OPERATIONS AND CAPITAL BUDGET

2025 FINAL

Port of Woodland

Port of Woodland
CENTENNIAL
INDUSTRIAL PARK
Port of Woodland
ADMINISTRATIVE
OFFICE
LOTS
AVAILABLE
CPP Columbia

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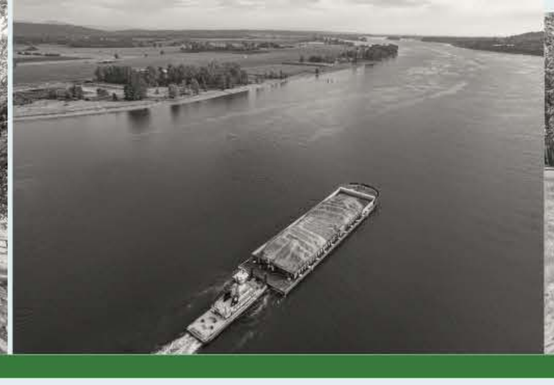
CENTENNIAL
PARK



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FINAL BUDGET

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Port of Woodland

The Port of Woodland has prepared the final budget information for the Port District. The Commission's effort is to engage the public and provide a transparent budgeting process. This is key to communicating with the Port District good stewardship and leadership towards their mission:

"To support job creation through economic growth and recreational opportunities in a diverse array of businesses, industries, and services that enhance the District."

The Port of Woodland set the 2025 Budget Calendar at the August 15, 2024 regular meeting. The Commission may, at their discretion, add additional workshops for their discussion of the Operations Budget and/or the Capital Budget. The Port of Woodland Commission is required to hold one public hearing for the preliminary budget but encourages the public to provide comments and question to the Port Executive Director during Port business hours of 8 AM to 5 PM Monday through Friday or at any Port Commission meeting. Please be advised the following calendar may alter from an established meeting schedule of first and third Thursdys at 9 AM.

The final 2025 Budget includes a final public hearing to be held on November 17, 2024 at 9 AM during the Port of Woodland Commission regular meeting. After which, the Commission will review any and all statements, and take action on the final budget for the operation and capital activities. This is recorded with Cowlitz County via resolutions.

For more information regarding Port Commission meetings, agendas, minutes, and other relevant plans, visit the Port of Woodland website at www.portofwoodland.com or our Facebook page at facebook.com/portofwoodland

Port of Woodland Commission

Commission President Bob Wile *bwile@portofwoodland.com*

Commission Secretary Paul Cline *pcline@portofwoodland.com*

Commissioner Robert D. Rich *rrich@portofwoodland.com*

TRAN/PARENCY THROUGH BUDGETING

The Port of Woodland general budget is broken into two categories: Operations and Capital. Operations refers to the day-to-day operations of the Port of Woodland to maintain current properties and projects. Capital refers to incoming or potential projects and future development on the horizon for the Port. The 2025 budget reflects the priorities, strategies and goals of the Comprehensive Scheme of Harbor Improvements (CSHI).

The Executive Director prepares the Operations Budget for the Commission. This year's Operations Budget was prepared in coordination with the Commission due to the restructuring of the Port's business lines. In August 2024, the Port acquired an existing commercial business- Columbia Riverfront RV Park at 1881 Dike Road. This fall, the Port will complete the fiber optic construction that will allow for hte Internet providers to begin services, starting a new business line of utility provider. In June, the Rose Way Industrial Park completed two buildings and will be under lease adding to the revenue lines. Finally, two leases were executed for two future terminals at the Martin Bar industrial properties that will be another business line for the port with marine terminals.

The Port Commission oversees the Capital Budget. This is formulated based on projects, plans and maintenance generated from the CSHI and maintaining existing assets. Currently, the 2022 list of CSHI projects and plans have iether been completed, underway or removed. Main projects are improvements to the RV Park to renovate existing assets. There are several planning projects subject to funding, also. Matching funds are subject ot Port Commission priorities.

The public is encouraged to review the Comprehensive Scheme of Harbor Improvements along with the Budget for a holistic management effort.

The Port holds a rainy day/ emergency fund balance of at least six months of revenue for expenditures. This fund is reviewed annually as part of the budget process to ensure the fund balance mets this schedule.

OPERATIONAL REVENUES

2025 Operations Budget		
Revenues		
	Ground Leases	$229,195.87
	Land Leases	$842,336.82
	Other Operations	$76,500.00
	Columbia Riverfront RV	$1,398,755.60
	Fiber	$100,800.00
Total Operations Revenue		**$2,647,588.29**
Expenditures		
	Salaries & Benefits	$1,150,294.27
	General Operations	$307,582.00
	Columbia Riverfront RV	$351,589.63
	Fiber	$18,300.00
	Recreational	$8,440.00
Total Operations Expenditure		**$1,836,205.90**
GRAND TOTAL		**$811,382.38**
Current Emergency Reserves		$499,999
Proposed Emergency Funds Annual Increase Annually ~ 5 yrs		$200,000

CAPITAL BUDGET

The Port has several capital projects identified under the 2025 budget subject to funding. These include:

- Austin Point Recreation Park -$2.5 million pending WA State Legisture funding of Recreation and Conservation Office (RCO) requests;
- Austin Point Terminal $1.4 million pending MARAD Port Infrastructure Development funding;

Applications to be submitted for state and federal requests:

- Rose Way extension construction,
- Cougar to Skamania Fiber,
- Yale Bridge Fiber,
- Buildings 3, 4, 5 and 6 at Rose Way Industrial Park

All other capital projects, plans and maintenance would be funded through either reserves or property taxes. In addtion, property taxes or the Port's "millage rate" are utilized for capital debt services first, followed by projects, plans and maintenance. The Port has current debt services on the following properties or projects:

- 1670 Schurman Way building Construction
- 2020 LTGO (Financed matching funds for Rose Way Industrial Park)
- Howard Way Extension Construction
- Fiber Optic Utilities
- Rose Way Horizontal, Road and Building Construction & Centennial Horizontal Construction
- Rose Way Building E Construction

Currently, the preliminary assessed value and millage rate has the Port's millage revenues at $488,350 and will be finalized by the County in early January 2025. This equates to $0.17/$1,000 of Assessed Value with an additional $187,564,534 value in the Port District.

Capital Projects & Plans

Project	Property	Type
Rose Way Extension	Industrial Zone	A&E- Topo, survey, ROW
Rose Way Extension	Industrial Zone	A&E - Design
Rose Way Extension	Industrial Zone	A&E
Rose Way Extension	Industrial Zone	Construction
EV Charging Stations	Rose Way Building E & F	Construction
Building 3, 4, 5 & 6	Rose Way	A&E
Building 6	Rose Way	Construction
Building 5	Rose Way	Construction
Building 3&4	Rose Way	Construction
Cowlitz Skamania Fiber	Fiber	A&E
Yale Bridge Fiber	Fiber	A&E/Construction
Recreational/Public Access	Austin Point	A&E/ Construction
30% A&E Terminal Development	Austin Point	A&E
100 Davidson	City Fire Station	Planning

Capital Maintenance

Club House Reno/Bathroom	RV Park	Construction
Entry Signage and Lighting	RV Park	Construction
Landscaping/Arborist	RV Park	Construction
Club House Deck Replacement	RV Park	Construction
Club House ADA Improvements	RV Park	Construction
Fenced Dog Park	RV Park	Construction
Fence Trailer Parking	RV Park	Construction
Seal Coat Roadways	RV Park	Construction
Patio Upgrades	RV Park	Construction
Office Upgrades	RV Park	Construction
Pool Filter & Deck Upgrade	RV Park	Construction
Reroof 1395 Downriver	Down River Drive	Construction

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