



PORT OF
RIDGEFIELD
WASHINGTON

Who we are...



Port Commissioners: Scott Hughes, Joe Melroy, and Bruce Wiseman





Port Staff:

Matt Rosenberger, Kevin Oldham, Penny Hughes,
Ryan Splitgerber, Ethan Perry, Wonder Baldwin, and
Randy Mueller

QUICK FACTS:

Year Established: 1940

2021 Port District Population: 21,469

Port Employees: 7

2025 Budgeted Revenues:

Tax levy: \$950,000

Leases: \$1,181,818

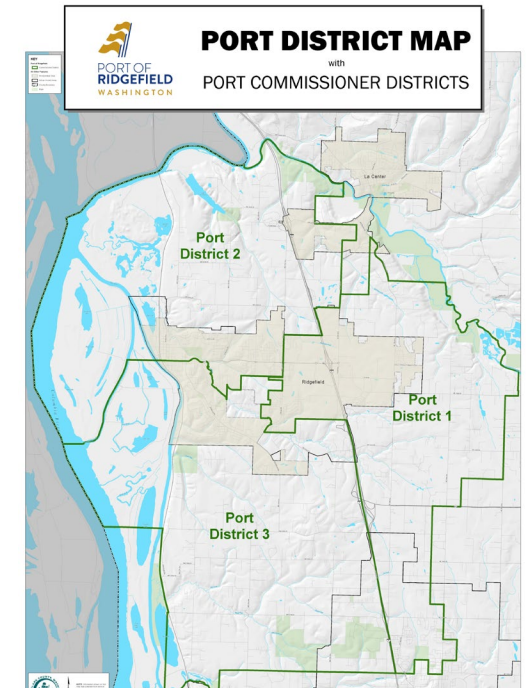
Boat launch: \$120,000

Development to date: 250 acres, \$97M, 1,365 jobs

When fully build out: \$480M, 7,526 jobs

Annual economic output: \$618M

When fully built out: *One Billion Dollars (*use Dr. Evil voice)*



What we've done...



Ridgefield Industrial Park, 1991 to present



Tri-Mountain Golf Course, 1994



Community Boat Launch, 2002



Rail Overpass, 2007-2021



Washington Dept. of Fish & Wildlife, 2015



Discovery Ridge, 2019





Wisdom Ridge Business Park, 2022



Pacific Wood Treating environmental cleanup

1996 to present, \$93,000,000-ish

The Ridgefield Waterfront (1911 through early 1990's).

Historic industrial uses included wood products manufacturing, power generation, wood treatment, rail tank car repair, rail transloading, wastewater treatment, ferry operations, commercial fishing, recreational fishing, and more.



What we're doing...





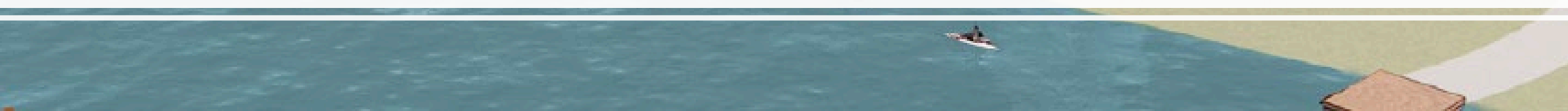
The Ridgefield Waterfront today...



Waterfront Mixed-Use Redevelopment



Waterfront Mixed-Use Redevelopment



New Waterfront Park



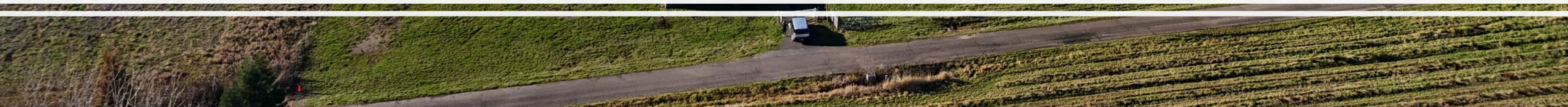


Raptor Cam 2.0





Industrial Park #2

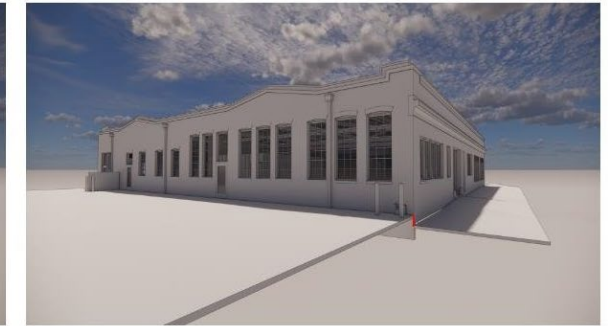




VIEW 2 - WEST ENTRY HALL



VIEW 3 - WEST ENTRY HALL FROM EVENT



The Greely Building

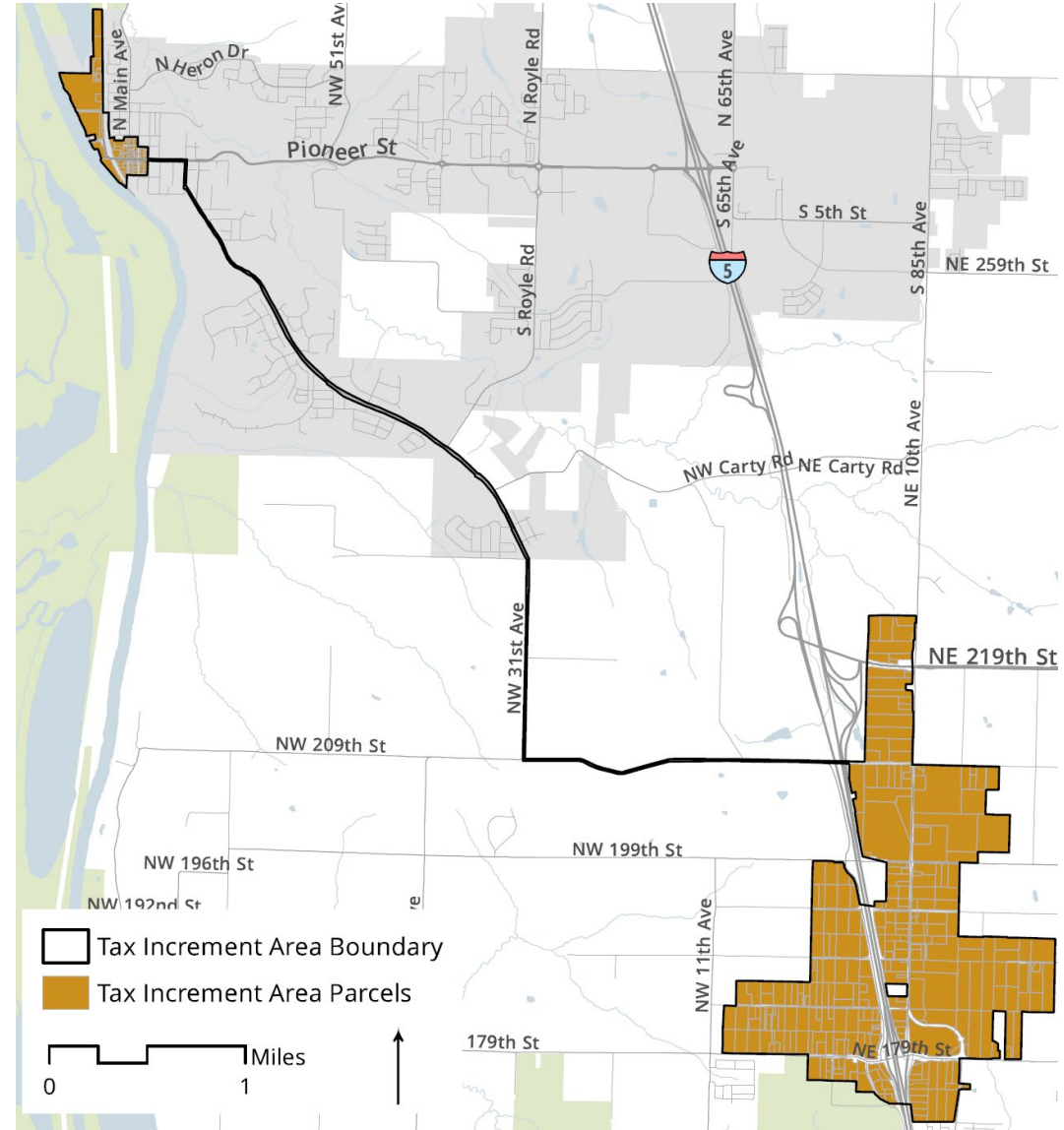


Derelict Boat Removal: 11 boats in 2024

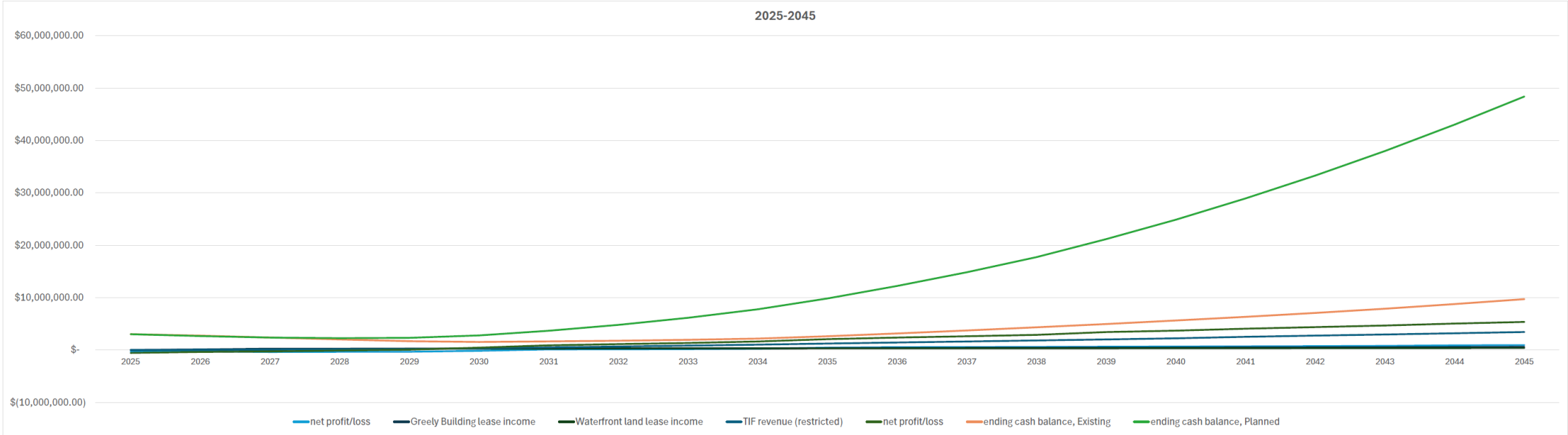
How we're paying for it...



Tax Increment Area



EXISTING CONDITIONS:	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Operating income	\$ 2,426,817.71	\$ 2,523,890.42	\$ 2,624,846.04	\$ 2,729,839.88	\$ 2,839,033.47	\$ 2,952,594.81	\$ 3,070,698.60	\$ 3,193,526.55	\$ 3,321,267.61	\$ 3,454,118.31	\$ 3,592,283.05	\$ 3,735,974.37	\$ 3,885,413.34	\$ 4,040,829.88	\$ 4,202,463.07	\$ 4,370,561.59	\$ 4,545,384.06	\$ 4,727,199.42	\$ 4,916,287.40	\$ 5,112,938.89	\$ 5,317,456.45
Operating expense	\$ (1,909,302.94)	\$ (1,985,675.06)	\$ (2,065,102.06)	\$ (2,147,706.14)	\$ (2,233,614.39)	\$ (2,322,958.96)	\$ (2,415,877.32)	\$ (2,512,512.41)	\$ (2,613,012.91)	\$ (2,717,533.43)	\$ (2,826,234.77)	\$ (2,939,284.16)	\$ (3,056,855.52)	\$ (3,179,129.74)	\$ (3,306,294.93)	\$ (3,438,546.73)	\$ (3,576,088.60)	\$ (3,719,132.14)	\$ (3,867,897.43)	\$ (4,022,613.33)	\$ (4,183,517.86)
Debt Service	\$ (801,976.03)	\$ (801,976.03)	\$ (939,823.57)	\$ (939,823.57)	\$ (939,823.57)	\$ (775,747.40)	\$ (546,045.49)	\$ (546,045.49)	\$ (541,285.31)	\$ (493,906.51)	\$ (321,161.93)	\$ (263,581.03)	\$ (263,581.03)	\$ (263,581.03)	\$ (263,581.03)	\$ (263,581.03)	\$ (263,581.03)	\$ (254,312.78)	\$ (192,850.54)	\$ (192,850.54)	
net profit/loss	\$ (284,461.26)	\$ (263,760.67)	\$ (380,079.59)	\$ (357,689.84)	\$ (334,404.49)	\$ (146,111.55)	\$ 108,775.79	\$ 134,968.64	\$ 166,969.39	\$ 242,678.38	\$ 444,886.35	\$ 533,109.18	\$ 564,976.79	\$ 598,119.10	\$ 632,587.11	\$ 668,433.83	\$ 705,714.43	\$ 744,486.25	\$ 794,077.19	\$ 897,475.03	\$ 941,088.05
PLANNED PROJECTS:																					
Greely Building lease income	\$ -	\$ 120,000.00	\$ 252,000.00	\$ 264,600.00	\$ 277,830.00	\$ 291,721.50	\$ 306,307.58	\$ 321,622.95	\$ 337,704.10	\$ 354,589.31	\$ 372,318.77	\$ 390,934.71	\$ 410,481.45	\$ 431,005.52	\$ 452,555.79	\$ 475,183.58	\$ 498,942.76	\$ 523,889.90	\$ 550,084.40	\$ 577,588.62	\$ 606,468.05
Greely Building 2nd loan debt service	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	\$ (280,000.00)	
Waterfront land lease income	\$ -	\$ -	\$ 37,000.00	\$ 142,000.00	\$ 234,000.00	\$ 270,000.00	\$ 277,000.00	\$ 284,000.00	\$ 291,000.00	\$ 298,000.00	\$ 305,000.00	\$ 312,625.00	\$ 320,440.63	\$ 328,451.64	\$ 336,662.93	\$ 345,079.50	\$ 353,706.49	\$ 362,549.15	\$ 371,612.88	\$ 380,903.21	\$ 390,425.79
TIF revenue (restricted)	\$ 34,014.00	\$ 67,260.00	\$ 99,770.00	\$ 131,567.00	\$ 166,986.00	\$ 331,820.00	\$ 499,574.00	\$ 670,356.00	\$ 844,262.00	\$ 1,021,393.00	\$ 1,240,099.00	\$ 1,430,002.00	\$ 1,623,356.00	\$ 1,820,444.00	\$ 2,021,370.00	\$ 2,226,243.00	\$ 2,526,988.00	\$ 2,748,727.00	\$ 2,974,253.00	\$ 3,204,312.00	\$ 3,439,024.00
TIF administration expense	\$ (32,050.00)	\$ (8,240.00)	\$ (8,240.00)	\$ (8,487.20)	\$ (8,741.82)	\$ (9,004.07)	\$ (9,274.19)	\$ (9,552.42)	\$ (9,838.99)	\$ (10,134.16)	\$ (10,438.19)	\$ (10,751.33)	\$ (11,073.87)	\$ (11,406.09)	\$ (11,748.27)	\$ (12,100.72)	\$ (12,463.74)	\$ (12,837.65)	\$ (13,222.78)	\$ (13,619.46)	\$ (14,028.05)
net profit/loss	\$ (562,497.26)	\$ (364,740.67)	\$ (279,549.59)	\$ (108,010.04)	\$ 55,669.70	\$ 458,425.88	\$ 902,383.17	\$ 1,121,395.18	\$ 1,350,096.50	\$ 1,626,526.52	\$ 2,071,865.94	\$ 2,375,919.56	\$ 2,628,180.99	\$ 2,886,614.17	\$ 3,431,427.56	\$ 3,702,839.21	\$ 4,072,887.94	\$ 4,366,814.65	\$ 4,676,804.69	\$ 5,046,659.38	\$ 5,362,977.83
ending cash balance, Existing	\$ 3,018,404.19	\$ 2,754,643.52	\$ 2,374,563.93	\$ 2,016,874.09	\$ 1,682,469.60	\$ 1,536,358.05	\$ 1,645,133.84	\$ 1,780,102.48	\$ 1,947,071.87	\$ 2,189,750.25	\$ 2,634,636.60	\$ 3,167,745.78	\$ 3,732,722.57	\$ 4,330,841.67	\$ 4,963,428.78	\$ 5,631,862.61	\$ 6,337,577.04	\$ 7,082,063.29	\$ 7,876,140.48	\$ 8,773,615.51	\$ 9,714,703.55
ending cash balance, Planned	\$ 3,018,404.19	\$ 2,653,663.52	\$ 2,374,113.93	\$ 2,266,103.89	\$ 2,321,773.59	\$ 2,780,199.46	\$ 3,682,582.64	\$ 4,803,977.82	\$ 6,154,074.31	\$ 7,780,600.83	\$ 9,852,466.77	\$ 12,228,386.33	\$ 14,856,567.32	\$ 17,743,181.50	\$ 21,174,609.06	\$ 24,877,448.27	\$ 28,950,336.21	\$ 33,317,150.86	\$ 37,993,955.55	\$ 43,040,614.93	\$ 48,403,592.77



Tax Increment Financing



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