



Brightening the Future of Camas and Washougal



Message From David Ripp Chief Executive Officer

I am grateful for what the Port team has accomplished this year, specifically our focus on reducing our carbon footprint and becoming better stewards of the environment.

I am very excited about this year's annual report. The Port team continues to make positive changes in our community with continued job growth in our district, being a part of the Community Advisory Group (CAG) for the GP Mill Cleanup, striving to reduce our carbon footprint throughout our port district and beyond, as well as leading the longtime waterfront development planning effort that we will all see under construction coming to life in early 2024.

As you are reading this, the Port has just completed construction of another industrial building. Building 20 is our second 50,000 square-foot building with seven bays ranging from 3,300 square feet to 13,200 square feet. At the end of 2022, the Port had pre-leased 80% of the building with six tenants ranging from RV van conversion (Grit Overland), carbon fiber parts manufacturing (Real Carbon), comprehensive testing system for backflow prevention technicians (Arbiter), along with two new craft brewing companies that will produce beer and have tasting rooms(Grains of Wrath and Recluse).

The Port has been an active participant in CAG, which is led by the Downtown Camas Association, the City of Camas, and several community members. The purpose of this group is to have a seat at the table along with the Department of Ecology and share with the public all the documents developed by Georgia Pacific for their cleanup assessment. See page 6 for more information. One of the goals the Port placed upon ourselves through our last Strategic Plan update is to advance environmental stewardship by evaluating clean energy and sustainable technology alternatives, working to reduce/prevent pollution in all areas of operations, and considering energy and materials efficiencies in all planning and decision-making. We are focusing on the energy efficiency of all our buildings, reducing our carbon footprint by eliminating our use of fossil fuels. An exciting project happening this summer supports this goal. It is a Community Solar project in partnership with Clark County Public Utilities. This partnership benefits all of Clark County and our port district, but more importantly, it benefits our environment. It shows everyone our commitment to reducing greenhouse emissions, diversifying our energy sources as well as having an opportunity for our constituents to participate in this project.

Lastly, in early 2024 we will finally see construction beginning at the waterfront. After many years of cleanup, construction of the park and trail, and a whole lot of meetings and planning, RKm Development will begin construction of Hyas Point, phase one of the development. We hope to see completion of this phase in late 2025.

Please enjoy the annual report, and I hope to see you all out at our 4th of July or Wheels and Wings events later this summer.

2 💙



Commissioner **Cassi Marshall** DISTRICT 2 -

Commissioner Cassi <u>Marshall</u>

There are many things that I'm looking forward to during my tenure—seeing the waterfront at Hyas Point start to take shape, the next phases of construction at the Steigerwald Commerce Center and our partnership with Clark Public Utilities. The Port has laid some strong groundwork in all areas related to efficiency and sustainability.

One accomplishment we are especially proud of is the completion of the Steigerwald Wildlife Refuge reconnection project. This work resulted in enhanced recreation for our residents and visitors, improvements in flood control for Gibbons Creek, and fish and wildlife habitat restoration that will be valued by our community for generations. Almost 1,000 acres of Columbia River floodplain were connected to the river and was successful because of the collaboration of many different agencies-a stellar example of what can be accomplished when we work together.

For a community our size, we are so fortunate to have a marina, public boat launch and general aviation airport, all managed and maintained by the Port. The Port contributes to a higher quality of life for the Camas-Washougal community by creating and maintaining guality spaces for commerce and industry, which leads to good-paying jobs right here in East County. (And it's hard to beat the mountain and river views from Waterfront Park!)



Commissioner **Larry Keister** DISTRICT 3

Commissioner Larry Keister

2022 saw some major feats for the Port. The leasing of the Port waterfront property to RKm Development for the development of Hyas Point was a huge accomplishment for the Port and our community. This will be a gathering place for our community with restaurants, retail shops and residential opportunities. Other economic goals were met in the form of the completion of the waterfront trail for public access to the Columbia River, the construction of Building 20 (page 8) and the sale of land to UPC.

My goals for the remainder of my term as commissioner will be directed by the current economy and business-growth potential. Our strategic plan and comprehensive scheme of harbor improvements are essential to meeting this goal. Short-term goals include the completion of the Community Solar Project, the start of construction at Hyas Point and the development of a plan for the east portion of Steigerwald Commerce Center.

The Port benefits the community by providing job creation, business and recreational opportunities and contributing to the quality of life in our community. Through leadership, stewardship and partnerships, we are proud to be an economic benefit to Camas, Washougal and East Clark County.





Commissioner John Spencer

Our mission is 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.

Commissioner John Spencer

As Port Commissioner, it's rewarding to share virtually the same goals with my fellow commissioners and the management team. My most profound personal goal is to represent eastern Clark County citizens in a highly ethical, highly collaborative manner that helps build confidence in our local government agencies.

I intend to accomplish this by continuing to support the Port's efforts to advance its environmental stewardship at all levels of our corporate culture and to seek opportunities to showcase how we can develop the economy in a sustainable manner. In addition, we are continuing promotion of the airport as a vital piece of our local transportation and emergency services infrastructure.

Our biggest accomplishment in 2022 is keeping our eye on our mission (see above) and pursuing all aspects of it. Despite many advancements this year, including constructing a new industrial building, purchasing land at the airport, partnering with the PUD for solar energy and upgrading the marina, the question the Commission keeps asking is, "That's great! What's next?"

I believe strongly in the importance of new ideas. I am also committed to helping ensure that our Port remains strong, ethical and productive after I leave. I will put in place policies and recruit "new blood" for the Port to achieve this commitment.

This is how we do it. Our mission focuses on partnerships and quality of life—I truly feel we are doing an excellent job in building new partnerships while maintaining old ones, and through this, we are continuing to make life better for our community!



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



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



Each year, the State of Washington performs financial and accountability audits on the Port of Camas-Washougal. For the past 15 years, the Port has had clean State audits with zero findings.

FISCAL ACCOUNTABILITY

The data in this report encompasses the **2022 fiscal year**. Our fiscal year matches the calendar year. All included data reflects the actual revenue and expense amounts and is not an estimate.

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

Port Operations

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

AIRPORT: Grove Field provides **77** leased hangars. 17 privately-owned 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: As of April of 2023, there are 20 buildings on the Port Industrial Park property totaling nearly **350,000** square feet with an occupancy rate of **100%**.

\sim	P
ΨÞ	(

ARKS & 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: For every \$1,000 of assessed home value (\$) in property taxes homeowners in Camas and Washougal will pay. **\$0.285** of it goes to the Port for economic efforts benefiting the two communities.



Future Camas Mill Cleanup

More than a century of industrial activity at the Georgia-Pacific (GP) pulp and paper mill in Camas has led to potential contamination in soil, sediments and groundwater in and around the mill—which could have occurred due to regular operations, spills or leaks. In August 2021, the Washington State Department of Ecology (Ecology) and GP issued an Agreed Order to investigate potential contamination and evaluate how to proceed with cleanup.

GP continues to operate an active paper mill, and the mill itself continues to be an important business in our community. GP has not shared any plans related to the shutdown of current operations.

The Downtown Camas Association (DCA) is engaging and advising members of the community about plans to clean up the mill site. As a part of the public participation process, the DCA has established a Community Advisory Group (CAG) involving the community early on in the cleanup process. GP will implement these plans in the coming years. Its role includes recommending community outreach strategies, providing opportunities for public involvement in the cleanup process and reviewing technical materials. The cleanup process also includes responding to Ecology and GP regarding the sampling and cleanup planning process, findings and resulting plans.





Stay Informed

The Community Advisory Group (CAG) convenes every other month and meetings are open for the public to observe. Aside from attending CAG meetings, there are many opportunities to engage with the cleanup process.

- Scan the QR code to the left to visit the Camas mill info page: downtowncamas.com/camaswamillinfo
- Follow DCA's Facebook page for updates: www.facebook.com/downtowncamas/
- Visit Ecology's site for information on the GP mill site and cleanup process: apps.ecology.wa.gov/cleanupsearch/site/15156
- Contact the CAG directly at 360-904-0218 or camaswamillinfo@downtowncamas.com





Featured Tenant

The founders of Grit Overland have a way of making you want to immediately pack your bag and sip a warm drink by a campfire. Dan, Jake, and Mark Dayley are not only

building the next level of camper van, they happen to be some of the newest tenants in Building 20 in the Port's Industrial Park.

Go where most people can't and still have the creature comforts of home

INSPIRATION

In 2019, Dan, his wife, Bekah and their oldest son built a camper van in their driveway with Jake's help. The first trip in their van (three weeks, five national parks) was a game-changer.

"It changed the way our family functioned," said Dan, "our kids stopped fighting... the experience of it changed the way our family talked to each other, and we (thought), people need to experience this."

And while they never intended to do complete builds, customers continued to ask, resulting in 18 full van builds in their first year of business (2019). Fast forward to 2022, and Grit Overland now has 14 employees and two shops, with their big focus being the expansion out to Building 20.

BUILDING BUSINESS & ADVENTURES

The COVID-19 pandemic helped Grit Overland grow significantly. But with the high demand during the pandemic, there also came the struggle of supply-chain issues. Like everything they've faced in their business, the team turned a challenge into an opportunity by designing and manufacturing their own products.

Grit Overland's vans beat their competitors in three major ways that are all centered around the concept of "four," four people, four-wheel drive and four-season insulation. The sleek, lightweight van is built on a welded aluminum frame which not only makes it compact and fast, it also ensures top-notch safety.

"MORE DAYS ON THE ROAD"

Spending "more days on the road" is the foundation of Grit Overland. High-end touches, flexible spaces and a pop-top allow you to be off-the-grid longer. A rapid-charging 10,000-watt power system (one hour charge time) and a compact built-in shower increase creature comforts in the great wide open.

Their move to The Port was motivated by home. All three of the owners live in Washougal and enjoy being close to the Columbia River. If adventure is calling your name, Grit Overland is here to help you go farther and stay longer without compromise.

BUILDING 20

This April will see the completion of the newest building in the Port's Industrial Park, Building 20, which broke ground in March of 2022. The 50,000 square-foot building houses 15 bays, divided into seven individual tenant spaces. At the time this article is being written, the building is 80% leased. Tenants include Grit Overland (see page 7) and Real Carbon, an existing business relocating from Hood River, OR, that creates custom carbon products. Joining them is Arbiter Inc., who specializes in backflow-testing software and equipment.

Local beer drinkers can look forward to raising a glass with brews from Grains of Wrath and Recluse Brew Works who are also using the space to brew and open brand-new tap rooms.

The project was partially funded by an EDA Grant in the amount of \$4,004,354 and a CERB Grant & Loan award of \$1,440,873. Please contact Derek Jaeger, Director of Business Development & Real Estate for more information, **derek@portcw.com**.



ncustre



Grove Field

EXPANDING GROVE FIELD

In December 2022, the Port made a strategic investment in a 5-acre lot including a 1,900-square-foot house and two airplane hangars adjacent to Grove Field. The property will allow the Port to hold 12 acres of contiguous property on the northeast end of Grove Field, and the previous owner, pilot Kent Mehrer, will be allowed to live on-site as well as have use of the hangers.

A CENTER FOR SAFETY

During the Nakia Creek Fire, Grove Field acted as a hub for firefighters. Commissioner Spencer shared "The (Nakia Creek) fire was a great example of the importance of airports and what we're doing for the community (at Grove Field)."*

In addition to the new property purchase, other improvements were made to Grove Field. In late 2022, the Port hired McDonald Excavating Inc. to add approximately 25,000 square feet of asphalt adjacent to the fuel station at Grove Field, allowing aircraft to stage away from the taxiway while waiting to fuel.



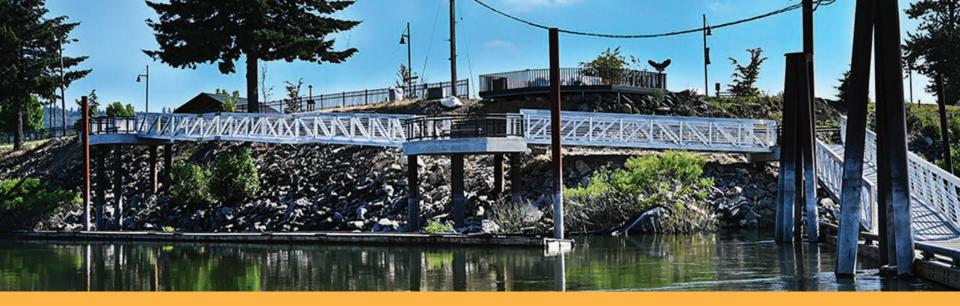
ADVANCEMENTS IN FUEL

Grove Field is on the cutting edge of aviation fuel advancement. At the time of writing, Flyit, the flight school and mechanic at Grove Field, is in the final stage of approvals to provide an unleaded fuel option, making it the first general aviation airport in Washington state to have an alternative fuel available.



*Flanagan, D. (2022, December 29). Port expands territory at Grove Field. Camas-Washougal Post-Record.





Parker's Landing Marina

MARINA IMPROVEMENTS

The Marina ramped up operations in 2022 and construction of the new Breakwater Access ramp is almost complete. The Port was awarded a \$1 million Boating Facilities Program Grant for the construction of the new access ramp. Along with the new ramp, Lee Contractors of Battle Ground, WA, also built new electrical pedestals and potable water access so that even more recreational boaters can visit Parker's Landing Marina. New benches along the way allow the public to stop, relax and enjoy the views of our beautiful marina and the surrounding area.

NEW FUEL DOCK

Memorial Day 2022 marked the opening of the brand-new fuel dock at Parker's Landing Marina. Constructed by Northbank Civil & Marine, this project was partially funded by grants from the Clean Vessel Act Grant Program administered by Washington State Parks and Recreation Commission as well as a Boating Infrastructure Grant awarded by Washington State's Recreation and Conservation Office.



TOURISM

In other notable events of 2022, visits from The American Empress was a highlight! The riverboat visited 23 times in 2022, and we are confident that the completion of phase one of Hyas Point (see page 13) will increase tourism in our community.





NBI Decarbonization Guidebook

Reducing the Port's carbon footprint could have been a massive and relatively abstract goal. However, in preparation for this process, in 2022 the Port partnered with New Buildings Institute to create a guidebook for staff, tenants and partners to provide information regarding decarbonization strategies. This guidebook serves as a resource for Port tenants and partners to help them make decisions that support decarbonization and addresses energy efficiency, building electrification, renewable energy and EV charging in buildings.

MAKING STRIDES

The Port has already made strides towards carbon reduction (see page 12) and with the utilization of this guide for the new Industrial Park and Hyas Point, the potentially large carbon footprint has already been reduced. Port Commissioner, Cassi Marshall said "I feel like, in the big picture, that all of these steps toward more environmental sustainability are the right thing to do for us, especially being a river community. We're very concerned about water quality, air quality, keeping the Gorge as pristine as possible..."*

ECONOMIC BENEFITS

The decarbonization process also has economic benefits. "Through new funding mechanisms and the money coming down the pipe through federal and state (governments), there's tremendous potential for job creation, and that's really what the Port is all about," Cassi Marshall said. "If we can do that, and do it in a sustainable way, it's such a win all the way around."*

*Flanagan, D. (2023, March 2). Port writes the book on sustainability. *Camas-Washougal Post-Record.*



Community Solar Project & EV Charging Station

From the reconnection of the Steigerwald Wildlife Refuge to the installation of new EV charging stations, the Port is focused on highcommunity impact with a low carbon footprint.

EV CHARGING

The new Level II ChargePoint EV Charging Stations were installed in front of The Port of Camas-Washougal's main office building in August of 2022 and were partially funded by Clark Public Utilities Electric Vehicle Grant Opportunity. The Port had the honor of being the very first recipient of this new grant, which reimbursed half of the total project cost.

COMMUNITY SOLAR PROJECT

In addition to EV Charging, a community solar project is underway. Five buildings in the Port's Industrial Park will be utilized to host a community solar project in partnership with Clark Public Utilities (CPU). CPU will oversee the installation of solar panels on the roof of each building and ongoing maintenance.

HOW WILL IT WORK?

Both residential and business CPU customers will have the opportunity to explore a wide range of options to purchase shares or units in exchange for offsetting their CPU bill. The idea is to create alternative options for customers to invest in solar, without the high-priced buy-in.



Hyas Point



BIG, GREAT, IMPORTANT

Hyas is a Chinook word meaning "big, great, important," and there are certainly big plans for the waterfront development of Hyas Point. In partnership with RKm Development, construction of the walkable community (phase one) will begin in early 2024, with occupancy expected in 2025.

This initial phase, consisting of four buildings with a mix of commercial/retail (56,100 sq. ft.) and residential space (308,200 sq. ft.), will feature ground-floor shops and eateries with apartments on the upper floors. These apartments will be a mix of studio, one-bedroom and two-bedroom units.

A specific focus on community is built into the design of Hyas Point. Waterfront Way will be shut down to vehicle traffic when necessary, allowing greater pedestrian access for festivals and community events. Hyas Point will be a place to make memories.

Parks & Trails

NINEBARK

A brand-new apartment complex is being developed by Killian Pacific for nature-loving residents and is giving tenants the chance to live near the river and enjoy everything the area has to offer. Ninebark Apartments is a pet-friendly community whose amenities include a stocked gear shed for residents including kayaks, standup paddle boards, bikes and various other outdoor recreational equipment as well as conference rooms and a coworking space. Options vary from studio to three-bedroom apartments ranging in size and also offer proximity to the Washougal Waterfront Park & Trail and Children's Nature Play Area.

EAGLE VIEW PARK

In July 2022 the Port transferred 1.21 acres known as the Waterfront Revised Park to the City of Washougal. The property, located between Ninebark and the Washougal Waterfront Trail, will be named Eagle View Park.

PARK PICNIC RENTALS

The picnic shelter at Washougal Waterfront Park can be reserved for half-day as well as full-day private events on the weekends and is open to public use Monday through Friday. For more information about park reservation rates and fees please contact Amie Bittle at **amie@portcw.com** or **360-335-3676.**





The Port of Camas-Washougal is very excited to announce our **free and fun community events** for 2023!



EARTH DAY Friday, April 21st 2:00pm-4:00pm Washougal Waterfront Park Picnic Shelter



NATIONAL TRAILS DAY Saturday, June 3rd 11:00am-2:00pm Children's Natural Play Area in Washougal Waterfront Park



4TH OF JULY FIREWORKS & CONCERT Tuesday, July 4th 6:00pm-10:00pm Marina Park, Washougal, WA



WHEELS & WINGS Saturday, August 26th 11:00am-3:00pm Grove Field, Camas, WA

Get Involved!

READ ABOUT OUR PROJECTS www.portcw.com/projects

ATTEND A FREE COMMISSIONERS MEETING www.portcw.com/commission 1st & 3rd Wednesday of the month @ 12:00 pm



CHRISTMAS SHIPS Saturday, December 2nd 6:00pm Parker's Landing Marina, Washougal, WA

BRIGHTENING THE FUTURE

15

PRST STD U.S. POSTAGE PAID GISI Marketing Group 97224

AMERICAN EMPRESS CAMAS, WA.



24 South Street, Washougal, WA 98671 Call: 360-835-2196 Web: portcw.com

Designed by Reed Creative, LLC Printed on Hansol Titan digital paper, 10% PCW, recycled, FSC-certified