

Making progress in challenging times

Helping residents & businesses flourish in
Camas-Washougal



The Port of Camas-Washougal **2021 Annual Report**



Message from the Chief Executive Officer

2020 was definitely an interesting year. As I write this report today, it was just a year ago when the COVID-19 pandemic spread across the United States and the world.

The past year has been a challenge for everyone. The Port's focus during this time has been on protecting our staff, tenants, and the public using our facilities. I believe even with this pandemic, the Port staff persevered, and we were all able to accomplish our goals, projects and stay on budget.

As you read through our 2021 Annual Report you will see how far we have come with the **Parker's Landing Waterfront Development**. This project began as an idea and vision when the Hambleton Mill closed in 2010. Our efforts were recognized in 2020 by the Washington Public Ports Association (WPPA) with the Community Engagement Award for our thoughtful approach to working with and engaging our community over the last ten-years.

Also, as you peruse you will find that 2020 saw our **Steigerwald Commerce Center** continue to see high demand for land and industrial space and how we are moving forward with our next construction project to meet these requests.

One other project the Port is proud to be a part of is the **Steigerwald Levee Realignment Project**, the largest mitigation project on the Columbia River, which began construction in 2020 and will be completed in spring 2022.

HOW TO GET INVOLVED?

READ ABOUT OUR PROJECTS

www.portcw.com/projects

ATTEND A FREE COMMISSIONERS MEETING

www.portcw.com/commission

1st Wednesday of the month @ 4:45 pm

3rd Wednesday of the month @ 11:45 am

*"We all continue to learn, and I am sure most of us are ready for a new normalcy. As we venture into 2021, may we take a moment to reflect on where we have been, what we've learned from this experience, and work toward a **brighter and healthier future.**"*

DAVID RIPP - CHIEF EXECUTIVE OFFICER

A conversation with Commissioner Marshall about her first year in office

What inspired you to run for this position?

I was immediately impressed by how much our Port contributes to the quality of life for East County residents -- from parks and recreation opportunities to providing quality space for local companies to grow local jobs. It is inspiring and rewarding to have the privilege to be a part of this work.

What have been the highlights for you in this first year?

Well, it was actually a very strange first year learning how to navigate the job in person, and then Covid hit. That said, I'm incredibly impressed with what the Port team is able to accomplish, and how quickly everyone was able to pivot, stay productive, move projects forward, and keep staff and the community as safe as possible. In spite of Covid setbacks, there were many highlights, including significant progress on the planning and agreements for the Waterfront Development, the inter-agency collaboration on the Steigerwald Floodplain Restoration Project, and grants awarded that will assist with the construction of a new Industrial Park building as well as improvements at the marina and waterfront. We also had impactful discussions about Diversity, Equity, and Inclusion (DEI) and the Port's commitment to environmental sustainability that resulted in meaningful policy and planning.

What impact do you hope to have in your first term?

I hope to build upon the good work done before my time here, and contribute as much as possible by showing up,

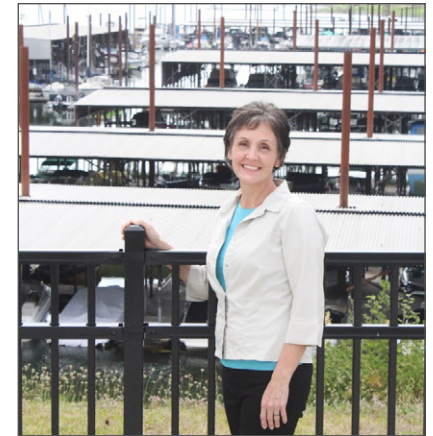
working hard, and really focusing on strengthening the Port's many valuable partnerships. I'm hopeful that we can play a large part in future Camas projects, since most operations are currently in Washougal. We have the opportunity to set goals related to innovative economic development at all of the Port's operations that reflect the values of our region, and result in the kind of growth that improves our connectivity, sense of community, and quality of life. Big goals, but I think our team can do it!

To read the full interview please visit

portcw.com/news/conversation-with-commissioner-marshall

Our Commissioners

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



John Spencer
DISTRICT 1



Cassi Marshall
DISTRICT 2



Larry Keister
DISTRICT 3

COMMISSIONER SPENCER APPOINTED TO WPPA BOARD

On December 7, 2020, Commissioner John Spencer was elected to serve on the Executive Board of the Washington Public Ports Association. The WPPA is a membership organization for ports within the state. The WPPA provides legislative advocacy, education, and training opportunities, and increases public awareness of ports within the state.

In response to his appointment to the Board, Commissioner Spencer said he was **honored to be elected** and to be a part of such a great organization which contributes to **strengthening our State's economy** and maintaining our quality of life in Washington State.

PORT DISTRICTS 1 & 3 COMMISSIONER SEATS OPEN FOR ELECTION IN 2021

The Port of Camas-Washougal will have two Commissioner seats open for election this fall. Port Commissioners are elected to 4-year terms. The Port has three districts each represented by a Commissioner elected in that district. District 1 and District 3 seats will be open for election in 2021.

If you are interested in running for a commissioner seat, the filing period is May 17-21. Please follow the link for more information on the candidate election process.

[Clark.wa.gov/elections/candidates](https://clark.wa.gov/elections/candidates)

2020 CLEAN MARINA AWARD



The Clean Marina Washington program, created in 2005 as an expansion of the EnviroStars program, helps boaters and marinas leave a healthy wake. Through this incentive-based certification program marinas assess their operations and make improvements to better protect the environment.

When marinas reach the qualification standards set by the Clean Marina program they earn the right to fly the Clean Marina Flag. Parker's Landing Marina first received the award in 2007 and has maintained certification ever since. The more recent recertification Clean Marina award the Port has received was in 2020. Out of over 380 marinas in the state of Washington, Parker's Landing Marina is one of only 80 marinas to currently hold this certification. Port staff is committed to continuing the work to maintain a clean marina and be a good steward of the Columbia River.



PORT RECEIVES ENVIRONMENTAL STEWARDSHIP AWARD

The Port of Camas-Washougal was awarded the Environmental Stewardship Award by the Pacific Coast Congress of Harbormasters and Port Managers (PCC's membership includes ports and marinas in Alaska, Washington, Oregon and California) in 2019. This award appreciates leadership in demonstrating the initiative and commitment of resources to achieve sustainable environmental stewardship practices in its marina operation. Port management and staff were recognized for identifying the value of the Washington Clean Marina program and for adopting a rigorous pollution education and prevention program. Parker's Landing Marina is one of only seven marinas to ever receive this award.

PORT FINANCES

The Port of Camas-Washougal has three primary sources of income:

1

Port operations, including industrial park, hangar, and moorage leases

2

Property taxes

3

Grants

In addition, the Port can borrow money by issuing general obligation bonds and revenue bonds. Property taxes received by the Port go directly toward new capital projects and paying down outstanding general obligation bond debt.

2020 Stats

Property Tax Revenue

\$2.652M

ALLOCATION

\$1.396M

Bond Debt

\$1.307M

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 2020 year with a net income of \$346,599.

TAXPAYER SAVINGS

The Port completed a bond refunding which amounted to a **Net Present Value (NPV) savings of \$810,959** to the taxpayers.

AN IMPECCABLE RECORD

Each year, the State of Washington performs financial and accountability audits on the Port of Camas-Washougal. For the past 13 years, the Port has had **clean state accountability and financial audits with zero findings.**

**Find more financial information and the most recent State Auditor's Financial Report at:*
Portcw.com/finances



Visiting Boaters: The Port serves over **14,000 visiting boaters** each year. Parker's Landing Marina is the largest marina on the Washington side of the Columbia River.



Airport Activity: Grove Field provides **77 leased hangars, 17 Immelman condo hangars, and 14 leasable tie-downs for pilots.** Additionally, the airport is home to a flight school and aircraft mechanic.



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 sq. ft. on Port Industrial Park property with an occupancy rate of 100%.



Parks & Trails: The Port manages four parks (Washougal Waterfront Park, Children's Natural Play Area, Marina Park, and Parker's Landing Historical Park) and four miles of trails along the Columbia River.



Tax Dollars: The median home value (\$476,000) in Camas/Washougal will pay approximately \$12.38/month in property taxes to the Port for economic efforts for the two communities.

Featured Project

WATERFRONT AT PARKER'S LANDING PROGRESS

The Port has been hard at work behind the scenes writing the Waterfront Development Agreement and Master Lease Agreement; with both agreements being approved by the Port commission in first quarter 2021. Developer RKm gave a presentation for Phase 1 at a February 2021 Commission meeting. They outlined the basic concept for the four buildings which make up the first phase.

They will have a combined square footage of 308,200 sq ft with 56,100 sq ft of commercial/retail space and 252,100 sq ft of residential space for 260 residential units. RKm, will submit the Phase 1 final design in fall 2021 and construction is scheduled to begin fall 2022. To follow the progress of the development or to reach out if interested in office, retail or restaurant space, please visit our website: [**parkerslandingswaterfront.com**](https://parkerslandingswaterfront.com)



WPPA COMMUNITY ENGAGEMENT AWARD

The Washington Public Ports Association awarded the Port of Camas-Washougal the 2020 Community Engagement Award for the Port's **deeply thoughtful approach** to working with and engaging the community over the long-term in the **Parker's Landing Waterfront Development project**.

This award acknowledged the Port's efforts to keep the community updated on the progress of the Waterfront at Parker's Landing Development.

It has remained the goal for the Port to **maintain transparency with the community** and encourage participation throughout the process to shape the look, feel, and amenities of the development.



NINEBARK APARTMENT DESIGN AND TIMELINE REVEALED

Killian Pacific is developing 9 acres on the east side of the Waterfront Development for their Ninebark apartment community. Ninebark will showcase eight 3-story buildings, housing 242 rental units with modern design and expansive floor plans, as well as a fully amenitized clubhouse, connected to walking paths and a new public park.

Construction is scheduled to begin summer 2021 with pre-leasing in summer 2022.

BLACK PEARL DONATES LAND FOR FUTURE BOARDWALK TRAIL

Kim Sheretz, owner of the Black Pearl Event Center just west of the Waterfront Development has been a **great partner to work with over the years**. Her passion and support for the local community has reached new heights with her generous donation of a parcel of property from the Black Pearl for the Port's future trail extension from Parker's Landing Marina, passing in front of her building and connecting to the Washougal Waterfront Park and Trail. This will allow for a trail connection between all four Port parks along the waterfront. The Port appreciates our partnership with the Black Pearl and their continued support for this project.

STAYING AFLOAT IN THE TIME OF COVID 1

In early 2020, the world was hit by the COVID-19 virus. Social distancing, sanitizer, masks, and limited capacity became the “new normal”. Businesses suffered through temporary closures and limited capacity. Restaurants were hit particularly hard with instant shutdowns and a slow, non-linear reopening process. The Port Industrial Park is home to 54-40 Brewing Co., a brewery and restaurant. 54-40 has proved to be a resilient and innovative company. They have taken the COVID-19 restrictions in stride; pivoting to increase outdoor seating and takeout options while following state guidelines and restrictions. They also added outdoor dining “tents” in early 2021 for single parties to dine safely outdoors without being rained on! Social media is a great tool for businesses to connect with customers and has become invaluable for many during the pandemic. Like many small businesses and restaurants, 54-40 has utilized their social media accounts to interact with their customers and keep them apprised of the guidelines and restrictions in a positive way. They’ve continued to serve great food and drinks to the community throughout 2020 and into 2021.



Port Industrial Park

PORT AWARDED CERB AND EDA GRANT FUNDING FOR CONSTRUCTION OF BUILDING 20

The Port is excited to be expanding the Industrial Park with a new building: Building 20. This project is made possible by the **CERB Grant & Loan Award** in the amount of \$1,440,873 and an EDA Grant award of \$3,000,000. Building 20 will house **15 bays, each with 3,300 square feet**, for a total square footage of approximately 50,000 sq ft.

Timeline for buildout:

Architectural & Engineering Design Process

1/21/2021 – 4/22/2021

Permitting Process

4/22/2021 – 7/29/2021

Bid Solicitation/Review/Award Contract

6/2/2021 – 7/13/2021

Construction

8/19/2021 – 7/6/2022*

Pre-leasing in spring 2021*

*Dates subject to change depending on permit process timing



PORT RECEIVES OVER \$11.3M IN STATE AND FEDERAL GRANTS OVER 10 YEARS

Over the past ten years, The Port of Camas-Washougal has received over **\$11.3 million in state and federal grants for the Industrial Park**. This funding has allowed the Port to greatly expand Industrial Park square footage space which translates to increased job opportunities for Camas and Washougal. Once Building 20 is complete in 2022, the Port will have **doubled its square footage** footprint of industrial space, in **less than ten years**, to over 344,000 total square feet.

PROCESS TO UPDATE THE STRATEGIC PLAN STARTED

It is the mission of the Port of Camas-Washougal to make strategic investments and develop effective partnerships that enhance the community's quality of life by bringing **jobs, infrastructure, and recreational opportunities** to East Clark County.

With that mission in mind, the Port has begun the Strategic Planning Process to update our Strategic Plan. You may find the completed 2020 Strategic Plan on the Commission page of our website. **www.portcw.com/commission**

Parker's Landing Marina

FUEL DOCK RENOVATION PROJECT

The Port was awarded two grants; the Clean Vessel Act (CVA) Grant in the amount of \$106,706 and a Boating Infrastructure Grant (BIG) of \$72,813 to help fund the Fuel Dock Renovation Project.

This project will renovate the 41+ year-old fuel dock into a safe platform for boaters to fuel and pump out their vessels.

The dock will also be improved environmentally by establishing more light to the water with grated docks for migratory fish. Construction is scheduled to begin fall 2021 and will be **completed by spring 2022.**

INCREASED BOATING ACTIVITY AT PARKER'S LANDING MARINA

2020 was a year of canceled vacation plans. With most people staying close to home for the summer months, boat sales in the United States showed the strongest growth in over a decade. When sunshine and warmer temps arrived, boats flooded the waterways. Parker's Landing Marina saw an increase of boating activity in 2020 with overnight moorage on the transitory dock increasing by 57% and launch ramp ticket sales increasing by 60% compared to 2019. Boating provided families a great opportunity to get out of the house to enjoy a normal summer activity in a relaxing and safe way.

2020 over 2019

Overnight Moorage **up 57%**

Launch Ramp **Ticket Sales up 60%**



PORT AWARDED BFP GRANT FOR BREAKWATER ACCESS PROJECT CONSTRUCTION

In November 2020 the Port applied for a Boating Facilities Program (BFP) construction grant to fund the Breakwater Access Project. This construction grant follows the BFP planning grant for the project which the Port was awarded in 2019. This project will replace the current breakwater access ramps with wider and properly sloped aluminum ramps, connected by three concrete landings to allow for easier access for those in a wheelchair or while pushing a stroller. It will also allow for a small utility vehicle to access the dock in case of emergencies. Currently there are 6 electrical pedestals on the breakwater dock. This project will add 8 more pedestals and all 14 will have water access for overnight guest moorage. Overhead electrical lines on the breakwater dock will be removed and relocated through conduit mounted to the dock.

Changes to breakwater dock will benefit overnight moorage guests...

Current configuration:	Once project is completed:
6 electrical pedestals (no water)	14 electrical pedestals (all with water)
Electrical lines overhead on dock	Electrical lines ran through conduit along the dock

This project will benefit the community by giving people with disabilities safer access to the breakwater dock and the Columbia River. Each of the three concrete landings will have benches for the public to relax and enjoy the activity in the marina and on the water.

In February 2021, The Port received notice that the project will be awarded funding through the BFP grant. The funding amount will be determined after the closing of the state legislative session in late spring/early summer 2021. Construction is scheduled to begin in fall 2021 with completion by late spring 2022.



PORTLAND SPIRIT HOPING TO SET SAIL FROM PARKER'S LANDING MARINA IN 2022

The Portland Spirit was slated to dock at Parker's Landing Marina in 2020 for the start of their newly created Seven Wonders of the Gorge Tour. The 3 hour, fully narrated tour would explore the Gorge and all its wonders such as Cape Horn, Multnomah Falls and Beacon Rock. Unfortunately, due to the COVID-19 pandemic, that tour was postponed. Both the Port and the Portland Spirit are eager to bring the tour to Parker's Landing Marina, in summer 2022.

Grove Field

GROVE FIELD RECEIVES CARES GRANT

The Port was awarded a \$30,000 CARES (Coronavirus Aid, Relief, and Economic Security) grant for Grove Field in 2020. This grant from the FAA was awarded to the Port to help offset a decline in revenues arising from diminished airport operations due to the COVID-19 pandemic. The purpose of this grant is to maintain safe and efficient airport operations.

FLYIT ACADEMY AIRCRAFT REPAIR

FlyIt Academy now offers an on-site, full-service mechanic. Their mechanics are certified with many years of experience. They offer a wide variety of airplane repair services, including:



- Annual Inspections
- LSA Annual Condition Inspections
- Owner Assist Annual
- One-Time Condition Report
- Major Airframe Repair
- Major Power Plant Repair

For more information go to: portcw.com/flyit-repair-center/

2020 GROVE FIELD MAINTENANCE PROJECTS



UPDATE ON FLIGHT PLANNING CENTER

The Port planned to build a Flight Planning Center during the summer of 2020. As with many plans in 2020, this project was halted. The delay allowed the Port to revisit the overall intention of the building and it has now evolved into a multipurpose building. This building will include a flight planning space for pilots, an office space, classroom space for flight education, and micro-restaurants. The Port will next conduct a feasibility study for this project. The Port is committed to the growth of Grove Field and will keep the community updated on the direction and progress of this project as it unfolds.

Featured Tenant

FLYIT ACADEMY

Rick Anderson, owner of FlyIt Academy, has loved flying since he built his first control line airplane with his father at age 9. The first time the engine started, and he had control of the plane, Rick was hooked. He became, in his words, “a nerd for airplanes.” Growing up, he spent all his free time building radio control planes with his friends.

An opportunity to go to ground school at Grove Field opened, but timing didn't feel right to Rick. He told his wife he was going to pass on it. She looked at him and said, “Honey, if you don't show your kids how to pursue a dream, how will they know how to pursue their own?” That was it. He signed up for ground school the next day.



Natalie Voorhies and Rick Anderson of FlyIt Academy

When the flight school at Grove Field was listed for sale in early 2018, Rick briefly thought of making an offer, but it seemed too crazy an idea. The missed opportunity stuck with him and when the school went back on the market in 2019, Rick stepped in to purchase the school and reopened it as FlyIt Academy in August 2019.



Since FlyIt has opened, the growth has been phenomenal. In the short time Rick has been a resident of Camas, he has seen his dream of flying come true and grow into a career he truly loves. In just 19 months, the school has gone from one instructor to a team of six, and Rick has expanded to open a maintenance department with the help of Steven Griffin, a gifted and experienced aircraft mechanic.

FlyIt Academy is a community of pilots passionate about general

aviation. They are devoted to transforming dreams of flying into reality by teaching the art of aviation. Everyone who is interested in learning that art is welcome. Their focus is people, caring about the individual person more than the financial bottom line. Quoting his own aviation mentor, Rick says with every flight, there should be three goals: to learn a little something, have some fun, and not break the airplane.

Creating this healthy and community-focused environment within a business which is typically individually focused has been his ultimate goal. FlyIt became a family business in 2020 when Rick's sister, Natalie, joined the team. She keeps things organized and running smoothly. She also manages FlyIt's social media, and has greatly increased their online presence.

Rick credits much of his success with flying and the business to timing. What began as a seed of interest in the mind of a 9-year-old, evolved into becoming a pilot at age 43 and owning a flight school at 47. Rick is proof that it is never too late to pursue your dreams.

Read the full article at portcw.com/business-real-estate

Parks & Trails

PARKER'S LANDING PUBLIC PARK

Killian Pacific owns the eastern portion of the Waterfront Development property and will be building their Ninebark apartment community on that property. They will also be constructing a public park along the **Waterfront Trail**. The park will span 1,085 linear feet along the Waterfront Trail and cover **1.2 acres of space**. It is designed with four unique sections, a **discovery garden, public lawn, art walk, and a log drive garden**, each with interactive spaces and view corridors to the river. Killian has scheduled construction of their property to begin in summer 2021.

This park will become a **wonderful asset** for the community by creating new areas to explore along the trail, as well as, providing opportunities for education through **wayfinding signage and interactive spaces**.

SUPPORTING WWRP AT LEGISLATIVE DAYS 2020

In February 2020, Port staff traveled to Olympia to support the Washington Wildlife and Recreation Program (WWRP) and Washington Recreation & Park Association (WRPA) during the annual Parks and Great Outdoors Legislative Day. This trip was an opportunity to **help advocate for these organizations** and tell our legislators why Washington's parks, wildlife habitat areas, and working lands deserve to be funded. The Port visited with **state representatives** for the district and each legislator was **very supportive** of the programs and the Port's **commitment to wildlife and outdoor recreation**. Their support has helped with the creation of many of the outdoor recreational areas on Port property.



WASHOUGAL CONNECTOR TRAIL COMPLETED EARLY 2021

Construction of the City of Washougal's connector trail project to connect **19 miles of trail system** from Lacamas Lake to Steigerwald Lake Wildlife Refuge began in late 2020 and is scheduled to be completed in spring 2021. This connection is the missing link that will enhance the community's experience by connecting both downtown areas to the Waterfront via a safe pedestrian path to enjoy the outdoors away from vehicle traffic.

STEIGERWALD LAKE WILDLIFE REFUGE LEVEE REALIGNMENT

Summer 2019 was the beginning of a three-year, **\$22-million project** which will restore a direct tie between Refuge lands and the waters of Gibbons Creek and the Columbia that has not been seen since the construction of the levee in 1965.

This restoration project will **reconnect 965 acres** of Columbia River floodplain, reduce flood risk, improve habitat for fish and wildlife, and **create new trails for recreation at the Refuge.**

In summer 2020 crews began the construction of two setback levees to protect the nearby industrial park and other landowners. The setback levees will be completed late this summer and the removal of more than 2 miles of the current levee will take place later in the fall.

With Washington Department of Transportation, the project raised State Route 14 above the 500-year flood stage. The project Crews also reconfigured Gibbons Creek, by removing its elevated channel, weirs, and a fish ladder, and **created over 115 acres of wetland**, along with extensive replanting with native species.

During this project's three years of construction (2019-2022), it will have **created 503 local family wage jobs** and provided opportunities for **thousands of local students and community members** to volunteer and contribute to the project.

The Refuge will be closed, including the levee trail east of Index street, starting April 2021 and will **reopen in April 2022.**

For more information on the project, please visit:
www.refuge2020.info





SUMMER EVENTS CANCELED FOR 2021

The Fourth of July Concert & Fireworks, and Wheels & Wings are canceled for summer 2021. We are planning for these events to return to the Port in summer 2022.

NATIONAL TRAILS DAY IS ON SATURDAY, JUNE 5TH

Though we will not be hosting an in-person event, everyone is encouraged to get outside on Saturday, June 5th. Take a stroll on the Waterfront Trail straight through to the Levee Trail, as you can now walk from Washougal Waterfront Park and Trail to Captain William Clark Park via the newly constructed connector trail. Don't forget to stop and wish Eegah a Happy 2nd Birthday as you pass by the Natural Play Area.



24 South A Street, Washougal, WA 98671

Call: 360-835-2196 Web: portcw.com