



**PORT OF**

**Columbia  
County**

**COBALT**

August 28, 2019

# About the Port

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- Formed in 1940 under Oregon State Law (ORS 777) to engage in public economic development activities
- Boundaries include cities of Scappoose, St. Helens, Columbia City, Rainier and Clatskanie (51 miles along Columbia River and approximately 6 miles inland)

## **MISSION**

- Foster local opportunities to create and sustain jobs;
- Diversify regional economy;
- Provide improved financial return;
- Use maritime, aviation, industrial, recreational sites, and Port resources to support local and international commerce; and
- Maintain environmental assets in the Port District.

# About the Port

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- The Port owns and manages approximately 2,400 acres, including 6 industrial parks, a general aviation airpark, and a public access marina.

- The Port of Columbia County is a Special District in the State of Oregon with 5 elected Commissioners and 16 full-time employees.



# Port Facilities



**PORT OF**  
**Columbia**  
**County**

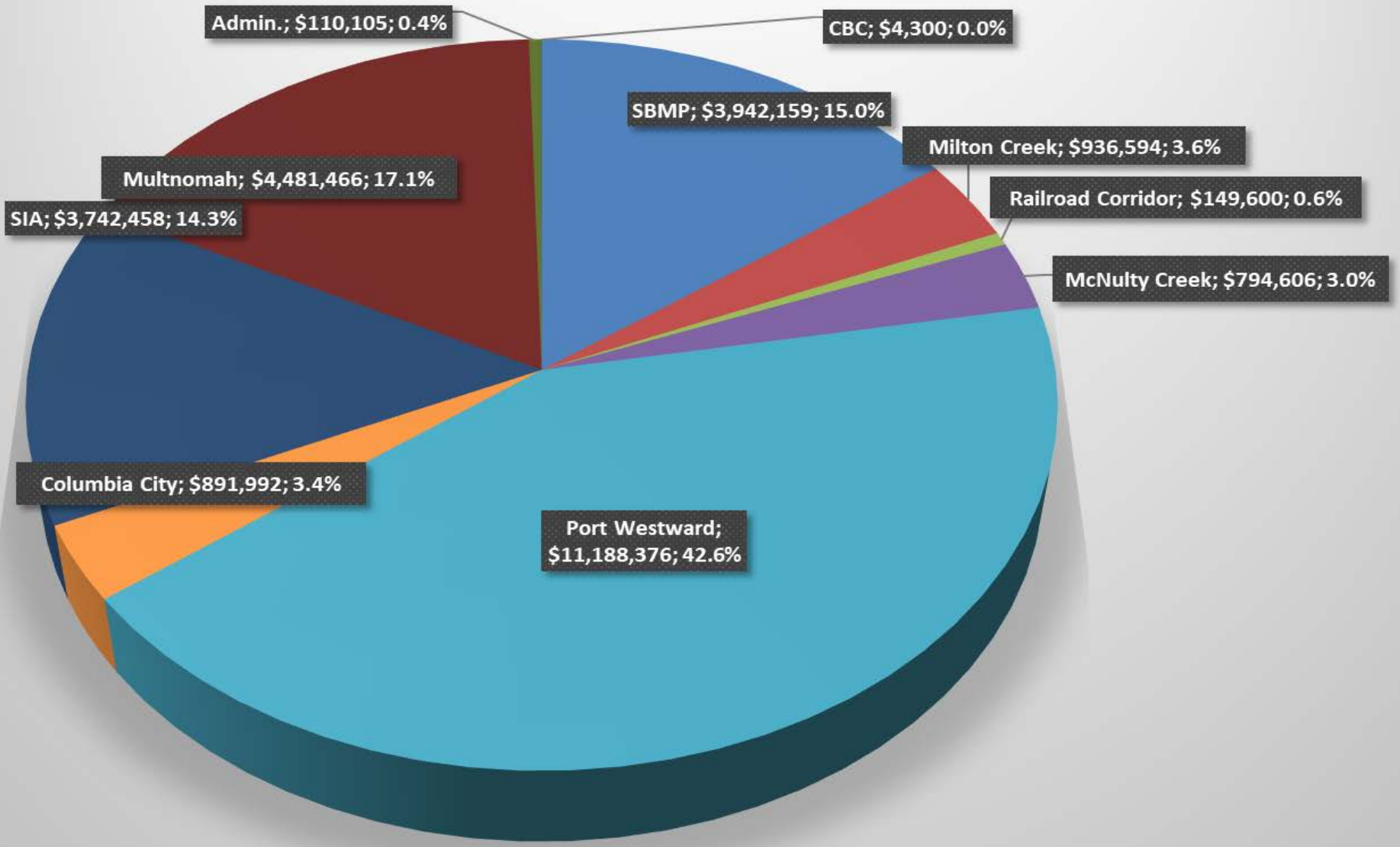
# Port By The Numbers

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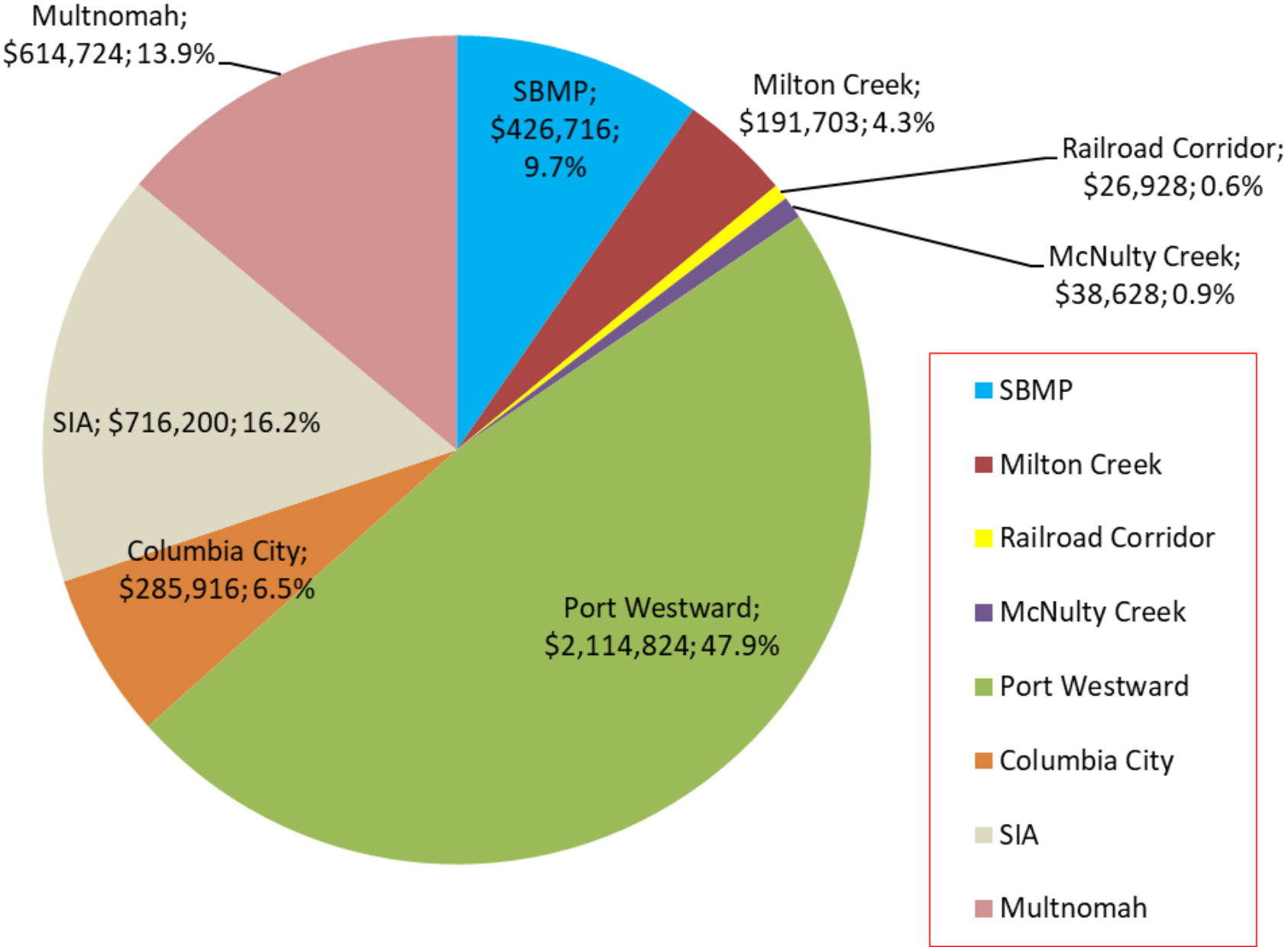
Operating Revenues (FY19)	\$4.5 million
Capital Projects Additions (FY19)	\$5.6 million
Capital Projects Additions (FY11-FY19)	\$32 million
Tax Revenue (FY11-FY19)	\$2.88 million
Commercial Tenants	42
Marina and Airport Tenants	228
Port Staff	16

*As of June 30, 2019 (unaudited)*

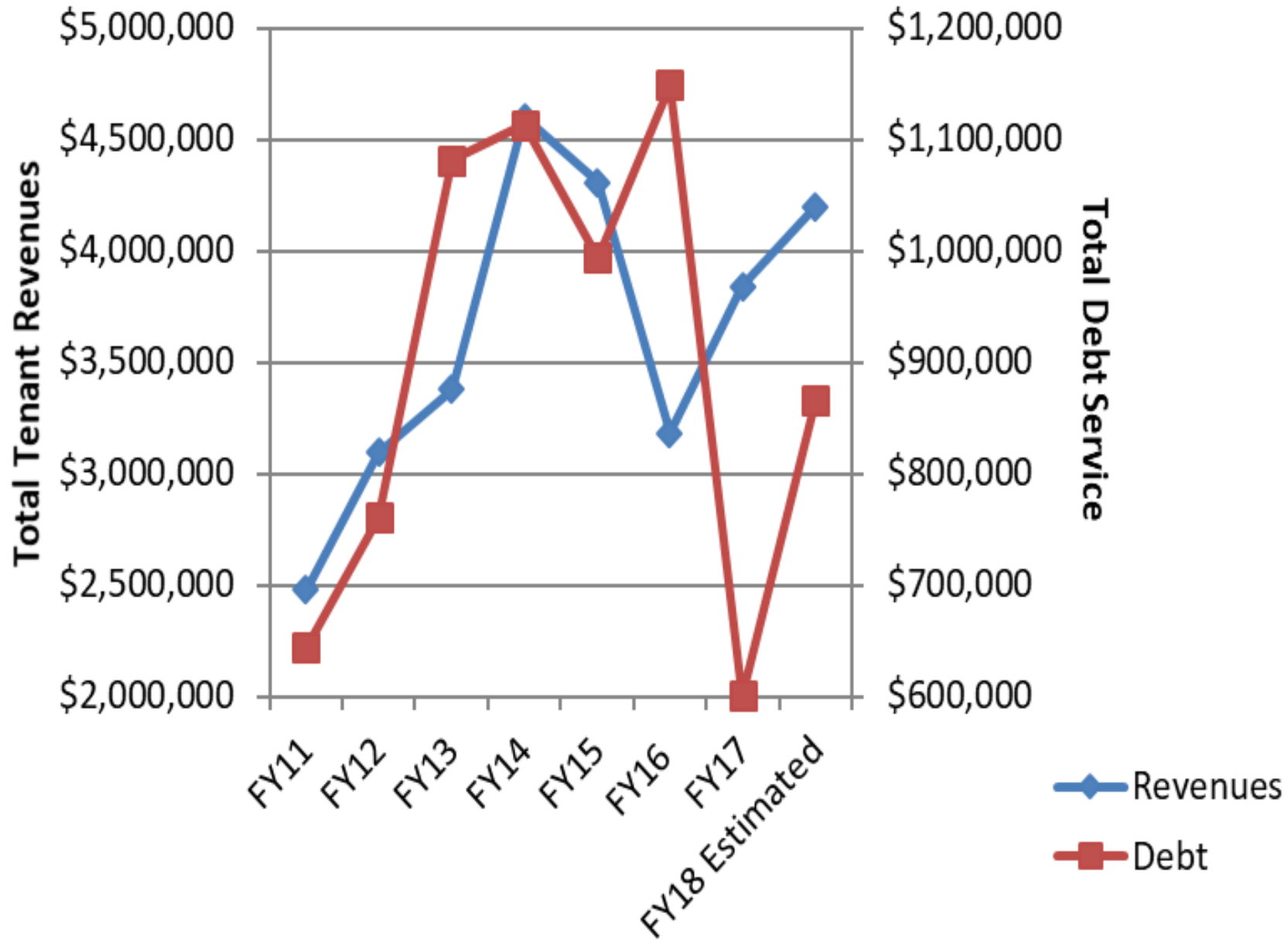
# Capital Assets Additions by Site (FY11-18)



# Tenant Revenue by Site (FY18)

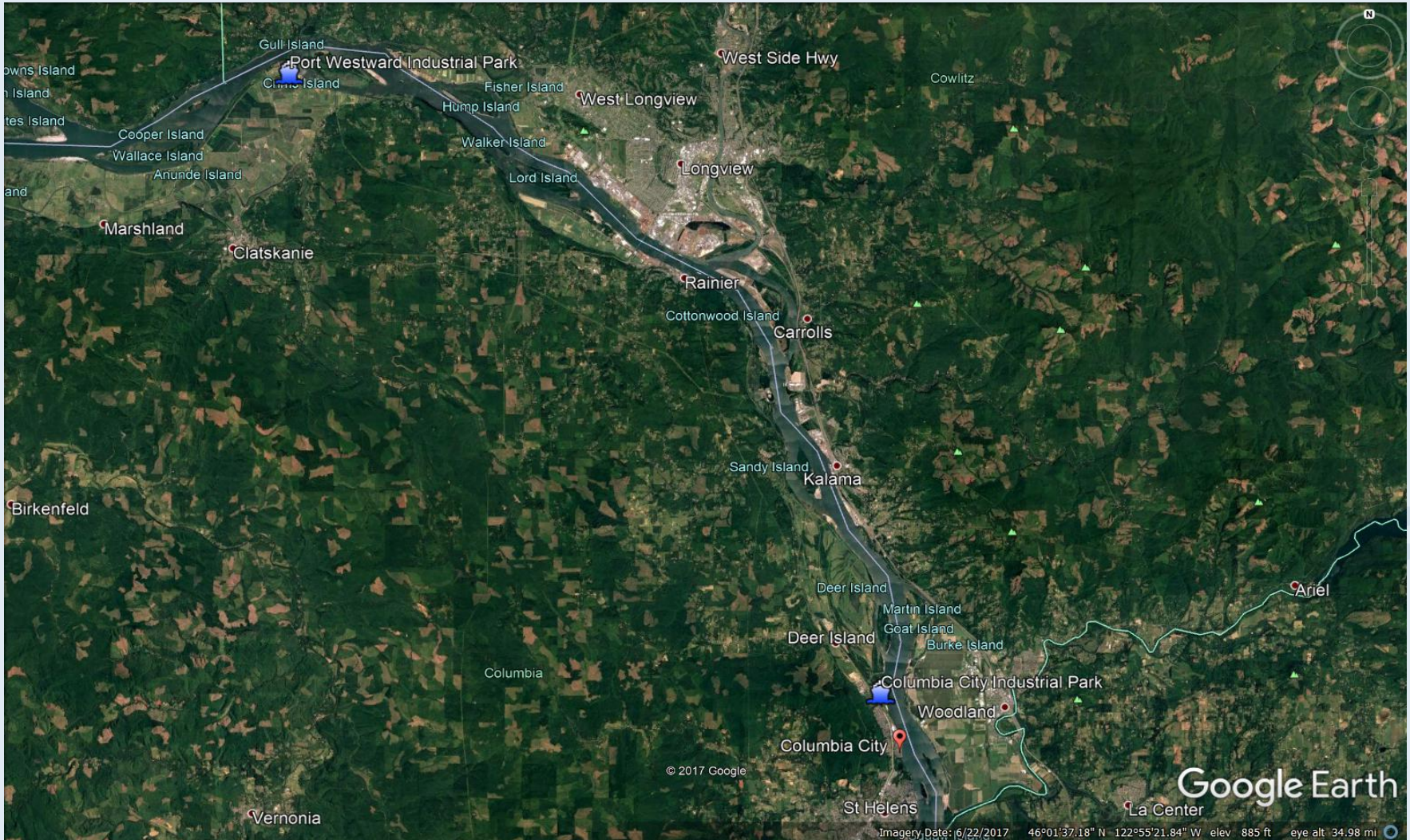


# Comparison of Revenue and Debt





# Maritime Opportunities



# Columbia City Industrial Park



# Columbia City Industrial Park

- Home of the Port Office
- Deep water opportunities

## **Current Tenants:**

- Forest Energy (pellets)
- Clearwater Paper Corporation (sawdust/bark chips)

# Port Westward

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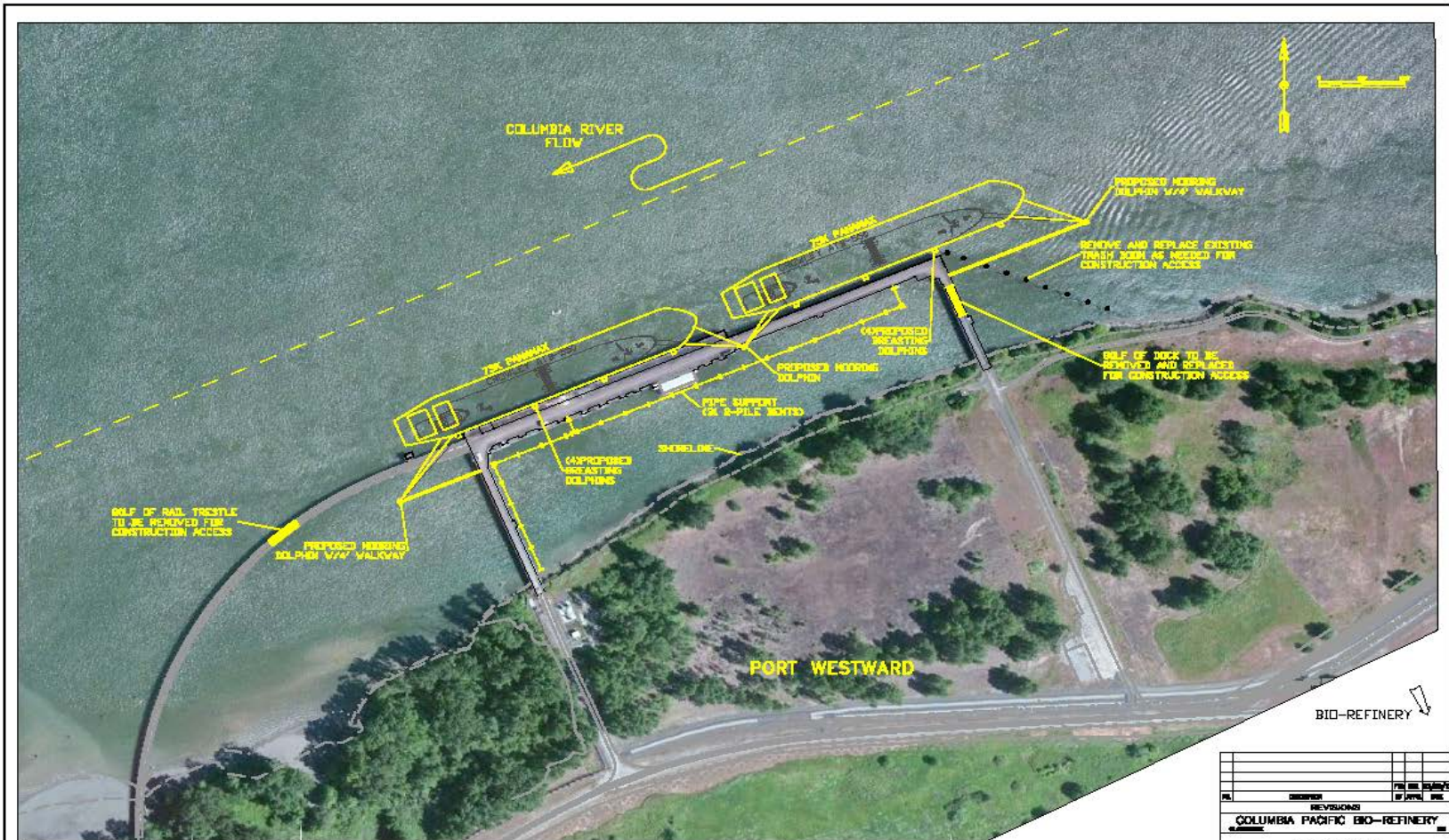
- Located at River Mile 53
- Former ammunition depot for the Army during World War II
- Energy-focused site
- 1,700 acres industrial park with over 800 vacant acres currently undergoing a rezoning process
- Rail access including capacity for unit trains
- Existing 1500' self-scouring dock with capacity for 43' deep vessels

# Port Westward "Beaver Dock"

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# Dock Modernization Project

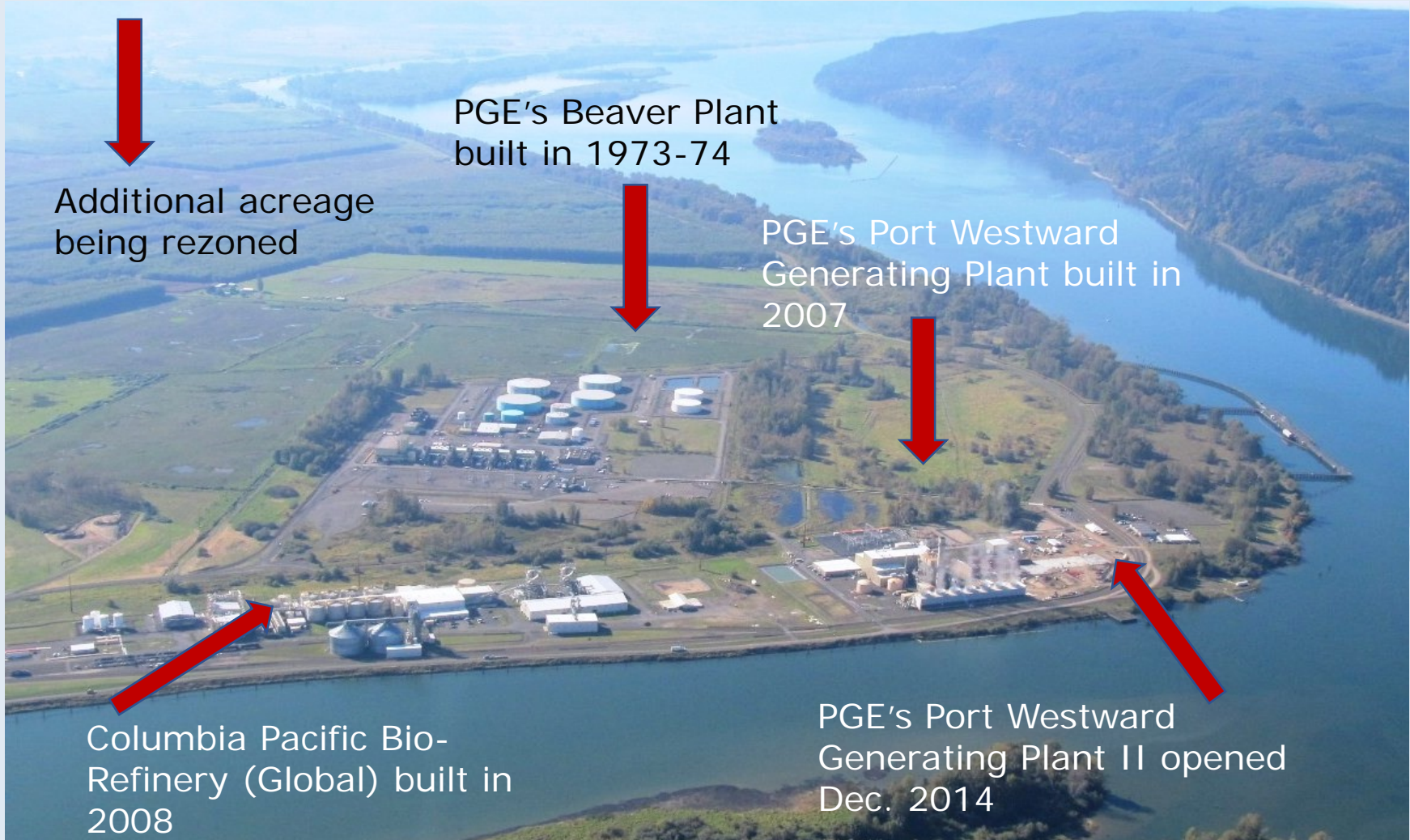


NO.	REVISION	DATE	BY
COLUMBIA PACIFIC BIO-REFINERY			
MARINE FACILITY 80K PANAMAX OPTION			

<b>NORWEST ENGINEERING</b> <small>4110 NE 200th Ave. 2002          BELLEVUE, WASH. 98007</small>	M.E. # <small>0258-SK04</small>	L. FTR <small>03/28/13</small>	SHEET NO. <small>107</small>
		DATE <small>03/28/13</small>	PROJECT <small>0258-SK04</small>

# Existing Industrial Tenants

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# Portland General Electric

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- Three existing power plants
- Close to 1200 MW located at the site
- Gas fired plant with the Beaver Dock also allowing for diesel fuel
- Because of low gas prices PGE has not brought in diesel vessels for some time (however, they reserve the right to do so)



# CPBR / Global Partners

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- Currently permitted for both ethanol manufacturing & crude oil/ethanol terminal operations under separate permits
- Current physical infrastructure limits operations
- Insufficient tanks and pipelines present an “either/or” scenario

## **Current Infrastructure:**

- Two ea. 100,000-barrel tanks
- One 8” pipeline from offloading to tanks
- One 14” pipeline from tanks to dock loading
- Twelve unloading stations

# Global Site



# Global Operations

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## 2017

- 29 unit trains received
- 19 marine vessels of ethanol shipped

## 2018

- 30 unit trains received
- 19 marine vessels of ethanol shipped

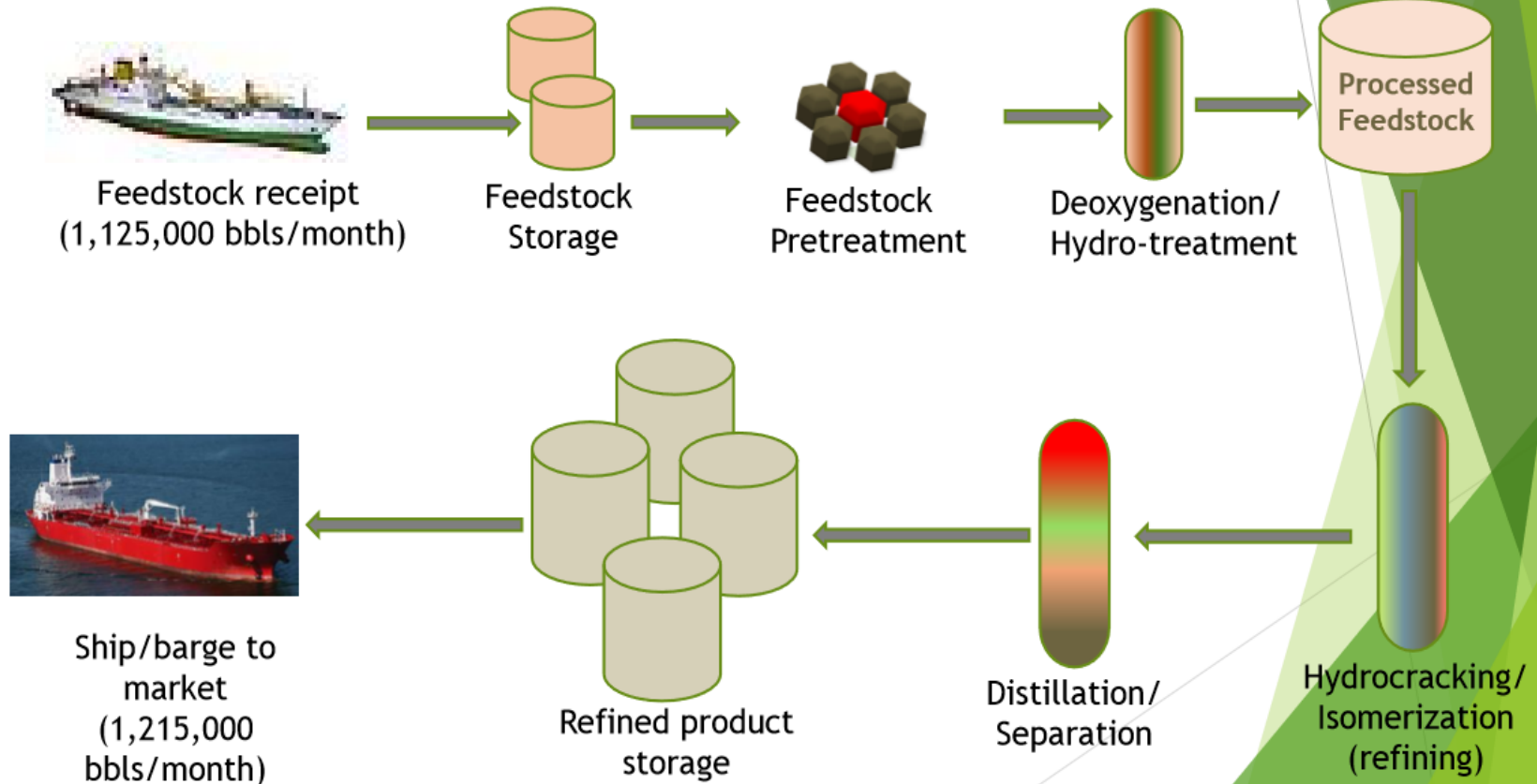
# NEXT Renewable Fuels

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- Developing a 50,000 barrel (2.1 million gallons) per day renewable fuels facility to produce advanced green diesel (renewable diesel) and renewable propane
- Located at Port Westward on 130 acres of Port property and private land
- Scheduled commercial operations early 2022

# NEXT Renewable Fuels

## “Water-Dependent” Process Flow



# NEXT Renewable Fuels

Community benefits:

# NEXT Renewable Fuels

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## MARINE and WATER SAFETY

- NEXT feedstocks and renewable fuels will be transported on double-hulled chemical and petroleum product carriers, identical to many that currently safely transit the Columbia River.
- Any LPG products (if sold and not used in production as fuel) will be shipped on specially designed pressurized Gas Carriers.
- NEXT will consult with the U.S. Coast guard, as well as the Columbia River Bar Pilots and the Columbia River Pilots, on this Project to better understand the Project's implications to marine traffic and safety. The U.S. Coast guard will conduct a Waterway Suitability Assessment (WSA) for the Project that will assess safety and security considerations for the Port, the facility and the proposed ship routes in U.S. waters.
- All movement of feedstocks and renewable fuels over water will be done with multiple safety systems, procedures and specially trained personnel in place. The facility will be a member of the Columbia River Spill Prevention, Preparedness and Response Program with annual contributions to protect the Port Westward site and other sites on the river.
- Spill response equipment, including booms, absorbents and support vessels will be maintained on-site at all time.

# Thank you!

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**PortofColumbiaCounty.org**