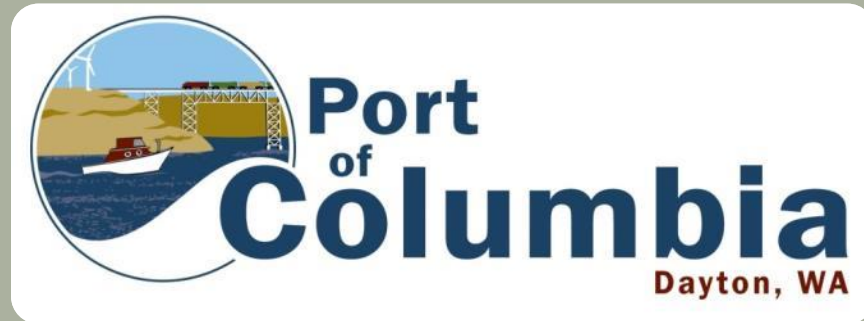


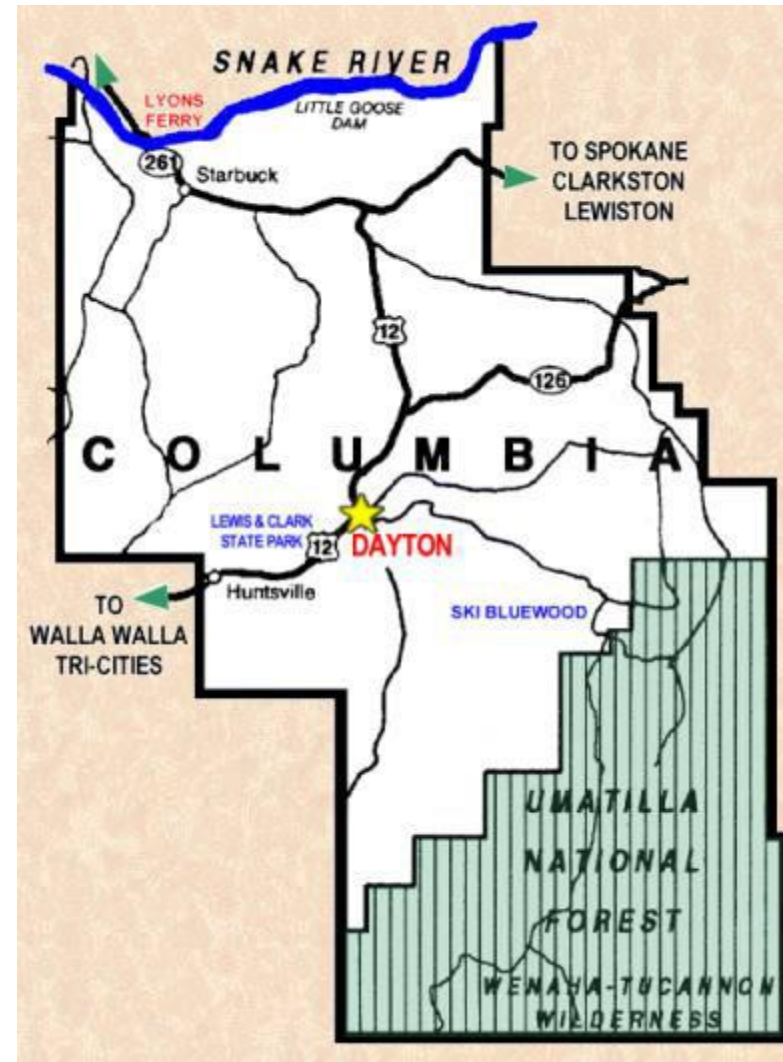
WPPA Annual Meeting

Port Report



November 16, 2017

Where's the Port of Columbia?



Small But Mighty

- ☞ **Manager**
- ☞ **Auditor**
- ☞ **Economic Development Coordinator**
- ☞ **Part-Time Food Park Coordinator**



Our Assets & Programs

- ☞ **Rock Hill Industrial Park**
- ☞ **Lyons Ferry Marina**
- ☞ **Walla Walla Columbia Rail Line**
- ☞ **Blue Mountain Station**
- ☞ **County-Wide Economic Development Program**

Rock Hill Industrial Park



Rock Hill Industrial Park

- Developed in the late 1980s
- 9 buildings, 15 businesses, and over 70 jobs.



Lyons Ferry Marina



- ∞ Developed in conjunction with the Corps in the early 1970s
- ∞ Facility suffered from deferred maintenance

Lyons Ferry Marina

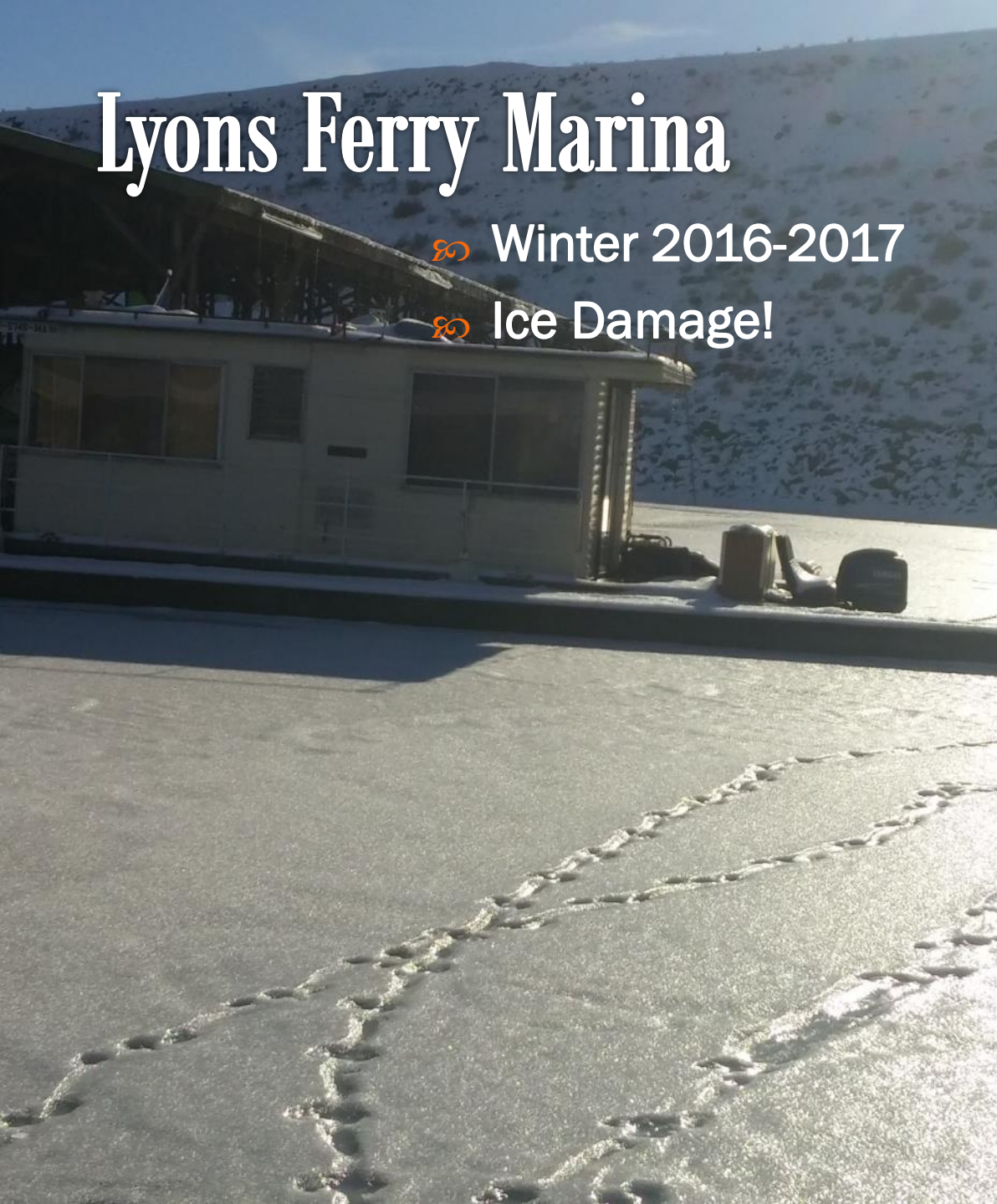


803 Worked with a new concessionaire over the last 9 years and greatly improved the facility.

Lyons Ferry Marina

∞ Winter 2016-2017

∞ Ice Damage!



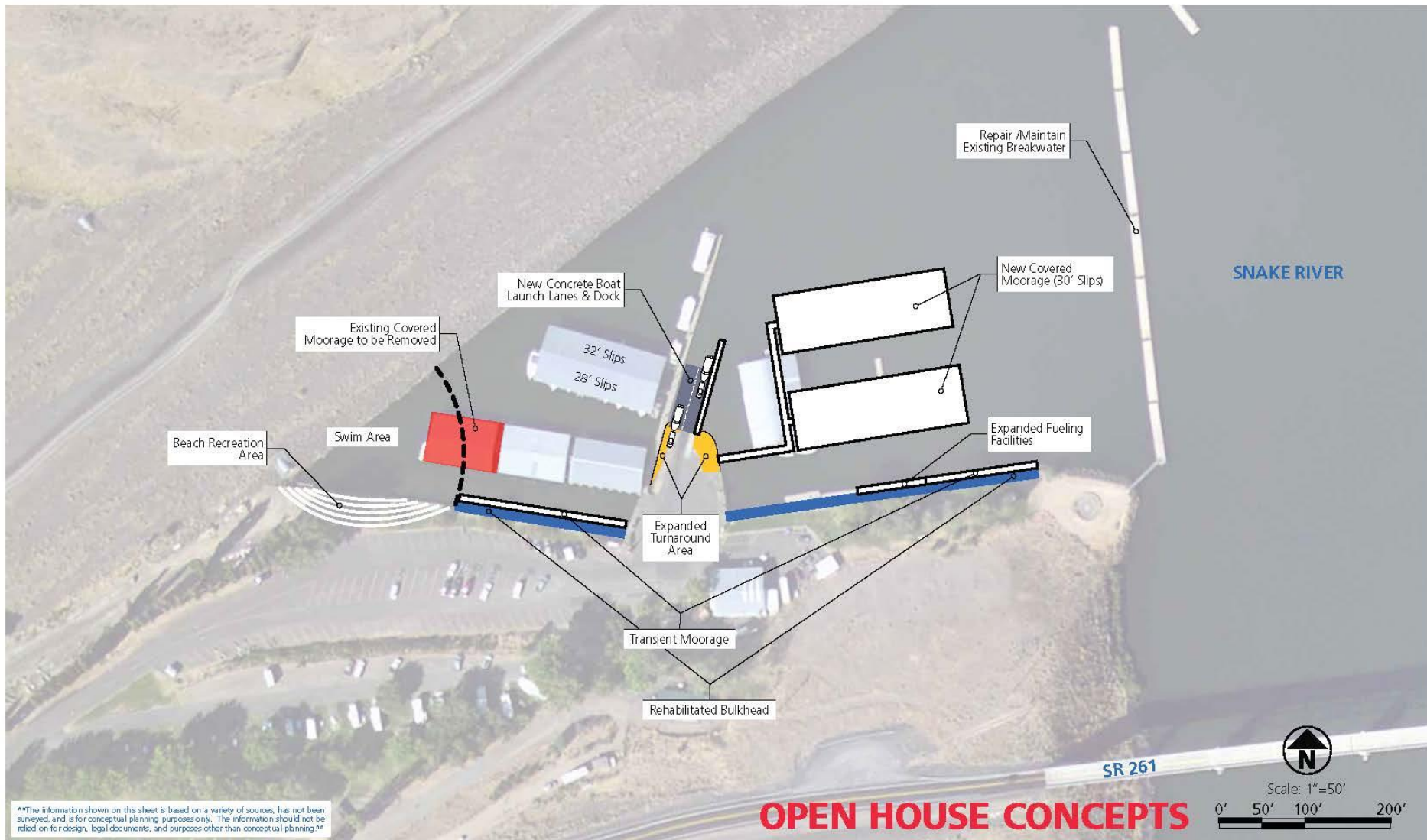


Sweetwater

Lyons Ferry Marina

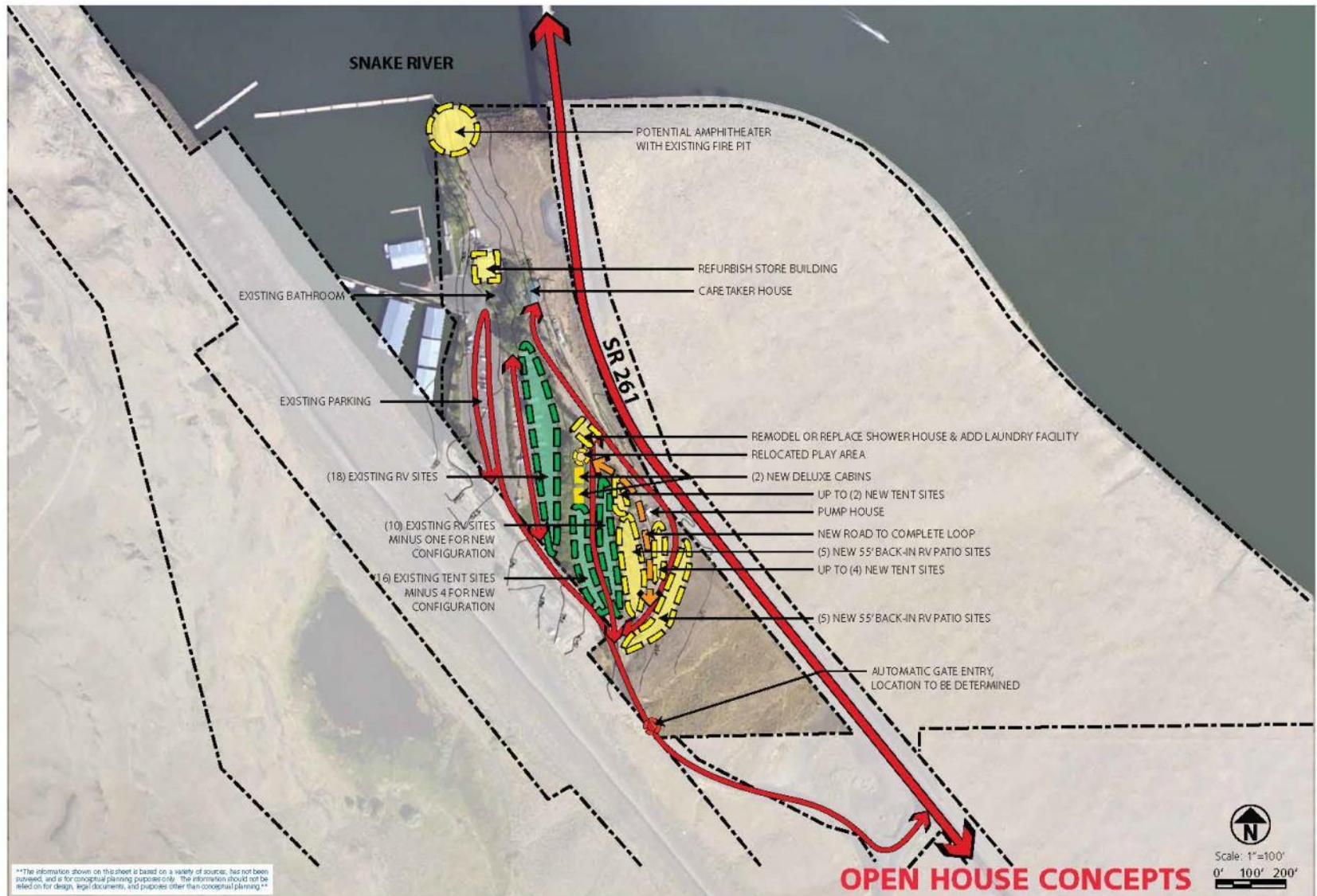
🌀 \$500,000+ later....

Lyons Ferry Marina – Facilities Plan



The information shown on this sheet is based on a variety of sources, has not been surveyed, and is for conceptual planning purposes only. The information should not be relied on for design, legal documents, and purposes other than conceptual planning.

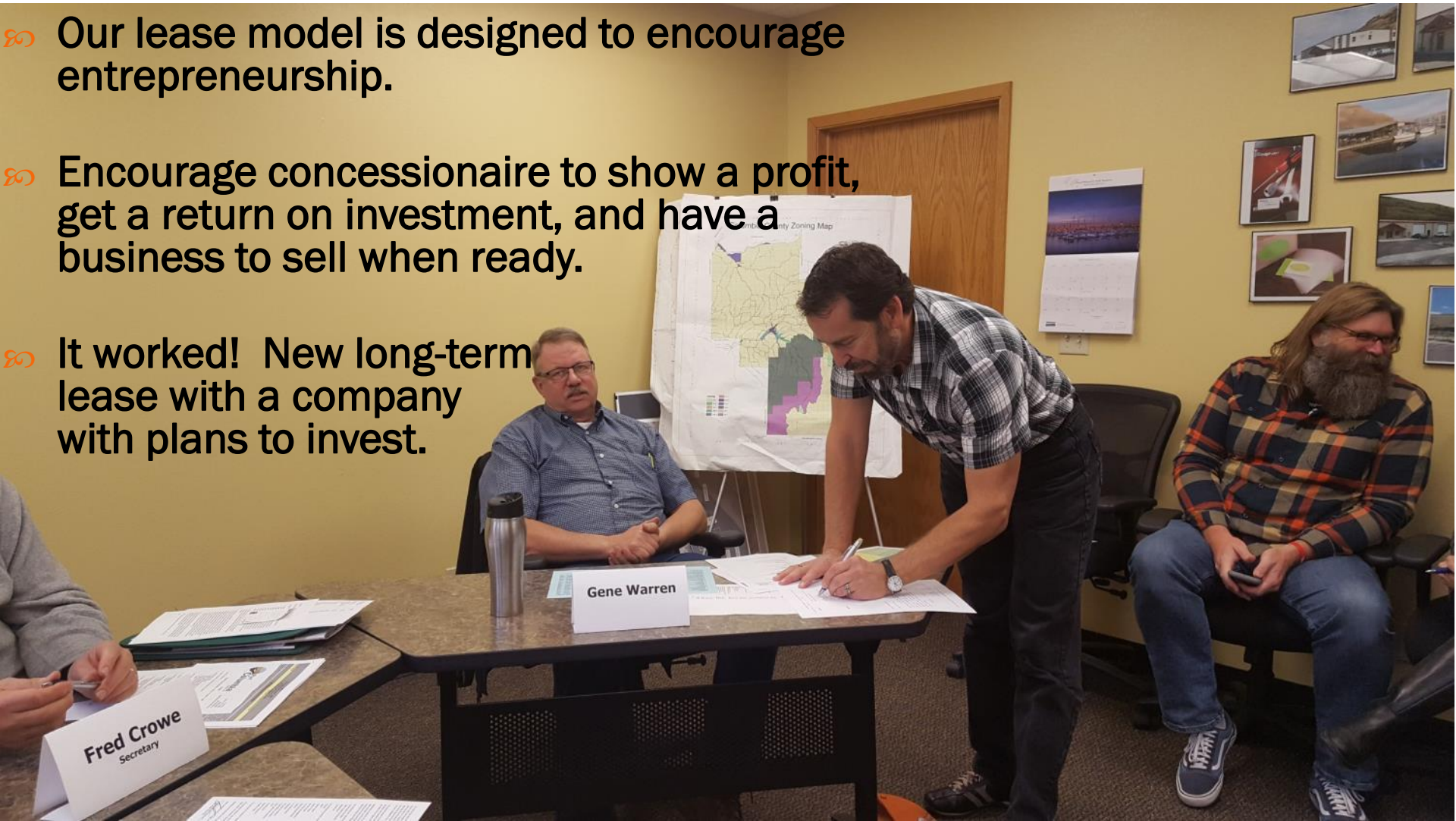
Lyons Ferry Marina – Facilities Plan



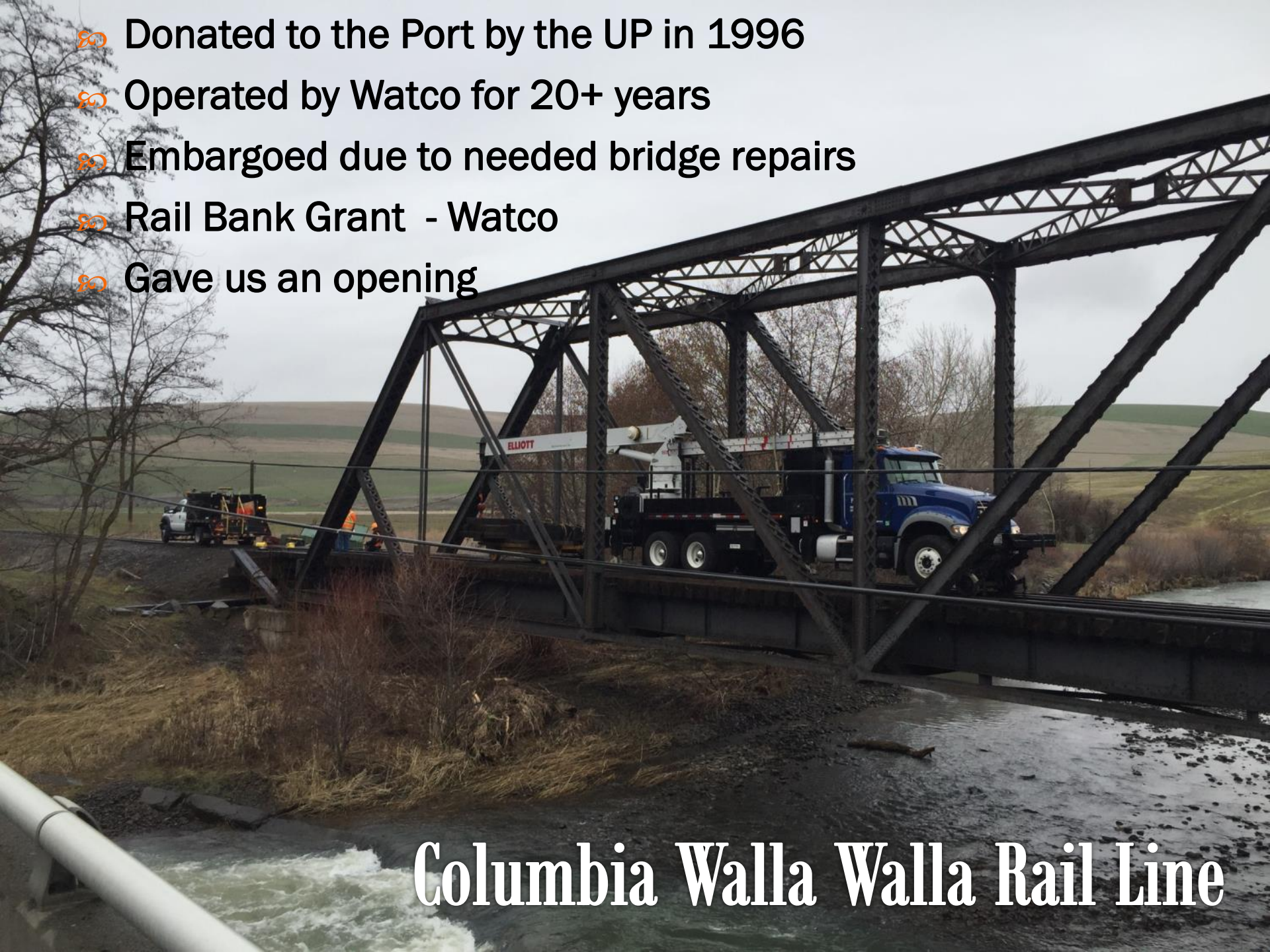
The information shown on this sheet is based on a variety of sources, has not been surveyed, and is for conceptual planning purposes only. The information should not be relied on for design, legal documents, and purposes other than conceptual planning.

Lyons Ferry Marina

- Our lease model is designed to encourage entrepreneurship.
- Encourage concessionaire to show a profit, get a return on investment, and have a business to sell when ready.
- It worked! New long-term lease with a company with plans to invest.



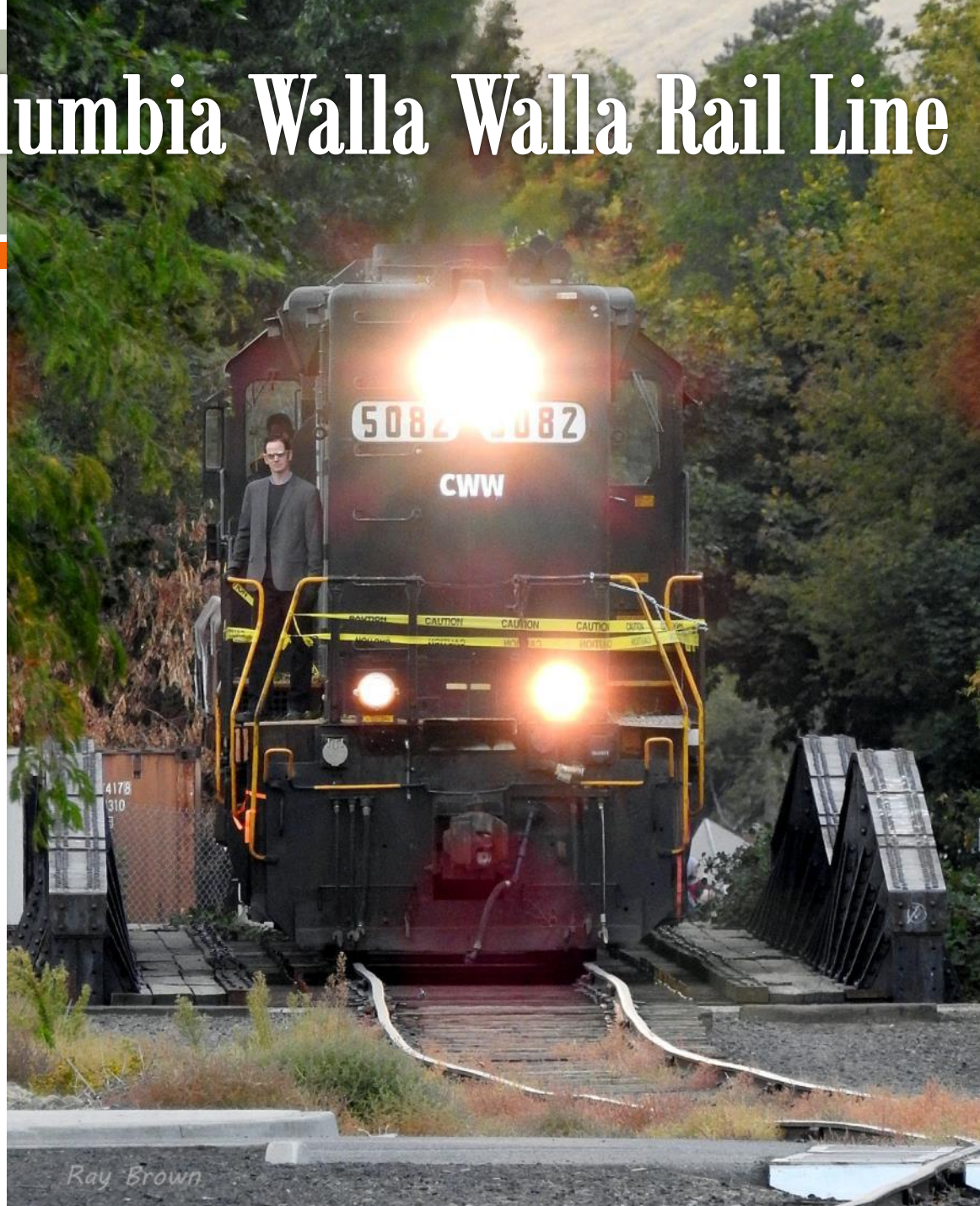
- 🌀 Donated to the Port by the UP in 1996
- 🌀 Operated by Watco for 20+ years
- 🌀 Embargoed due to needed bridge repairs
- 🌀 Rail Bank Grant - Watco
- 🌀 Gave us an opening



Columbia Walla Walla Rail Line

Columbia Walla Walla Rail Line

- ☞ New Operating Agreement
- ☞ Frontier Rail operating as the CWW
- ☞ Repairs Complete
- ☞ Grand Re-opening October 2017



Ray Brown

Columbia Walla Walla Rail Line

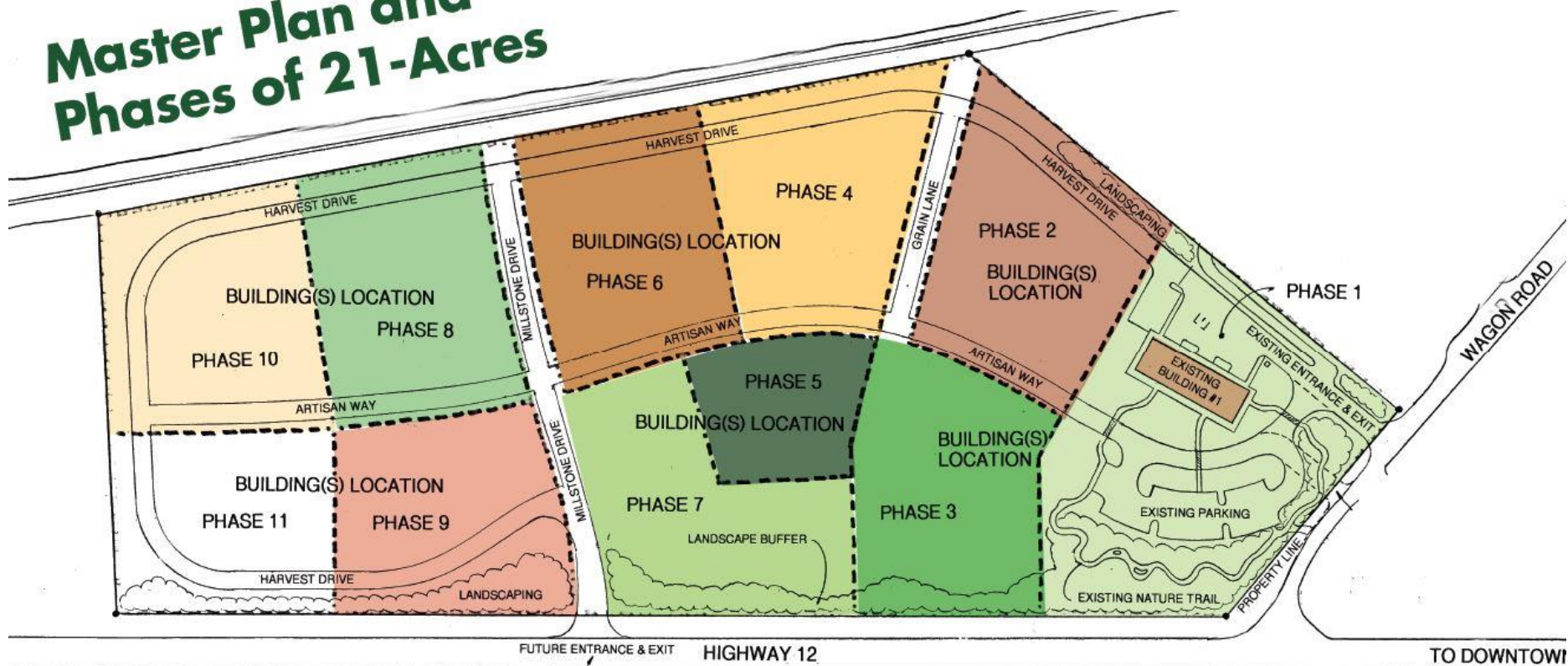


Blue Mountain Station

- ⌘ **Needed a direction for business development**
- ⌘ **Conducted a marketing study in 2008**
- ⌘ **Conducted feasibility study in 2009**
- ⌘ **Bought 28-acre Bell Farm in 2009**
- ⌘ **Installed infrastructure on 8 acres in 2011**
- ⌘ **Completed construction of first building in 2013**

Artisan Food Park

Master Plan and Phases of 21-Acres



TO DOWNTOWN

Artisan Food Center



- 80 5 individual food processing bays
- 80 Commercial Kitchen
- 80 Co-op Market
- 80 Commercial Garden



Artisan Food

Businesses



Commercial Kitchen

Commercial Garden

Outlet for Local Farmers
and Fruit Producers

Gathering Place



XO Alambic




- ∞ XO Alambic
- ∞ Whiskey & Brandy
- ∞ Using local fruit for infused brandies



WHOOPEMUP HOLLOW · 1880 · THE LEGEND LIVES ON

Whoop 'em Up[®]

— WHISKY —



a step in the right direction

— 80° PROOF · 750 ML —

— A DOUBLE-DISTILLED AMERICAN SINGLE MALT WHISKY —
— CRAFTED & BOTTLED BY XO ALAMBIC · DAYTON · WASHINGTON



Blue Mountain Station - Events



The Nature of Small Start-Ups

- ☞ **Entrepreneurial Churn....**
- ☞ **Granola has come and gone**
- ☞ **Mead has come and gone**
- ☞ **Cheese has come and gone**
- ☞ **Small start-ups require more attention yet fail more often**

Economic Development

- ∞ Serve as the ADO
- ∞ Economic Development Steering Committee
- ∞ Reps from City, County, Port, School, Hospital, Main Street group, Chamber, and Private Business attend



Community

- ☞ Cup of Joe
- ☞ Pub Talks
- ☞ Chamber
- ☞ Main Street Program



The Green Giant Lives!



Wind Energy Generation



Economic Impact



- ☞ Home to 3 wind projects with 320 total turbines.
- ☞ Brought new corporations to our town – Puget Sound Energy, Portland General Electric, Vestas, Siemens, and Upwind.
- ☞ Hundreds of jobs during construction
- ☞ 70 permanent full-time, living-wage jobs with benefits
- ☞ Quadrupled our tax base




Columbia Pulp

- ✎ Purchase wheat and alfalfa straw bales from regional farmers
- ✎ Process straw into a pulp
- ✎ Shipped to customers, such as Clearwater Paper or Boise Paper
- ✎ 11 years in the making from my first contact

Under Construction



 Future Home of
**Lyons Ferry
Straw Pulp Plant**
Columbia
Pulp

This is an active construction area. No public access allowed.
All persons with business on the site must check in
with the construction office before entry.
Task appropriate Personal Protective Equipment must be worn at all times.

For information: Call Pacific Civil and Infrastructure - 724.444.7600
Quality Department - 724.444.7600
Safety Department - 724.444.7600

Lyons Ferry Straw Pulp Plant
1403 State Route 261

 **Pacific Civil &
Infrastructure**

Columbia Pulp

- ∞ 130 million project
- ∞ 90 full-time, living-wage jobs at the plant
- ∞ 15 jobs in Dayton at the office



Ground Breaking Celebration

∞ Mark Lewis – industry person, joined UW study, brought this to fruition.



Innovatio – R&D lab in Dayton





Main Street Circa 1980

Columbia Co Unemployment Rate 20%

Main Street 2005

WEINHARD CAFE

ME 62
26 SHOPS IN ONE
Cinnabar

CINE

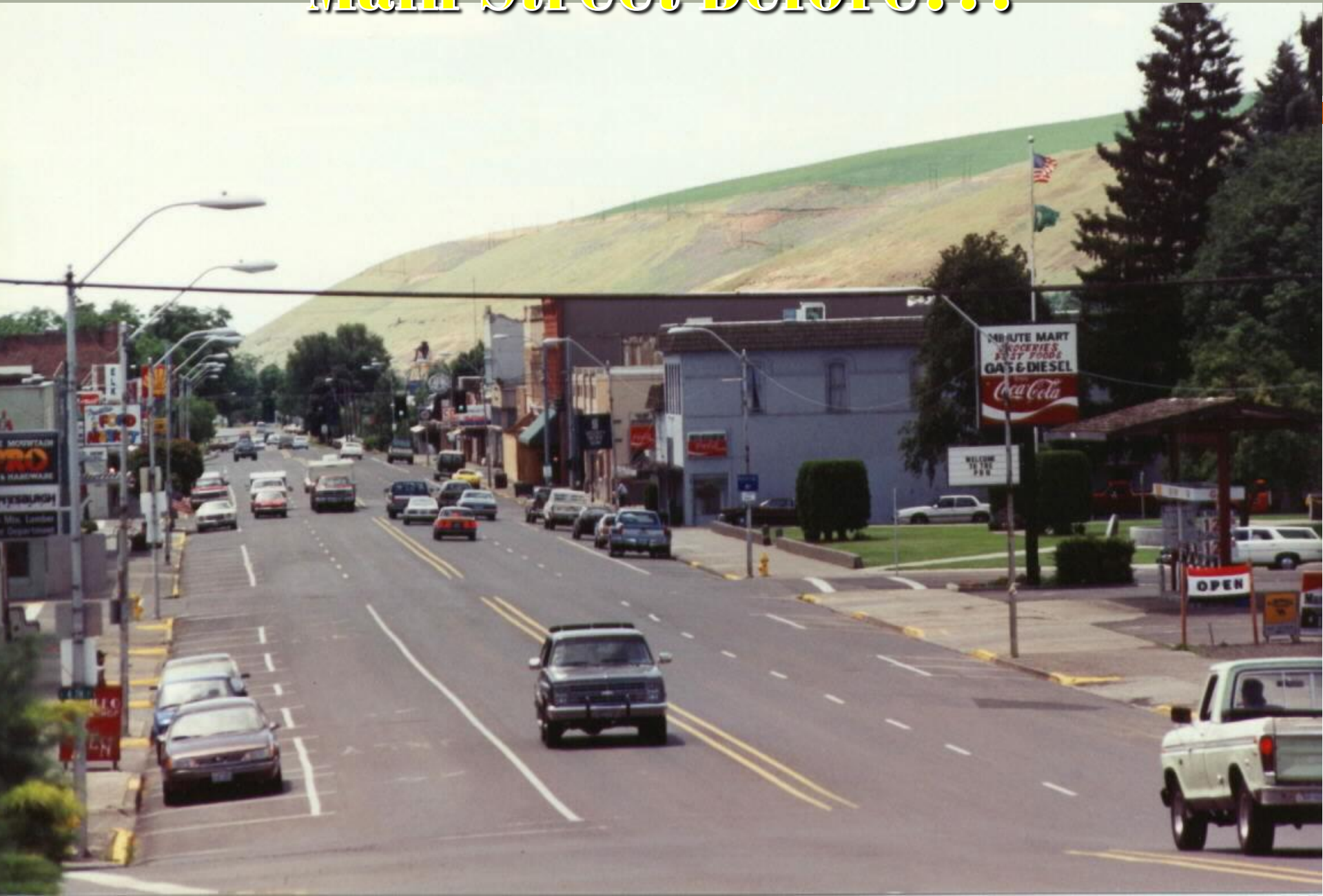
Lewis & Clark
Forgotten
Trail
forgotten

forgottentr

WENALEE
FINE ART
AND
FRAM



Main Street Before...



...and after



Our Work Matters
2016 Unemployment Rate 6.8%
October 2017 — 4.9%



What Worries Me Today

- ⌘ Downtown – online shopping, search for the cheapest products, etc.
- ⌘ Federal shift in policy away from valuing renewable projects
- ⌘ Ability of small Port to compete with large neighbors
- ⌘ Do people want to live in a small town?
- ⌘ Local governments – underfunded, struggling to repair and maintain important infrastructure.

What Encourages Me Today

- ☞ **Our community spirit, ability to keep working**
- ☞ **How much better we weathered the last economic downturn**
- ☞ **Rising recognition that rural economic development is important**
- ☞ **How amazing Ports are – we can accomplish a lot!**

Ray Brown

Thank you!

