



**Washington
Public Ports
Association**

**Port Report
2019**



Leadership

▣ Three Commissioner Board

- Alan Basso, President
- Troy Stariha, Vice President
- Randy Sweet, Secretary



▣ Full time staff of 18

- ## ▣ *Our Mission:* To induce capital investment in an environmentally responsible manner to create jobs and to enhance public recreational opportunities.



Mission – Breaking it Down...

- ▣ **Induce Capital Investment**
 - Private capital becomes tax base
 - ▣ Supports schools, roads, police, fire, services

- ▣ **Environmentally Responsible**
 - Healthy and beautiful place to live

- ▣ **Create Jobs**
 - Family wage employment

- ▣ **Public Recreation/Tourism**
 - Port “dividends” – everyone in community receives value from the Port’s activities

- ▣ *Why?* To make our community a better, more prosperous place to live.



Quick Facts

- ▣ Own about 1,200 acres of property
- ▣ 6 miles of shoreline 4 deep-draft marine terminals
 - Navigable waters to 43'
 - 2 grain, 1 steel, 1 bulk chemicals
 - 14 million tons in 2018
- ▣ Over 35 businesses located in the Port area
 - Grain export, steel processing, lumber, chemicals, concrete products, compressed gases, wood protection, telecom, log home manufacturing, truck and trailer repair, distribution, pump manufacturing, fuel dispensing, glass products, electronics recycling, steel fab, specialty crates, aerospace, hotel/restaurant/brewpub, food packaging
- ▣ Over 1,200 jobs in the Port area



Economic Impact

- ▣ Johnson Economics – Economic and Fiscal Impact Analysis
 - Estimated Statewide Direct and Induced Impacts -- 2016

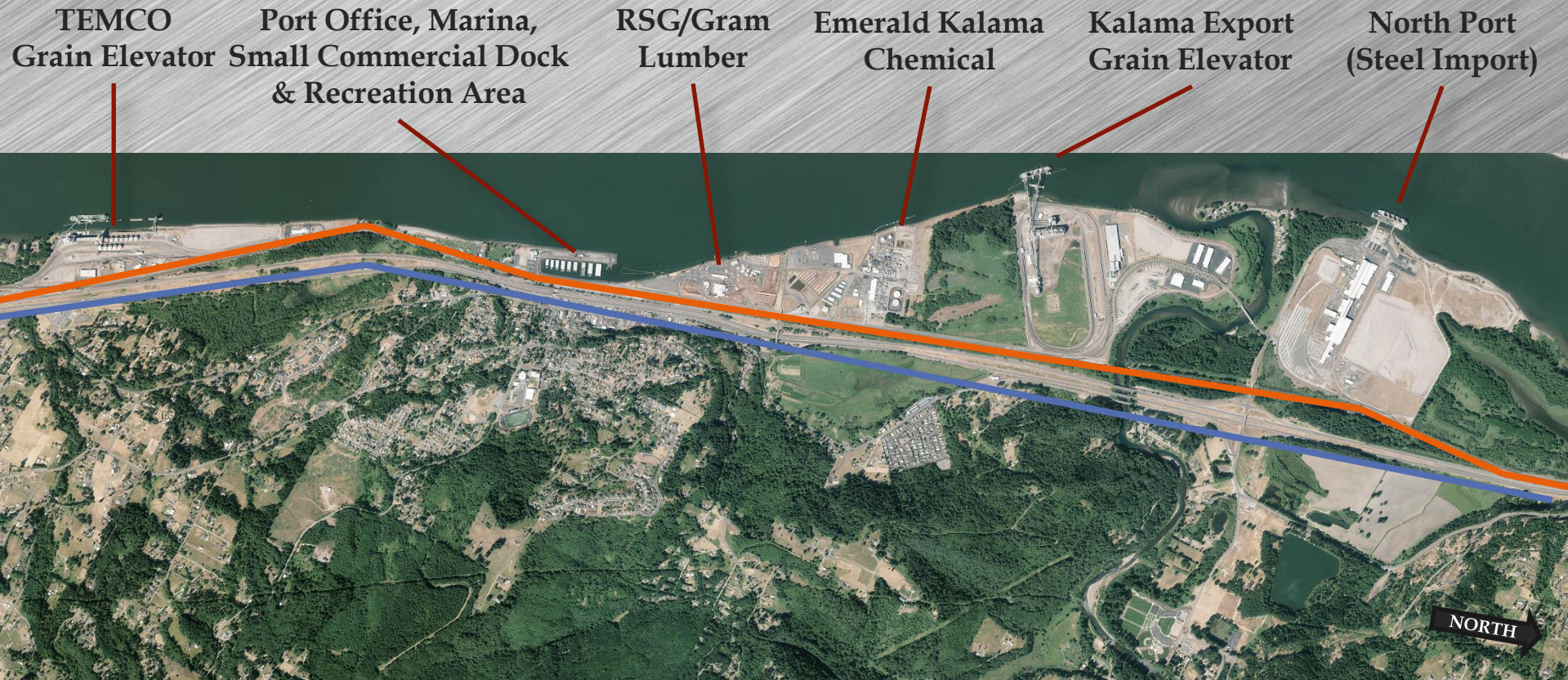
IMPACT SUMMARY
PORT OF KALAMA AND EXISTING AND KNOWN TENANTS
 State of Washington

Impact Type	Employment	Labor Income	Total	
			Value Added	Output
Direct Effect	1,220.0	\$129,560,631	\$362,400,845	\$2,383,690,418
Indirect Effect	2,156.1	\$150,356,094	\$257,931,155	\$517,811,326
Induced Effect	1,398.6	\$69,191,413	\$127,104,688	\$217,365,842
Total Effect	4,774.7	\$349,108,139	\$747,436,688	\$3,118,865,586

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Marine Facilities



6 miles



Recent Projects/Initiatives

\$72 million in capital expenditures for projects and property since 2014

- Career Day with Schools
- Spencer Creek Business Park
 - Haydu Sports Park
- Steelscape Warehouses
- Multi Tenant Building
- Port Office/Interpretive Center
- McMenamins Kalama Harbor Lodge
 - Parking Expansion
 - Amphitheater
- Marina Rehab/Parking Improvements
- Beach Nourishment
- Northwest Innovation Works
- Manufacturing Facility Permitting



Career Day with Kalama Middle/High School

- ▣ Port based industries and service providers
 - Describing local career opportunities

- ▣ Tours with Teachers
 - Bus tour to Port and visit to 4 businesses
 - Discussed careers available, education needs and problem areas for employers

- ▣ Career Day
 - Businesses set up in gym like tradeshow
 - Students visit businesses of interest
 - ▣ School develops age appropriate curriculum



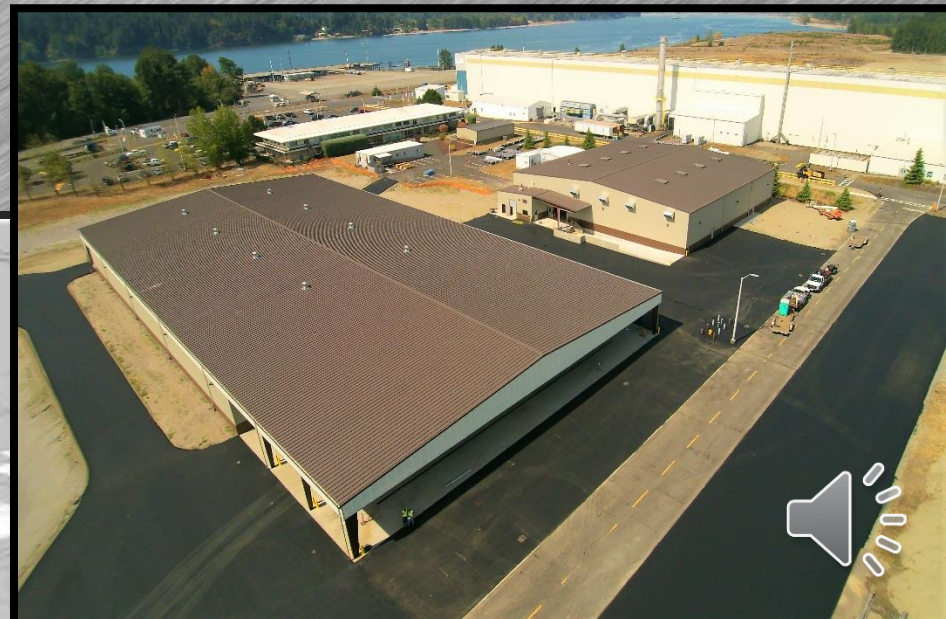
Haydu Park

- ▣ **Named for family that sold property to the Port**
- ▣ **Sports Complex**
 - Soccer, baseball, tennis, basketball
 - Expanding baseball field for school sports
- ▣ **Fairgrounds/Event Area**
 - Expo building
 - Riding arena
 - Outdoor event space
 - Farm themed playground
- ▣ **Access to Kalama River shoreline**
 - 2,400 feet of accessible shoreline



Steelscape Warehouses

- ▣ Completed two new buildings
 - 17,500 sf paint storage
 - ▣ Enables the new multi-colored paint product lines
 - 45,000 sf coil storage
 - ▣ 40% increase in onsite storage
 - ▣ Finished product storage
 - Construction began Fall of 2015
 - ▣ Awarded contract to JH Kelly
 - \$5 million
 - ▣ Completed 10/16



Office/Interpretive Center

Interpretive Center

- Kalama's history through transportation
- 4,500 sf of exhibits
 - Native American to modern commerce
 - ISTEA/Heritage Capital grants
- Building architecture based on historic structures
 - Modern efficiencies and sustainable elements



Kalama River Industrial Park Warehouses



- Two new warehouses permitted
 - Up to 120,000 sf each
 - First building completed October 2018
 - Multi tenant
 - Suites from 10,000 square feet
 - Optional offices
- Four tenant spaces
 - Leases
 - Bridger Steel - steel panel roll forming
 - Marco Industries - steel fasteners
 - Quadco (Komatsu) equipment services
 - Cowlitz Container - food packaging



Recreation/Tourism – McMenamins Hotel/Restaurant/Pub



- ▣ 40 Unit Hotel
- ▣ Restaurant and Brew Pub
 - Rooftop Pub
 - Architecture of the Pioneer Inn, Lahaina, Maui
 - Kalama – named for John Kalama, Kula, Maui
 - Native American – thla’kalamah
- ▣ Second location
 - Ahles Cabin pub within walking distance
- ▣ Port constructing exterior
 - \$8m Port/\$3m McMenamins
- ▣ Ground Improvements
 - Cowlitz County grant
- ▣ Opened April 20, 2018



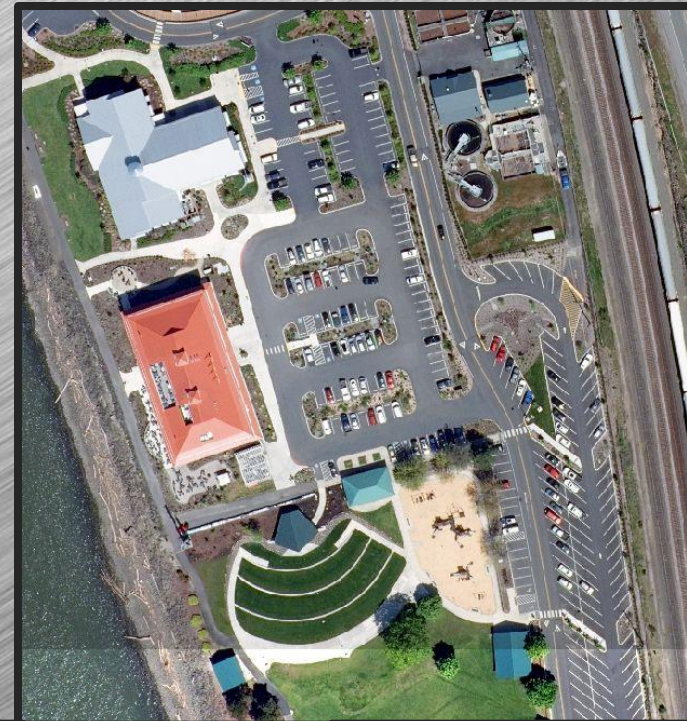
Tourism/Recreation Projects

▣ Parking Lot Expansion

- 115 new spaces
 - 30 spaces can be pull through for boat trailers
- Completed in December 2017

▣ Amphitheater

- Grass covered ellipse with short concrete seating steps
- Log pavilion for stage
 - Power for music/events
- Lighted walkways
- Completed February 2019
- McMenamins concerts/movies
- Festivals, weddings, events



Beach Nourishment

- ▣ Dredge material placement from TEMCO grain terminal maintenance
- ▣ 3,300 lineal feet of new beach



Marine Projects

- ▣ **Marina Rehabilitation \$4.6m**
 - Boat Launch - new floats
 - Fuel Dock - new floats, fuel dispensers
 - Marina -
 - ▣ Replaced Guest Moorage Floats/Piling
 - ▣ Replaced Main Walkway Floats/Piling
 - ▣ Replaced Electrical System
 - ▣ Replaced Potable Water System
 - ▣ New Fire-flow System
 - ▣ Completed February 2019

- ▣ **Upgraded Parking Area -**
 - ▣ Completed 2017

- ▣ **Columbia River Navigation Channel**
 - One of 6 sponsor ports for channel deepening
 - ▣ Completed 2019

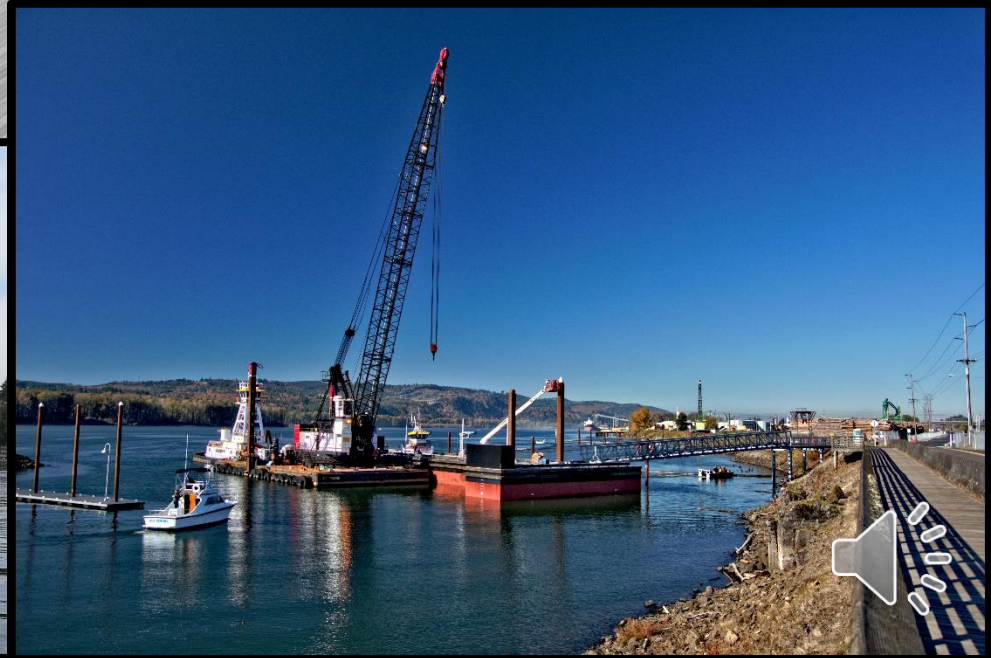
 - 20 year dredge management plan
 - ▣ Engineering and permitting underway

 - Stern buoys in anchorages
 - ▣ Corps partnership



Marine Projects

- ▣ Commercial Dock
 - Repurposed “T” pontoon
 - ▣ From Washington Route 520 bridge project
 - Services to navigation activities
 - ▣ Anchorage Launch Services - User
 - ▣ 360’ of docking space
 - ▣ Light Drivable gangway
 - Construction in Spring 2019



Spencer Creek Business Park



- ▣ 70 acre first phase
- ▣ Developed over last 15 years
 - From property acquisition, through entitlements, now construction
 - Surcharging ongoing for last three years
 - Streets, curb, gutter, sidewalk, lighting, landscaping on 1 mile of street frontage wrapping up
 - “Mill Town” feel to architecture and landscaping
- ▣ In discussions with a developer for 7 acres of highway commercial



Economic Impact - SCBP

- ▣ Johnson Economics – Economic and Fiscal Impact Analysis
 - Draft Report, 2016 – *Forecast economic impacts*

IMPACT SUMMARY
SPENCER CREEK BUSINESS PARK - AT FULL BUILD-OUT
 State of Washington

CONSTRUCTION		Total		
Impact Type	Employment	Labor Income	Value Added	Output
Direct Effect	727.0	\$42,971,720	\$55,715,504	\$111,904,071
Indirect Effect	186.0	\$12,242,356	\$20,334,139	\$41,265,083
Induced Effect	275.3	\$13,616,358	\$25,011,039	\$42,770,573
Total Effect	1,188.3	\$68,830,434	\$101,060,681	\$195,939,726

EMPLOYMENT		Total		
Impact Type	Employment	Labor Income	Value Added	Output
Direct Effect	907.0	\$87,664,974	\$112,067,828	\$179,547,985
Indirect Effect	387.2	\$24,792,004	\$40,467,454	\$70,496,997
Induced Effect	561.7	\$27,792,315	\$51,057,189	\$87,315,405
Total Effect	1,855.9	\$140,249,294	\$203,592,470	\$337,360,387



Economic Impact – Northwest Innovation Works

- ▣ Johnson Economics – Economic and Fiscal Impact Analysis
 - 2016 – *Forecast of annual economic impacts*

IMPACT SUMMARY KMMEF - ONGOING OPERATIONS Local Impacts

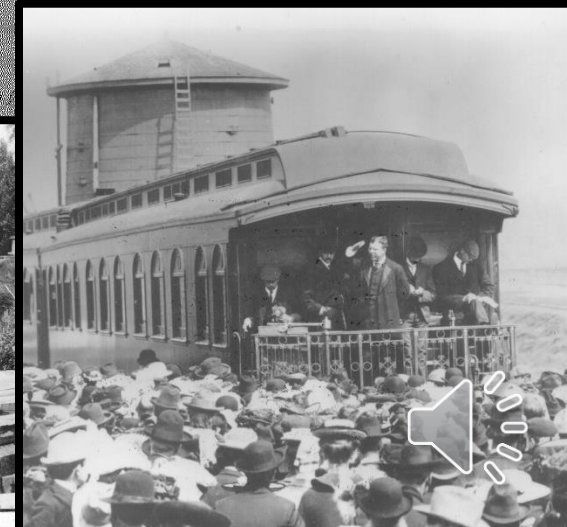
Impact Type	Employment	Labor Income	Output
Direct Effect	192.0	19,988,102	1,224,318,858
Indirect Effect	258.0	15,324,212	40,547,293
Induced Effect	218.0	10,184,414	28,839,976
Total Effect	668.0	\$45,496,728	\$1,293,706,127

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Centennial 1920 - 2020

- Also 150th anniversary of Northern Pacific Railway establishing Kalama as a community
 - 1870 NP established Kalama terminus for construction
- Family event planned for Summer 2020
- Video and historic themed publications planned



Locomotive for Interpretive Center



Northern Pacific (NP 1762)

Spokane Portland & Seattle (SP&S) 539



Alco W-3 2-8-2
Built 1917

Located in Williams
AZ

Scheduled for
delivery mid January

Minor cosmetic work
needed

Exhibit/interpretati
on work to follow



Lelooska Totem Poles

- ▣ Carved by Don Lelooska under commission by Weinberg family
 - For delivery to Seattle Worlds Fair
 - Not completed in time, remained in Kalama
 - Weinberg Estate owned the poles
- ▣ Placed at Marine Park in mid 1970s
- ▣ Largest pole is 140'
 - Lowered in 2018
 - Decay created structural issues with large pole
- ▣ Restoration work to commence on 3 standing poles
 - Cosmetic restoration to occur to largest pole
 - Work to be completed under guidance of Lelooska Foundation

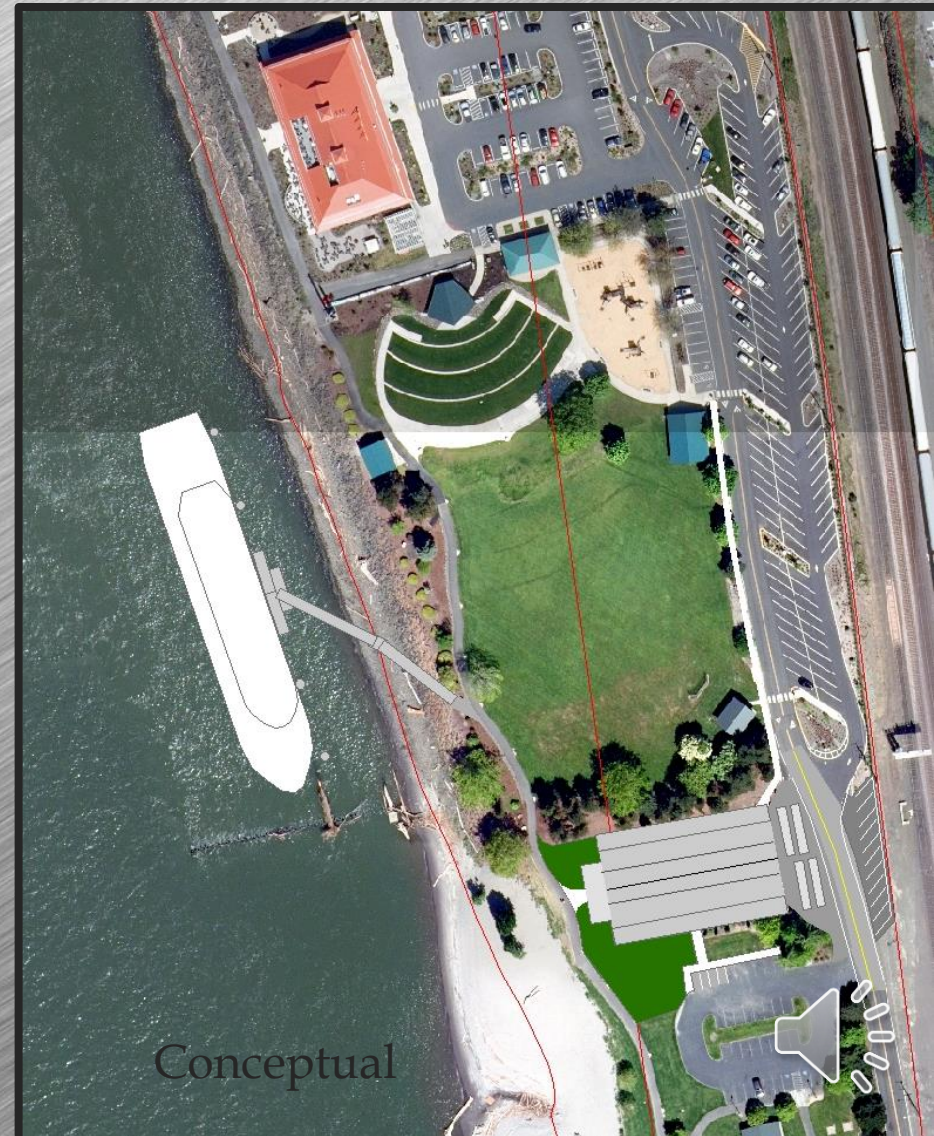


River Cruise Dock

- Preliminary negotiations with client
 - Growing Columbia River business

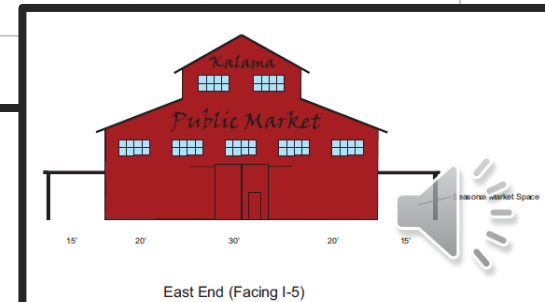
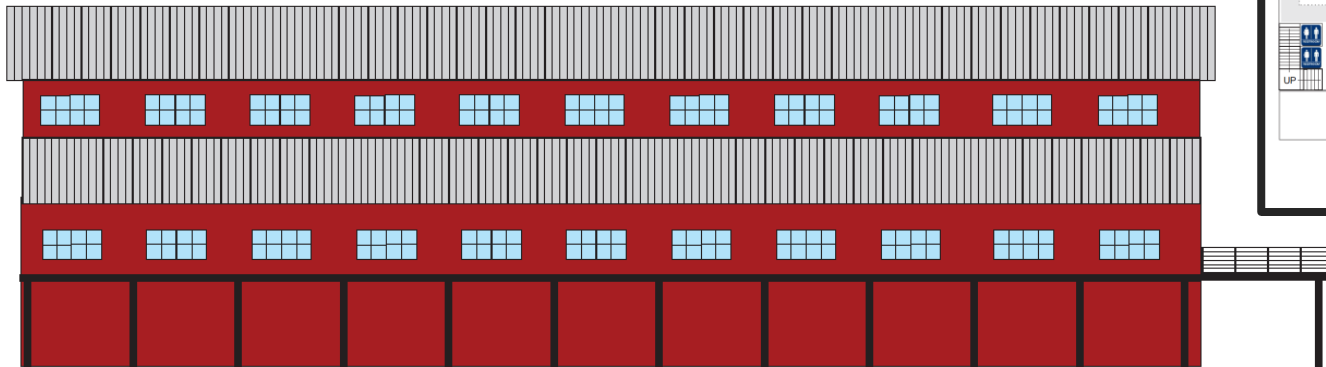
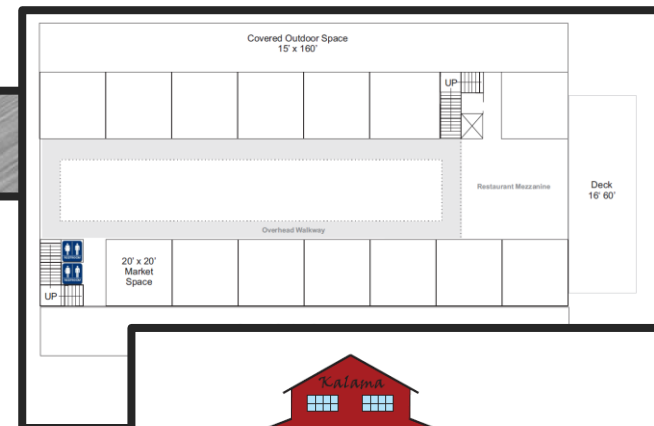
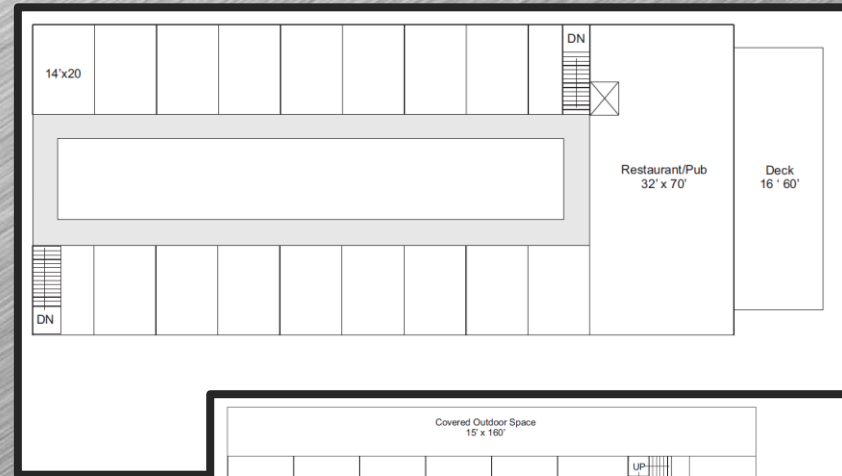
- Study by McDowell Group to identify opportunities/benefits
 - Economic impacts
 - In conjunction with a marketplace
 - Ancillary business opportunities

- Design, permitting, construction anticipated over next two years



Marketplace and Hotel Expansion

- ▣ Also part of McDowell Group Study
- ▣ First floor – small market concept
 - 14 storefronts
 - Large awnings for seasonal outdoor market
 - Business incubator
- ▣ Second floor – hotel rooms, restaurant
 - 16 hotel rooms for McMenamins overflow
 - Small restaurant/pub



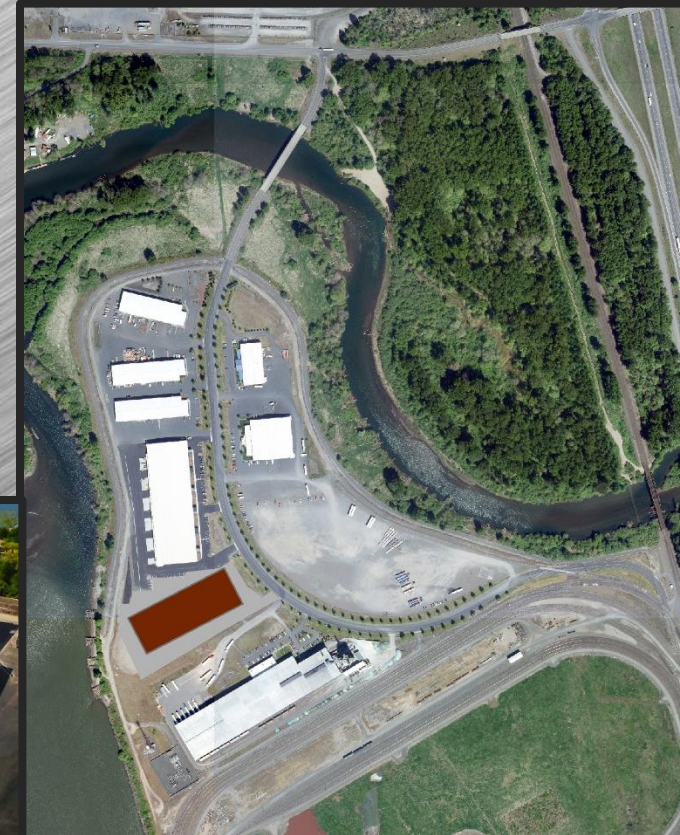
Pedestrian Bridge Replacement

- ▣ Aging structure built in 1970s
 - Spans BNSF mainline
 - Not ADA compliant
- ▣ Preliminary design by WSP (Berger/ABAM)
- ▣ Parking improvements on City frontage
 - Would serve waterfront and downtown events
- ▣ Seeking grant opportunities
 - Permitting and design



Industrial Park Building

- ▣ 2nd building design in early 2020
- ▣ 100,000 square feet
 - Modular bay design
 - Portable internal small office
- ▣ Construction slated for late 2020 pending market demand



TEMCO Grain Property/Rail

- ▣ Property purchase of former chemical facility
 - Groundwater contamination issues
 - Seeking indemnity from original owner
 - Approximately 9 acres

- ▣ Facilitates expansion of rail yard for TEMCO grain elevator

- ▣ FMSIB grant to support purchase/project development
 - TEMCO investment



Thank you!

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