

Growing together and finding a new path forward

Continuing the mission to improve the
viability and livability of Camas-Washougal



The Port of Camas-Washougal **2022 Annual Report**



Message from David Ripp Chief Executive Officer

Even though **the Port had another successful year financially in 2021**, it is nice to put this year behind us and look forward to a more prosperous and bright future.

As I write this, COVID rates are declining and the governors for Washington, Oregon, and California announced they are lifting our mask mandate on March 12th! Hopefully, we have turned the corner and are headed in the right direction.

Here at the Port, we are excited about what 2022 brings regarding long awaited projects. **The most visual and exciting project is the Waterfront at Parkers Landing.** This fall RKM Development will break ground on a multi-phase project which will consist of **commercial mixed-use, retail, restaurants, and residential.** Phase #1 of this multi-million-dollar project is slated to be completed sometime in the spring of 2025.

Just next to our waterfront development project, the Port will be replacing access to our breakwater in the marina. **Our new structure will be a lot friendlier to patrons wanting to fish or walk on the breakwater.** Also, with the potential to be a stopover for the Columbia River cruise ships, this would allow easier access for their passengers coming to visit what Camas and Washougal have to offer. The project began in February, with the goal for completion later this summer.

The last project I would like to mention is our Building #20. **For the past 8-years the Port has maintained almost 100% occupancy** and this building will continue to help foster the industrial space demand the Port keeps receiving and continue to support jobs for our area. This project is only possible because of Federal and State funding we received totaling \$5.45 million dollars.

As if we all are not ready to get back to normal and hang out with our family and friends, I am excited to announce the Port is bringing back, after two years, our 4th of July and Wheels & Wings events.

Visit www.portcw.com/news-events for further information.

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 @ 5:00 pm

3rd Wednesday of the month @ 12:00 pm



Re-election of Port Commissioners for Districts 1 and 3

In November 2021, Commissioner's John Spencer (District 1) and Larry Keister (District 3) were both re-elected for a new term. We took a moment to catch up with Commissioner Spencer and Commissioner Keister to hear what they are striving for in the coming four years.

I would like to start by reviewing our Mission and Vision: 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.

Our Commission's vision for the Port is to be 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. I believe we're doing a great job in achieving these goals.

With this in mind, I wish to:

- 1. Continue efforts to help shepherd the waterfront redevelopment.**
- 2. Innovate for additional airport development.**
- 3. Find ways to improve water access.**

4. Develop solutions with Camas and Georgia Pacific to help with clean-up, and eventually redevelopment of unused Mill properties.

5. Demonstrate how we will boost economic growth in environmentally and socially sustainable ways.

With our industrial park nearing complete build-out, and our Waterfront Development underway, we continue looking for new ways to serve our community. A big part of my next four years will be spent working on helping the Port change its focus to new areas where we can continue to have a **significant impact** on the Camas/Washougal area.

I'm a believer in term limits. By the end of this term, I'll have been serving my community as Commissioner for 10 years. If I haven't achieved good things by then, it'll be time for me to move on. If I have, then it'll be time to let someone else make their mark.

Either way, I'll have done my best and I'll feel good about it.

(Continued on Page 4.)



Commissioner Larry Keister - District 3

It is an honor to be re-elected to the Port Commission for a second term. I am involved in projects for the future of the Port and the Community, and I am grateful for the opportunity to continue with my work at the Port.

One of the projects that I will continue with is the overseeing and reviewing the Parker's Landing development. This mixed-use development will be a gathering place for our community. With the restaurants, retail shops, and residential opportunities this will be an economic benefit to our community. The second project that I have been involved with is the **development of 41st Street at Steigerwald Industrial Park.**

This connection between Grant and Lincoln Streets will enable **future development of the east end of the industrial park.** I would like to see a more diverse development of the east end to take advantage of the view of Steigerwald Wildlife Refuge and access to the Dike Trail.

You can expect my continued commitment to community involvement and outreach. Working with the cities of Washougal and Camas is important for well-planned development and community involvement. Over the past 4 years, as the Commission President, I have tried to keep the meetings to a reasonable length. My hope was to **increase community participation and input at our commission meetings.** As the representative from the Clark County Ports to the Regional Transportation Council, I will continue to **advocate for freight mobility and the rebuilding of the Camas West Slough Bridge.** You can expect my focus on environmental impacts of future Port development. The Port will review building efficiency and use of alternative power sources.

Lastly, I will continue to be involved with the Georgia Pacific land clean up and future development. This development must be reviewed to see how it will best benefit downtown Camas. I see the Port as a part of the community, and **I am proud to be a part of that team.**

Commissioner Cassi Marshall - District 2

The new year saw a shuffling of positions for Port of Camas-Washougal Commissioners. In 2022, Commissioner Cassi Marshall holds the position of President while Commissioner Larry Keister stepped into the role of Vice-President and Commissioner John Spencer became Secretary.



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.

2021 Stats

Property Tax Revenue

\$2.74M

ALLOCATION

\$1.388M

Bond Debt

\$1.352M

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 2021 year with a net income of \$385,787.

FISCAL ACCOUNTABILITY

The data in this report encompasses the 2021 fiscal year. Our fiscal year matches the calendar year. All included data reflects the actual revenue and expense amounts and is not an estimate.



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: Homeowners in Camas/Washougal will pay \$0.30498 per \$1000 assessed home value in property taxes to the Port for economic efforts for the two communities.

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

ECONOMIC IMPACT STUDY

In 2021, Martin Associates, an economic consulting firm, conducted an Economic Impact Study for the Port of Camas-Washougal.

The primary goal of the Port of Camas-Washougal is to spur economic development in the region. This study provided valuable information about the impact the Port has in the local community as a **major source of job creation, particularly of direct jobs.**

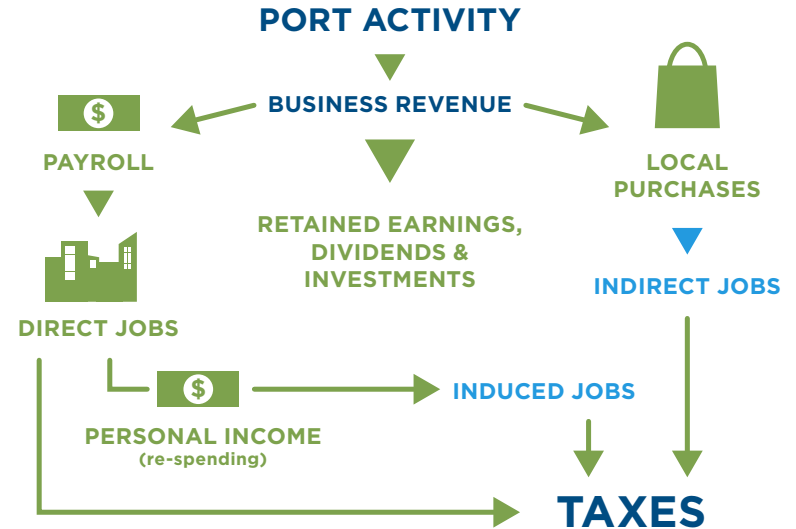
Direct jobs play a significant role in the health and success of the local economy. The Port of Camas-Washougal, through its industrial park, marina, and airport provides **1,190 direct jobs with an average annual salary of \$52,275.**

The total economic value supported in the region by Port businesses is \$457.6 million.

With construction of the Waterfront at Parker's Landing on the horizon, a fourth operating area will increase the Port's economic activity within the region.

To access the full Economic Impact Study Report, please visit:
<https://portcw.com/finances/>

FLOW OF ECONOMIC IMPACT



PORT OF CAMAS-WASHOUGAL	INDUSTRIAL PARK	GROVE FIELD	PARKER'S LANDING MARINA	TOTAL IMPACTS
JOBS				
DIRECT	1125	23	42	1190
INDUCED	561	13	33	607
INDIRECT	205	17	36	258
TOTAL	1891	53	111	2055
PERSONAL INCOME				
DIRECT	\$58.55M	\$1.62M	\$2.02M	\$62.19M
RE-SPENDING/LOCAL CONSUMPTION	\$46.13M	\$1.28M	\$4.26M	\$51.67M
INDIRECT	\$8.43M	\$1.14M	\$1.39M	\$10.96M
TOTAL	\$113.11M	\$4.04M	\$7.67M	\$124.82M
BUSINESS REVENUE	\$394.29M	\$3.68M	\$7.91M	\$405.88M
LOCAL PURCHASES	\$45.86M	\$1.65M	\$3.91M	\$51.24M
STATE/LOCAL TAXES	\$10.64M	\$380K	\$722K	\$11.74M

Featured Tenant



Panther RV Products has been a tenant in Steigerwald Commerce Center since 2015. This family-owned business strives to be a one-stop-shop for RV products for the do-it-yourselfer, RV repair shops, and campervan outfitters. Their mission is to provide better-than-average service, expertise, troubleshooting and installation of these products, while, at the same time providing a good work environment for their employees.



The team at Panther RV Products

The business started with Rich Sweet, and his sons Ethan and Jake. They have grown to include additional family members and close friends so this 18-employee company is truly a family run enterprise.

In 2015, when Panther RV Products was ready to move from their original location in Vancouver, WA, they found the Port's industrial complex to be a perfect fit. CEO David Ripp met with them personally at the time and showed them a location which worked perfectly for their size and budget. Additionally, the fact that co-owners Ethan and Jake Sweet were born and raised in Washougal made moving the business to the Port that much more sentimental. The business has grown substantially through the years and the Port has worked to accommodate that growth.

While they are best known for carrying hard to find RV appliances and parts, Panther also stocks several Italian products largely sought after by campervan outfitters which are difficult to find in the United States. Because they warehouse everything they offer, Panther can get these products into their customers' hands quickly. Early on in 2020, Panther knew there was going to be turbulence in the production and supply chain for all products. Though they anticipated demand dropping

significantly during the pandemic, they chose early on to maintain normal inventory and purchasing. That decision proved to be a good one when, halfway through the year, demand increased over the prior year. By maintaining good relations with vendors and exceptional customer service, they were able to achieve steady growth through 2020 and 2021.

Competing with larger online retailers can be a challenge due to purchasing power. But, Panther had a competitive edge over companies like Amazon and Walmart through excellence in customer service. Panther dedicates close to 50% of its staff to answering customer calls and troubleshooting questions over the phone. By doing this, they have found that more than half of customer calls turn into sales. That type of customer service is reflected in high review ratings which are essential for online retail.

Looking to the future, Panther would like to expand with the same business model, perhaps adding a second warehouse in the Midwest to facilitate a larger inventory and reduce shipping costs and time. Additionally, they plan to break into the marina and other outdoor industries to become a one stop shop for the outdoor enthusiast. Panther RV Products understands their success is dependent on customer and employee satisfaction and continues to focus on this as they move forward.

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



Industrial Park

UPC LAND SALE

In 2021, the Port sold 5.05 acres of land in the Steigerwald Commerce Center to aerospace manufacturer United Precision Corporation (UPC) for \$1.72 million.

The Chatsworth, California company assembles machined metal seals, precision burst discs, and check and relief valves for critical applications. UPC has hired Vancouver-based Tapani Inc. to manufacture **two new buildings, totaling 100,000 square feet.**

This two-phase development process will cost approximately \$30 million and is scheduled to take about 5 years to complete. The Port's primary goal is to **bring economic growth to the region** and this land sale will bring approximately 120 well-paying jobs to the region.

BUILDING 20

The newest building in the Port's Industrial Park broke ground in March of this year.

Building 20 will be a 50,000 sq ft. building and will house 15 bays, each with approximately 3,300 square feet and is made possible by an EDA grant in the amount of \$4,004,354, and a CERB Grant & Loan award of \$1,440,873.

Construction has begun and occupancy is expected in early 2023. Pre-leasing is available now. Please contact **Derek Jaeger, Director of Business Development & Real Estate** for leasing information: derek@portcw.com



Grove Field

FUEL STAGING AND RUN-UP AREA PROJECT

The fueling area at Grove Field will be updated in 2022. Currently, the congestion the fueling station creates around AP - 1, which houses the flight school and aircraft mechanic, can impede those taxiing to the runway.

A combination paved and graded fuel apron will be constructed to the northeast of the fueling tanks to allow planes to stage and maneuver away from the taxiway and AP-1 while waiting to fuel.

Construction is scheduled to begin in the fall of this year.



Artist rendering of the new facility

MULTI-USE FACILITY UPDATE

The Port hired Livermore Architecture & Engineering Inc. to complete a feasibility study for a new multi-use facility proposed for Grove Field. The proposed building would be approximately 6,000 square feet and would house the following functions:

- **Kitchen and counter/serving areas for two to three small food vendors**
- **Public dining and gathering space**
- **Meeting room(s) with operable partition**
- **Space for flight planning activities**
- **Public Restrooms**

Featured Project

BREAKWATER ACCESS PROJECT UPDATE

Soon there will be a new path to the guest dock. Construction of the Breakwater Access Project began February 14, 2022. In 2021, the Port was awarded a \$1 million Boating Facilities Program (BFP) construction grant from the state's Recreation and Conservation Office (RCO) for construction of a new access ramp to the breakwater dock at Parker's Landing Marina. **This new ramp will replace the existing one and will have wider, properly sloped aluminum ramps.** These ramps will be connected by three concrete landings and allow for easier access to the dock for those who may be using a wheelchair or pushing a stroller. The ramps will also be wide enough to accommodate a small utility vehicle in case of emergencies. The Port will also increase the number of electrical pedestals on the breakwater dock from six to 14 and all will include potable water access. Additionally, the overhead electrical lines will be relocated and run through conduit mounted to the dock surface for safety and easier maintenance.

This project will benefit the community by giving people with disabilities safer access to the breakwater dock and Columbia River. There will be benches on each of the concrete platforms for the public to relax and enjoy the views. Construction is underway, and the project is scheduled to be completed later this year.

Learn more at www.portcw.com/projects/



CRUISE LINE DOCKING AT PARKER'S LANDING MARINA



Parker's Landing Marina will soon welcome the American Empress to its breakwater dock. The Port has finalized negotiations for a dockage agreement with **American Queen Voyages** and will see the **360' long authentic paddle wheeler** docking each week starting this summer.

The American Empress is the largest overnight riverboat west of the Mississippi River and will be docking every **Wednesday from 8:00am - 5:00pm and Saturday from 7:00am - 5:00pm** on the breakwater dock as part of their larger cruise schedule which travels between Vancouver and Clarkston.

The 360' long authentic paddle wheeler with luxurious modern amenities will bring approximately 150-200 passengers to our shores each visit.

These passengers will spend a full day experiencing local activities in and around Camas and Washougal.

This agreement will bring in significant tourism dollars with passengers each spending an average of \$135 per stop.

FUEL DOCK REPLACEMENT UPDATE

Parker's Landing Marina will soon have a new fuel dock! Construction of an HDPE (high density polyethylene) float system with a steel frame structure will begin this spring. The walking surface of the new dock will be constructed of fiberglass grating to meet the light transmission requirements for migratory fish. Near the fuel pumps, the walking surface will be concrete to mitigate spills during fuel delivery. Pre-fabrication of the dock is underway, and the dock will be installed in April.



Waterfront Development

THE WATERFRONT AT PARKER'S LANDING PHASE ONE

Construction on phase one of the Waterfront at Parker's Landing development is scheduled to begin later this year.

This initial phase will include four buildings with a mix of commercial/retail (56,100 sq ft) and residential space (308,200 sq ft.)

This walkable community will feature ground floor shops and eateries with apartments on the upper floors. Apartments will be a mixture of studio, 1-bedroom and 2-bedroom units.

South facing residential units will have 180-degree views of the river and mountain for picturesque sunrises and sunsets.

Waterfront Way is designed to be shut down to vehicle traffic when necessary to host festivals and community events to allow for greater pedestrian access and community gathering.



Additional freestanding restaurant pads built along the north side of the **Washougal Waterfront Trail with outdoor seating will offer front-row seating for activities on the Columbia River and breathtaking views of Mt. Hood.** Occupancy for phase one is expected in 2024.



NINEBARK APARTMENTS UPDATE

Killian Pacific is well underway on their construction of the Ninebark Apartment Community.

They are currently constructing **242 rental units** featuring modern design and expansive floor plans throughout the 9-acre property east of the Waterfront at Parker's Landing Development.

Pre-leasing is expected to begin later this year. As part of this project, Killian will be constructing a public park along the north end of the existing Washougal Waterfront Trail.

This park will act as a buffer between the trail and the apartment community and will feature interactive spaces and art.

STAY UP TO DATE!

We've got lots of great information on the website, stay up to date with all the latest developments and news.

parkerslandingwaterfront.com/



Parks & Trails

PUBLIC PARK AT NINEBARK

A new public park is coming to Washougal Waterfront Trail! This one-acre park, constructed by Killian Pacific will be built north of the trail east of the Waterfront at Parker's Landing development.

This park will act as a buffer between the trail and the new Ninebark Apartment Community Killian Pacific is currently building. The park will feature a discovery garden, public lawn, art walk, log drive garden and timber terrace.

A mix of hard surface and soft surface paths with several view corridors to the river and mountain beyond will give visitors a **variety of experiences** within the park. There will be opportunities for art throughout the entire park and interpretive stations will be in each unique section.

This park will be a **unique but complimentary addition** to the surrounding park areas around the Port and will connect directly to the Washougal Waterfront Trail.

STEIGERWALD REFUGE AND LEVEE REOPENING

The Steigerwald Reconnection Project is wrapping up and, after nearly three years, **the National Wildlife Refuge and Levee Trail will be reopened this May!**

The project reconnected 965 acres of Columbia River floodplain by realigning a levee which was constructed in 1965 to protect the area from flooding.

The new setback levees constructed will protect the industrial park from flooding, and restore a direct tie between Refuge lands and the waters of Gibbons Creek



and the Columbia River. This realignment allows for the natural floodplain to be restored, creating a **haven for wildlife and enhancing the habitat for aquatic and terrestrial species in the area.**

The Refuge will greet 90,000 plus annual visitors with a larger parking lot and a more complex, immersive trail system.

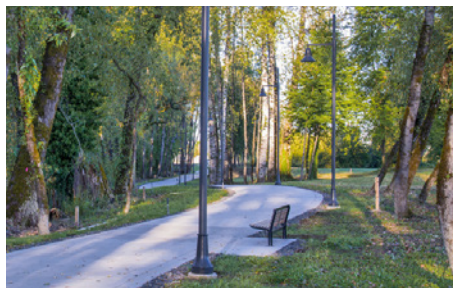
Events

EVENTS RETURNING TO THE PORT!

EARTH DAY CLEAN-UP:

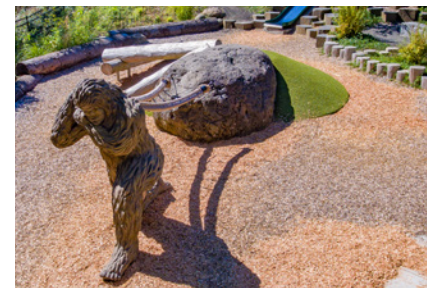
Bring your gloves and rainboots and help us keep Washougal Waterfront Park beautiful!

We will be meeting on **Friday, April 22nd from 2:00 pm - 3:30 pm** to pick up litter around the park and trail. Light refreshments and fun Earth Day swag will be provided.



NATIONAL TRAILS DAY & EEGAH'S BIRTHDAY:

Join us on **Friday, June 3rd at 3:00 pm** as we wish Eegah the Sasquatch at the Children's Natural Play area in Washougal Waterfront Park a Happy 3rd Birthday! Learn more about the Junior Ranger Program from the Lewis and Clark National Historic Trail and become a Junior Ranger!



4TH OF JULY CONCERT AND FIREWORKS:

Celebrate the Nation's independence at Washougal Waterfront Park with **music, food, and fireworks**. There will be two bands playing at this year's event: Shades of Huey (a Huey Lewis cover band) and 5 Guys Named

Moe (an energetic group playing hits from over the years.) Bands begin at 6:00 pm and fireworks will begin at 10:00 pm. Food vendors will be onsite with **a variety of yummy eats!**



WHEELS & WINGS:

Join us on **Saturday, August 27th from 11:00 am - 3:00 pm** for our Community Appreciation Event featuring a free hot dog lunch and Airplane & Car show! The runway at Grove Field Airport will be shut down to allow cars and planes to be

displayed. Spectators can vote on their favorites, and trophies will be awarded at the end of the event.

CHRISTMAS SHIPS:

The Christmas Ship Parade will be coming to **Parker's Landing Marina on December 3rd starting at 6:00 pm**. Several ships, all decked out in their holiday finest, will be parading on the Columbia River in front of the marina.

Additional details regarding events can be found at: portcw.com/news-events/





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