

A yellow biplane is parked on a dark asphalt runway. The runway stretches into the distance, flanked by green grass. In the background, there are blue hangars and a line of evergreen trees. The sky is filled with large, white and grey clouds, with sunlight breaking through in places, creating a dramatic effect.

The Port of Camas-Washougal 2020 Annual Report

It's our nature to *soar*





message from the Chief Executive Officer

Armed with a vision and direction that will enhance our capabilities, create new opportunities and encourage new development at the Port and for east Clark County, we were able to achieve and exceed our financial targets in 2019. There were various contributing factors including the generation of new business, continued growth and economic contributions, and the Phase 1 Master Plan for 26 acres of the Waterfront Development.

The Port is excited to be working to redevelop those 26 acres of waterfront property into a community asset which could feature a public marketplace, restaurants, retail and office space, a new hotel, board walk, riverbank and trail, public places to gather, public art and much more.

We will continue to reach out to those interested in our Waterfront Development, including potential investors for commercial space, a public marketplace, the arts

community and the growing river cruise industry.

We certainly recognize and appreciate the valuable cooperation of our community members, clients, partners and leaders from all levels of government, along with the benefits of having a dynamic and engaged Board of Commissioners and a professional and committed staff. It is a privilege to work with the entire team and I extend my personal appreciation for their dedication to our mandate.

Visit PortCW.com for more information about districts and commissioners.



John Spencer

District 1 / 2018-2021 Term



Cassi Marshall

District 2 / 2020-2023 Term



Larry Keister

District 3 / 2018-2021 Term



featured

Feed Me Fight Me

Brian Eayrs, owner of the Washougal-based fitness apparel company, Feed Me Fight Me, started the company in 2015 in San Diego, California after his time in the Marine Corps. What was originally being done in his kitchen oven gave way to purchasing a press for \$450 off Craigslist and the T-shirt business was born. The name started with a T-shirt made for a fellow Marine Corps buddy and co-owner John Watkins, who wore it on base.

The shirt said 'Feed Me or Fight Me'. "People thought it was funny. MMA fighters could relate to it because it says, 'fight me'. Food brands related to it because it says, 'feed me'. It wasn't long before the business increased to the point that Eayrs needed help and turned to John, to join him.

It seems highly intuitive that these two skateboarders and jiu-jitsu enthusiasts, as well as United States Marine Corps veterans, would pursue athletic apparel associated with their passion for fitness. Feed Me Fight Me designs, produces and sells clothing items such as leggings, swimwear, shorts, sports bras, hats, socks, shirts and baby and toddler wear with food-themed patterns. From their website, feedmefightme.com, they sell general fitness apparel but target a lot of CrossFit, mixed martial arts (MMA) and jiu-jitsu athletes.

In less than five years, Feed Me Fight Me has gone from a T-shirt printing side business to a full-fledged fitness apparel company that employs 10 people and is on track to sell more than \$2 million worth of product this year.

Many of the Feed Me Fight Me employees are either active or former military personnel. Watkins believes the

skills they learned in the military translate well to the business environment. Feed Me Fight Me also regularly donates proceeds to Northwest Battle Buddies, a Battle Ground-based nonprofit that supplies post-traumatic stress disorder service dogs to military veterans.

NORTHWEST BATTLE BUDDIES

Founder Shannon Walker is a Master Dog Trainer for over 20 yrs

Service dogs provided free-of-charge to veterans

Service dogs receive 360 hours of professional training

6 week training program on sight for NWBB team

Utilizes rescued and donated dogs





grove field

Coming Fall 2020: Flight Planning Center

After much preparation and discussion regarding Grove Field amenities, the Port is installing a Flight Planning Center that will be operational in September. It is a 10 x 40 modular structure that will give pilots the ability to file flight plans and do pre/post flight meetings. The new office will also have WiFi and give pilots/passengers a place to get out of the weather while waiting for a ride. The Grove Field office will be relocated from the airport maintenance building into the Flight Planning Center (FPC) building making staff more accessible and ready to assist.

Completed Projects

UPDATED FUEL STATION KIOSK

The Port staff upgraded the Grove Field fueling system with the M4000 Fuel Terminal by QT Pod. The new terminal utilizes a high-speed internet connection, which allows for better remote access and support. The Grove Field fueling area was also improved with the addition of a fuel terminal covered area and a new kiosk. Cost for the project was \$27,364.16.

SEALING OF HANGAR ROOF - ROWS B & D

M & C Construction sealed approximately 9600 square feet of the standing seam metal roof with fasteners in hangar Row B and approximately 10,350 square feet in hangar Row D. The contractor cleaned the roof surface per manufacturer recommendations and sealed with Uniflex. The project was completed July 2019 with a cost of \$36,187.20 plus tax.



DISCOVERY FLIGHTS

Experience the world from a new perspective by taking a Discovery Flight with one of our certified flight instructors! You are not required to have any flying experience or certification. All are welcome to experience and discover the Northwest from the sky!

CERTIFICATES, RATINGS & ENDORSEMENTS

Instruction and plane rentals to obtain private pilot and light sport certificates are offered. The school also provides instruction and airplane rental to complete IFR rating and tailwheel endorsements. Additionally, the F.A.A. requires all private pilot candidates to also pass a Private Pilot Ground School written examination that assesses knowledge. They can help with that too.



77 hangars



14 tie-downs



100% hangar occupancy

For more information go to
Portcw.com/airport.



industrial park



300 acres



providing 1,000 jobs



PORT BUILDING LOGO UPDATES

Contractor Rixir Systems completed the installation of the Port's logo on a multitude of buildings in the Industrial Park. This is part of a larger movement to market Port properties and bring a cohesive look and branding to Port Industrial Park facilities. Port buildings 8, 9, 10, 11, 12, 14, 15, 17 and 18 were all updated. Cost for the project was \$25,454.38.

BUILDING 20 COMING SOON

The Port of Camas-Washougal recently received a \$216,131 grant and \$1.22 million-dollar loan from the Washington State Community Economic Revitalization Board (CERB). This funding will add to the Steigerwald Commerce Center with the construction of Building 20, a 50,000 square foot metal pre-fab building, slab on grade. The estimated private investment is \$1,000,000, with an estimated 80 permanent jobs to be created over the next 5 years.

PHASE 2 RAIL IMPROVEMENTS

Contractor Schad Co Rail Construction completed the Phase 2 Railway Improvements to the main line deficiencies as noted in a 2017 rail survey. The survey outlined rail deficiencies and the Port developed a maintenance plan in the Capital Projects Budget spanning 3 years. Cost for the project was \$65,984.16 including sales tax. This was the 2nd installment of repairs to a 3-part study of the Industrial Park rail system.

EVER EXPANDING THE INDUSTRIAL PARK

The Port purchased the Ferguson Property and building for \$1.8M. This addition increases the industrial park by adding 1.98 acres of much needed property and a 27,832 sq.ft. of industrial space.

Tenant outreach opportunities for 2019 included the Industrial Park Bi-Annual Forum, tenant surveys, Washougal School District Advisory Committee/Career Day and events such as Camas/Washougal Chamber, CREDC, and NAIOP.







parker's landing marina

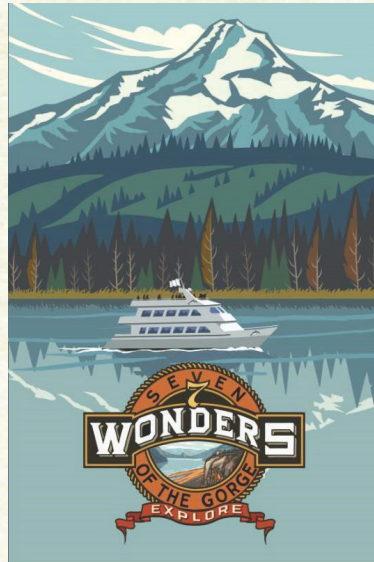
THE PORT OF CAMAS-WASHOUGAL'S MARINA GETS A NEW NAME

On August 5, 2019 the board voted and approved a motion to dedicate the Port of Camas-Washougal Marina as "Parker's Landing Marina." Port staff had originally proposed "Parker's Ferry Marina" as the new name but after some discussion on the history and the notion that "Parker's Landing" was already such a large part of the branding in the area, the commissioners settled on Parker's Landing Marina.

It was the inclusion of Parker's Landing Historical Park to the Clark County Historic Registry, that prompted the idea. In 1854, David C. Parker, the first permanent American settler in Clark County, built a small dock, which was called Parker's Ferry. There never was an actual ferry, only a landing dock, which was called Parker's Landing. As a nod to the area's rich heritage, the name seemed fitting.



*Photo on opposite page:
Puffin Cafe located in the
Marina - open year round*



PORTLAND SPIRIT TO DOCK AT PARKER'S LANDING MARINA

A Dockage Agreement was signed with the Portland Spirit on November 18, 2019. This is an exciting opportunity to partner with a renowned pacific northwest icon and build tourism for Camas and Washougal. The Port agreed to make dockage available on the dock known as the Breakwater, for the Spirit and its partner vessel Crystal Dolphin, for loading and unloading of passengers and supplies for sightseeing tours. The 3 hour, fully-narrated tours, will explore the Gorge and all its wonders such as Cape Horn, Multnomah Falls and Beacon Rock. Tours will commence starting in July 2020 and end in August. More information is available at the Port's website at Portcw.com/marina.

PLANNING GRANT AWARDED FOR BREAKWATER ACCESS IMPROVEMENTS

In 2019 the Port was awarded a Planning Grant in the amount of \$67,050 from the Recreation and Conservation Office (RCO) for access ramp and electrical design work for improvements to the breakwater dock. The estimated cost for the project is \$813,000. The Port is always looking for ways to improve its bottom line by utilizing grant funding opportunities for capital projects and will apply again in November 2020 for an additional RCO Boating Facilities Grant for construction. Improvements to the breakwater access include improved ADA access and electrical redesign. Construction is scheduled to start late spring/early summer 2021.





waterfront development

PHASE 1 MASTER PLAN APPROVED

On December 16, 2019 the Commission approved the Phase 1 Master Plan of the Waterfront at Parker's Landing. After countless hours of surveying the community and a multitude of discussion and revisions of 3 concepts, Roy Kim, of RKm Development, the project's lead developer, and Matt Brown of Portland-based YBA Architects presented their final plan for the first phase of the Waterfront at Parkers Landing. The concept was approved. The plan includes 13 mixed-use buildings for retail, residential and/or commercial use; two principal north-south streets; a small traffic roundabout on the southeast corner; a vendor market; a central plaza; and a main street running east and west along the waterfront's edge that could be closed off for festivals or other events. The vision for the Waterfront at Parker's Landing will be a harmonizing, multi-use area for dining, shopping, errands, family fun, and inter-generational entertainment, all next-door to beautifully designed residences designed by Killian Pacific with amazing waterfront views of the river and scenic gorge.

MEMORANDUM OF UNDERSTANDING AND DEVELOPMENT AGREEMENTS

The Port is in the process of developing a Memorandum of Understanding (MOU) with RKm Development for the Waterfront at Parker's Landing. This is a nonbinding agreement between two or more parties outlining the terms and details of an understanding, including each parties' requirements and responsibilities. An MOU is the first stage in the negotiation process and will lead to a Master Lease Agreement should all parties reach an accord. Final commission approval of the MOU will be in mid-March 2020.

What's Happening...

Memorandum of Understanding
with RKm Development
early 2020

Final Design of Phase 1 by RKm
Development mid-late 2020

Signed Master Lease Agreement
late 2020-early 2021

Break ground Phase 1 - 2021

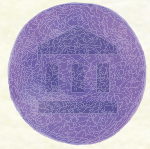
Killian Pacific final design late
2020 / Break ground - 2021

*For more information on the
waterfront as it develops, go
to our website:*

parkerslandingswaterfront.com







2019 financial report

The Port of Camas-Washougal has three primary sources of income: revenue from Port operations (industrial park leases, hangar leases, and moorage leases), property taxes, and grants. In addition, the Port can borrow money by issuing general obligation bonds and revenue bonds. The Port refunded \$9.3 million in various general obligation bonds for a lower interest rate resulting in a savings of \$810,959 to taxpayers.

Property taxes received by the Port go directly towards new capital projects and paying down outstanding general obligation bond debt. In 2019, the Port received \$2.57 million in property tax revenue; \$1.46 million went towards bond debt and the remaining \$1.11 million went towards capital projects.

All Port operations (Industrial Park, Airport, Marina and Administration) are funded by operating revenues,

property taxes are not used to support port operations. Port operations ended the 2019 year with a net income of \$454,358.

Find more financial information and the most recent State Auditor's Financial Report at: <https://portcw.com/finances/>



Visiting Boaters

Serves over 7,000 boats every year.
Largest marina on the Columbia River.



Business Tenants

The Port is home to 54 businesses.



Land Lease

The Port produces over six jobs for each acre of land it leases.



Port Buildings

There are 19 buildings totaling nearly 300,000 square feet on Port property with an occupancy rate of 100%.



Parks & Trails

Port manages five parks (Washougal Waterfront Park, Children's Natural Play Area, Captain William Clark Park, Marina Park, and Parker's Landing Historical Park) and four miles of trails along the Columbia River.



Tax Dollars

The median homeowner (\$450,000) in Camas/Washougal will pay \$11.50/month in property taxes to the Port for economic development efforts for the two communities.



national trails day AND eegah's birthday

June 5, 2020 / 3 to 5 pm

Come join us for the Port's first National Trails Day event. This day recognizes all the incredible benefits federal, state and local trails provide for recreation and exposure to nature and promotes awareness of the wide variety of services the trail systems offer. We are also celebrating Eegah's first birthday in the Natural Play Area in combination with this event as this park is such a wonderful part of our local trail system. Join us in celebrating Eegah's first year since the Natural Play Area's grand opening last June and discover local trails, become familiar with our Wayfinding signage and share our excitement for the outdoors.

A special thank you to the Washington State Legislature for granting the Port \$100,000 in funding to help finance the Washougal Waterfront Natural Play Area. Funding originated from the Washington State Capital Budget and State Representative Larry Hoff of the 18th District spearheaded the efforts.

upcoming port events

Tuesday, May 12 / 11 am to 3 pm
The Port's Conference Room
For an appointment, call 800 RED CROSS



Saturday, July 4 / 6 pm to 10 pm
Washougal Waterfront Park



Saturday, Aug. 29 / 11 am to 3 pm
Grove Field Airport



Saturday, Dec. 5 / 5 pm to 7 pm
Marina Park





24 South A Street
Washougal, WA 98671
360 . 835 . 2196
portcw.com

national trails day AND eegah's birthday

**CELEBRATE WITH US
JUNE 5, 2020
3 TO 5 PM**

