Grove Field - Level 3 charger (Grant funding - DOC/CPU)					
Future Development (Courthouse) tentative		\$ 250,000	\$ 700,000	Construction Est?	
<b>REAL ESTATE/INDUSTRIAL PARK (Operational Capital Projects):</b>					
Rail- Switch 6113 rebuild (Kemira)	\$ 7,000				
Seal & Paint Exterior - Bldg 19 - tentative (check lease)	\$ 35,000				
Bldg 7- Slurry seal parking lot	\$ 25,000				
Bldg 17 - Seal Coat & Stripe Parking Lot	\$ 30,000				
35th Street Rehabilitation	\$ 162,000				
HVAC Units	\$ 50,000				
Courthouse Windows		\$ 60,000			
Rail - 27th & Index		\$ 115,000			
Seal & Paint Exterior - Bldg 16		\$ 25,000			
Bldg 19 - Slurry seal parking lot		\$ 20,000			
HVAC Units		\$ 50,000			
Bldg 5 HVAC			\$ 25,000		
HVAC Units			\$ 25,000		
Courthouse - courtroom HVAC			\$ 40,000		
Westlie Ford - Overhead doors			\$ 30,000		
Bldg 14- Slurry seal parking lot			\$ 12,000		
Bldg 16- Slurry seal parking lot			\$ 12,000		
IP Streets - Grant/Lincoln/Truman/28th Design Work			\$ 286,000		
IP Rail			\$ 15,000		

Bldg 10 - reseal windows (atrium)				\$ 16,000	
Bldg 6- Seal Coat Parking Lot				\$ 15,000	
Bldg 16 HVAC				\$ 45,000	
Bldg 17 - Seal & Paint Exterior				\$ 40,000	
Bldg 18 - parking lot slurry seal				\$ 30,000	
Bldg 19 - Roof coating				\$ 220,000	
IP Pumphouse (paint)				\$ 15,000	
IP Streets - 28th Construction/Ford/Asphalt Survey				\$ 140,000	
IP Rail - 35th Crossing Clic (6100 & 6110)				\$ 100,000	
Bldg 4 HVAC					\$ 45,000
Bldg 6 - Paint & Sign					\$ 39,000
Bldg 9 - Paint					\$ 25,000
Bldg 11 - Paint & HVAC					\$ 52,000
	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
<b>LEVEE (Operational Capital Projects):</b>					
Levee Bank Restoration	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
<b>VEHICLES (Operational Capital Projects):</b>					
Main Levee Mower - Kubota Tractor	\$ 80,000				
Gravelly Mower	\$ 12,000				
Replace Gravelly - Electric		\$ 12,000			
Replace Zach's truck - include snowplow		\$ 90,000			
Backhoe			\$ 80,000		
Crew Cab truck - Hybrid				\$ 60,000	
Replace Ventrac				\$ 40,000	
Replace Mach-E					\$ 50,000

<b>OTHER - RECURRING CAPITAL PROJECTS</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Project Scoping Budget	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Equipment - Capital Projects (small equipment)	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
<b>ADMINISTRATION OFFICE (Other Capital Projects):</b>					
Design & Replace Port Sign	\$ 45,000				
Slurry Seal Main Parking Lot				\$ 20,000	
HVAC					\$ 34,000
New Server/Server location					\$ 25,000
<b>TOTAL CAPITAL IMPROVEMENT PROJECTS COSTS</b>	<b>\$ 1,041,000</b>	<b>\$ 1,313,000</b>	<b>\$ 2,185,000</b>	<b>\$ 952,150</b>	<b>\$ 464,458</b>

	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>

	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Cash Reserve Projected Beginning Balance 1/1/25	\$ 4,104,943				
Projected 2024 Operating Net Income for 2025 Contingency Projects and Cash Reserves	\$ 387,458				
2025 Levy Revenue	\$ 3,100,963				
Investment Income/Misc Tax Revenue	\$ 52,000				
Luse Property	\$ (36,667)				
Mehrer Property	\$ (42,036)				
2025 Debt Payment	\$ (1,382,425)				
Total Capital Improvement Project Costs	\$ (1,041,000)				
Total Contingency Capital Project Costs	\$ (200,000)				
CERB Loan Pymts (3)	\$ (207,725)				
Required Reserve per Finance Policy	\$ (2,876,997)				
<b>Cash Reserve Projected Ending Balance 12/31/25*less required reserve per finance policy</b>	<b>\$ 1,858,514</b>				

Cash Reserve Projected Beginning Balance 1/1/26	\$ 4,458,514
Projected 2025 Operating Net Income for 2026 Contingency Projects and Cash Reserves	\$ 495,743
2026 Levy Revenue	\$ 3,183,472
Investment Income/Misc Tax Revenue	\$ 54,000
Luse Property	\$ (36,667)
Mehrer Property	\$ (42,036)
2026 Debt Payment	\$ (1,382,408)
Total Capital Improvement Project Costs	\$ (1,313,000)
Total Contingency Capital Project Costs	\$ (200,000)
CERB Loan Pymts (3)	\$ (207,068)
Required Reserve per Finance Policy	\$ (2,979,823)
<b>Cash Reserve Projected Ending Balance 12/31/26*less required reserve per finance policy</b>	<b>\$ 2,030,728</b>

Cash Reserve Projected Beginning Balance 1/1/27	\$ 4,730,728	
Projected 2026 Operating Net Income for 2027 Contingency Projects and Cash Reserves	\$ 616,864	
2027 Levy Revenue	\$ 3,266,807	
Investment Income/Misc Tax Revenue	\$ 54,000	
Luse Property	\$ (36,667)	
Mehrer Property	\$ (42,036)	
2027 Debt Payment	\$ (1,335,508)	
Total Capital Improvement Project Costs	\$ (2,185,000)	
Total Contingency Capital Project Costs	\$ (200,000)	
CERB Loan Pymts (3)	\$ (206,412)	
Required Reserve per Finance Policy	\$ (3,092,178)	
<b>Cash Reserve Projected Ending Balance 12/31/27*less required reserve per finance policy</b>	<b>\$ 1,570,598</b>	
Cash Reserve Projected Beginning Balance 1/1/28	\$ 4,370,598	
Projected 2027 Operating Net Income for 2028 Contingency Projects and Cash Reserves	\$ 616,668	
2028 Levy Revenue	\$ 3,350,975	
Investment Income/Misc Tax Revenue	\$ 54,000	
Luse Property	\$ (36,667)	
Mehrer Property	\$ (42,036)	
2028 Debt Payment	\$ (1,347,860)	
Total Capital Improvement Project Costs	\$ (952,150)	
Total Contingency Capital Project Costs	\$ (200,000)	
CERB Loan Pymts (3)	\$ (205,755)	
Required Reserve per Finance Policy	\$ (3,210,430)	
<b>Cash Reserve Projected Ending Balance 12/31/28*less required reserve per finance policy</b>	<b>\$ 2,397,344</b>	
Cash Reserve Projected Beginning Balance 1/1/29	\$ 5,140,039	
Projected 2028 Operating Net Income for 2029 Contingency Projects and Cash Reserves	\$ 611,523	
2029 Levy Revenue	\$ 3,435,985	
Investment Income/Misc Tax Revenue	\$ 54,000	
Luse Property	\$ (36,667)	
Mehrer Property	\$ (42,036)	
2029 Debt Payment	\$ (1,347,335)	
Total Capital Improvement Project Costs	\$ (464,458)	
Total Contingency Capital Project Costs	\$ (200,000)	
CERB Loan Pymts (3)	\$ (205,099)	
Required Reserve per Finance Policy	\$ (3,334,978)	
<b>Cash Reserve Projected Ending Balance 12/31/29*less required reserve per finance policy</b>	<b>\$ 3,610,975</b>	
<b>* Per the Port's Cash Reserve Policy the port should maintain approximately 50% of total annual operating expenses.</b>	<b>\$ 6,945,953</b>	