

Port of Woodland

WPA Annual Conference- State of the Port



# Port of Woodland

## MISSION STATEMENT

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

## How do we do this?

- Job Creation
- Management
- Fiscal Responsibility
- Environment
- Recreation
- Community



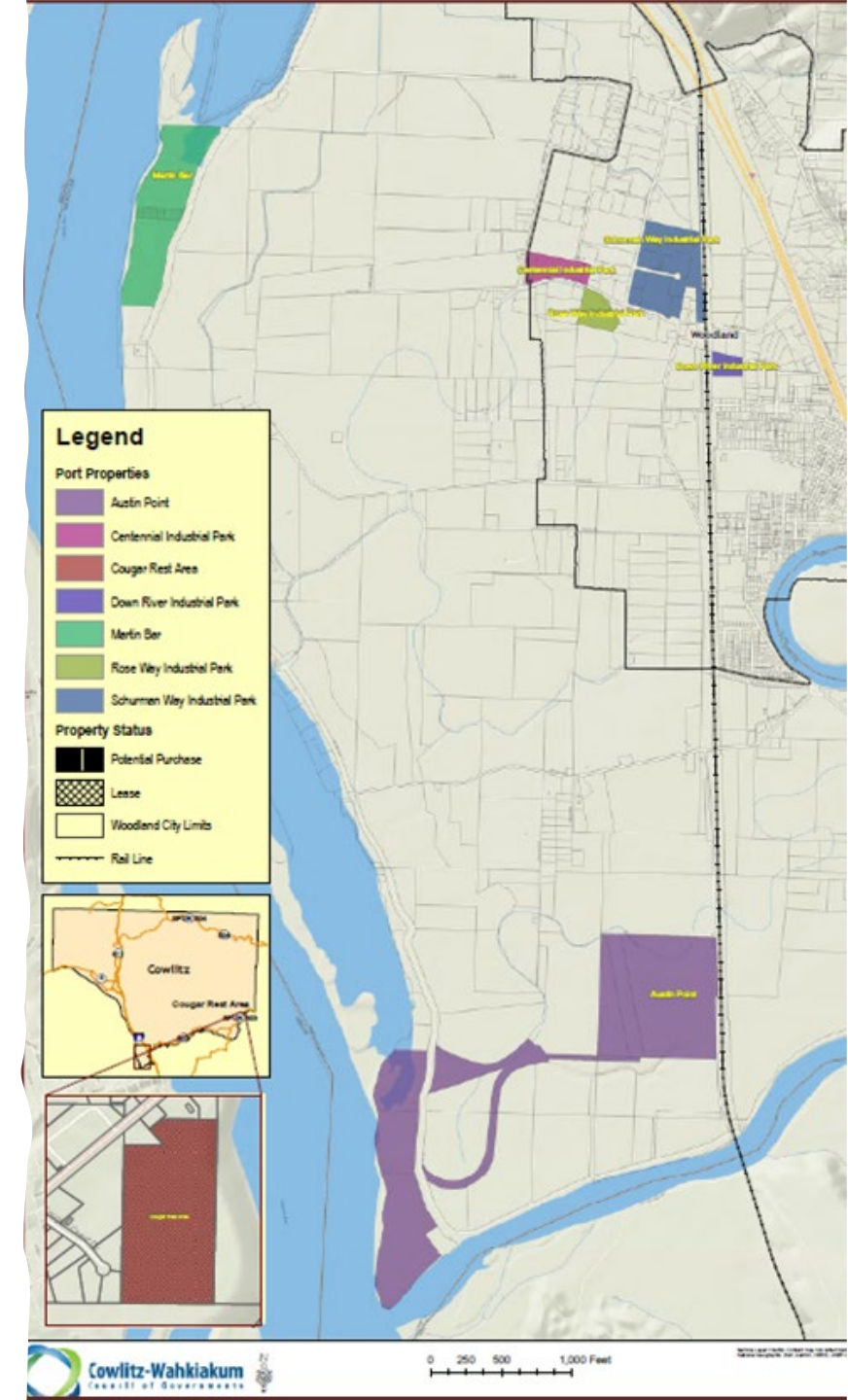
# Where we started

since we last spoke...

- Three industrial parks- Pekin, Down River, Shuman
- Two properties along the Columbia
- 1 Restroom facility

## THEN...

- Commissioner Jerry Peterson stepped down after 34 years and 10 months...
- We purchased 154 acres of property from the WADN after Columbia River keeps filed in court...
- We changed our entire business plan
- COVID...
- Commissioner Dale Bon retired



# Recipe to build your first marine terminal

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## INGREDIENTS

- 1 Cup of parcels of land along the Columbia River accessible to deep water navigation channel
- 0 TSP. of available studies or plans
- 1/16<sup>th</sup> tsp of limited financial means
- 1/2 gallon of a divided community within a divided state and national climate regarding industrial development
- A truckload of mistrust with numerous entities and agencies
- Just a dash of a history of 'gold' boys'
- A dollop of a taste of limited success of recent-past projects



# How do you get from this?

# To this?



Ⓜ This?



To that?



# Building support

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1. Identify your projects- dream big!
2. Develop a scale to those projects and a VERY liberal timeline
3. Identify how you pay for those projects step by step
4. Do ONE small community project and get your community involved while announcing your next project in the planning phase
5. Read other Port's comp schemes and look at their projects- take a site tour- ask the questions
6. Look at opportunities to get in front of funds as early
7. Talk to your community early in the planning process, do it often, make the concept of a project engrained in their mind that it becomes easy to imagine, they demand you deliver, they support the effort and become your champions







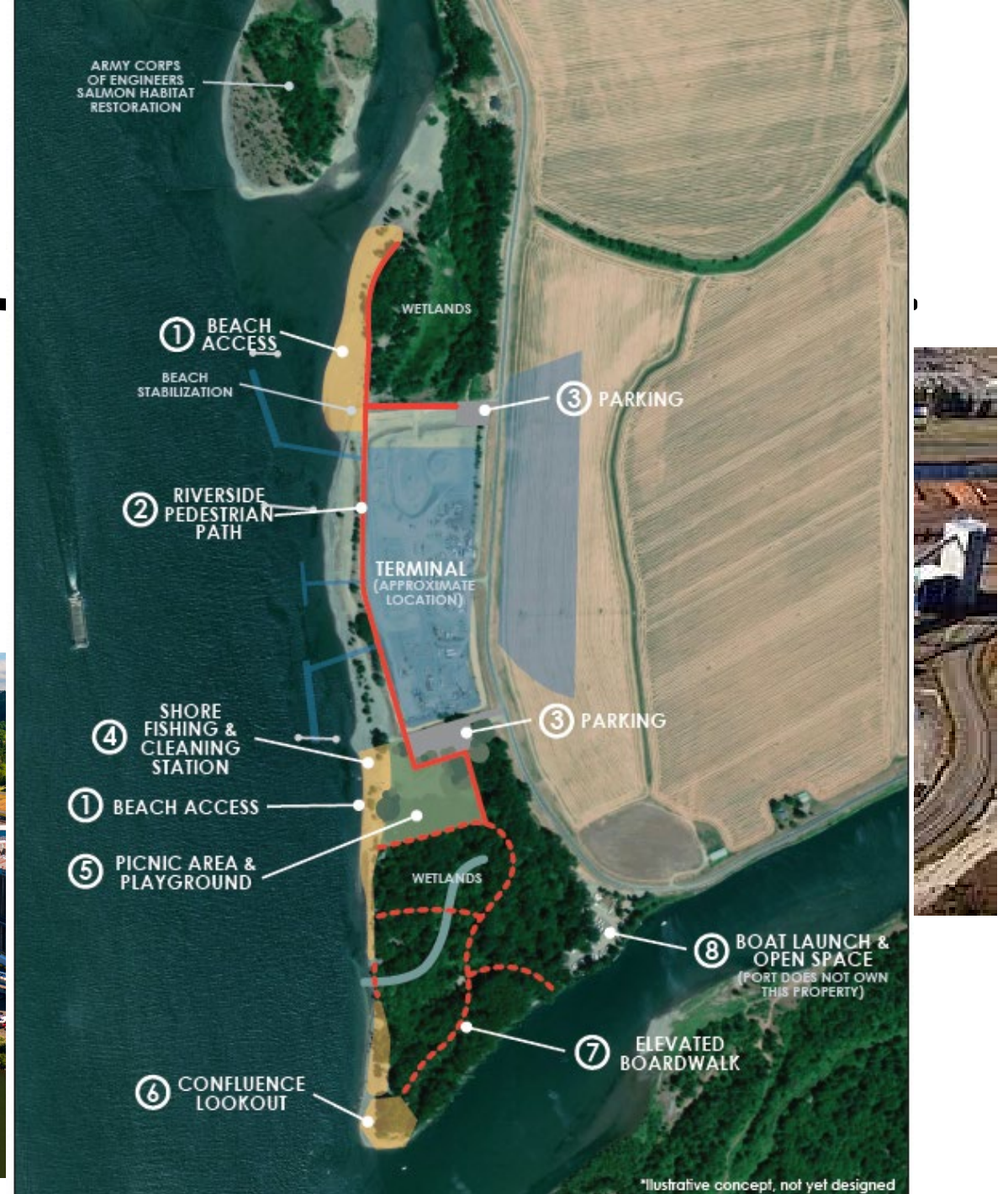


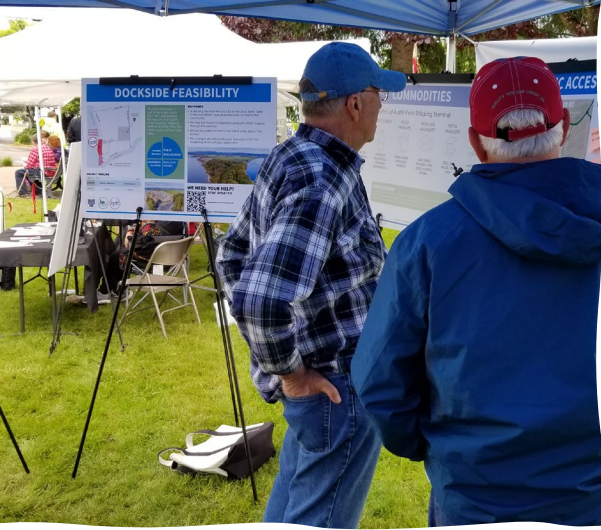
# Rose Way park

- Purchased property in 2000
- Removed old building in 2015/2016
- Design & engineering 2016-2020
- Permits 2020-2021
- Construct horizontal 2021-2022
- Construct 2023-2024 (building 1 & 2)



# Address Concerns





# Get in front of your constituents

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- Provide the good, the bad and the ugly
- Provide an opportunity for constructive feedback and how you will address it publicly
- Provide engagement- best options, colored stickers, do you want us to raise your taxes?
- Repeat through process and inform them when you will
- If you can, provide a video Easy one-time footage can be viewed over period of project.

# Where we are headed

- Four industrial parks- Down River, Schuman, Rose Way and Centennial
- Merin Bar North and South Mine Terminals (10%)
- Austin Point Rail and Mine Terminal (10%)
- 1 Recreational facility
- Future public access, mitigation and habitat area along Columbia River
- 15 miles of backbone dark fiber optics lines
- 700+ businesses and residents fiber optic connectivity
- 426 acres of industrial lands served by infrastructure

