



Port
OF
KALAMA



July 2019

Leadership

▣ Three Commissioner Board – locally elected

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



- ## ▣ *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.

Port Purposes

- ▣ Public ports were created by the state to limit railroad control of the waterfront and commerce.

- ▣ Originally created for marine facilities, but now have broad economic development powers:
 - Airports
 - Industrial parks/buildings
 - Marinas
 - Tourism promotion/tourism facilities
 - Foreign trade zones
 - Utilities/services
 - Police/fire authority
 - Park & Rec Facilities
 - Telecommunication facilities - dark fiber
 - Salmon recovery/watershed management

- ▣ Ports are not mandated to implement any of the authorized powers
 - Allows each port to serve the specific needs of their constituents

Quick Facts

- ▣ Own about 1,200 acres of property
- ▣ 7 miles of shoreline 4 deep-draft marine terminals
 - Navigable waters to 43' draft ships
 - 2 grain, 1 steel, 1 bulk chemicals
- ▣ 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
 - CHS, Conagra, Owens Illinois, Nippon Steel, Bluescope
- ▣ About 1,200 jobs in the Port area



Economic Impact

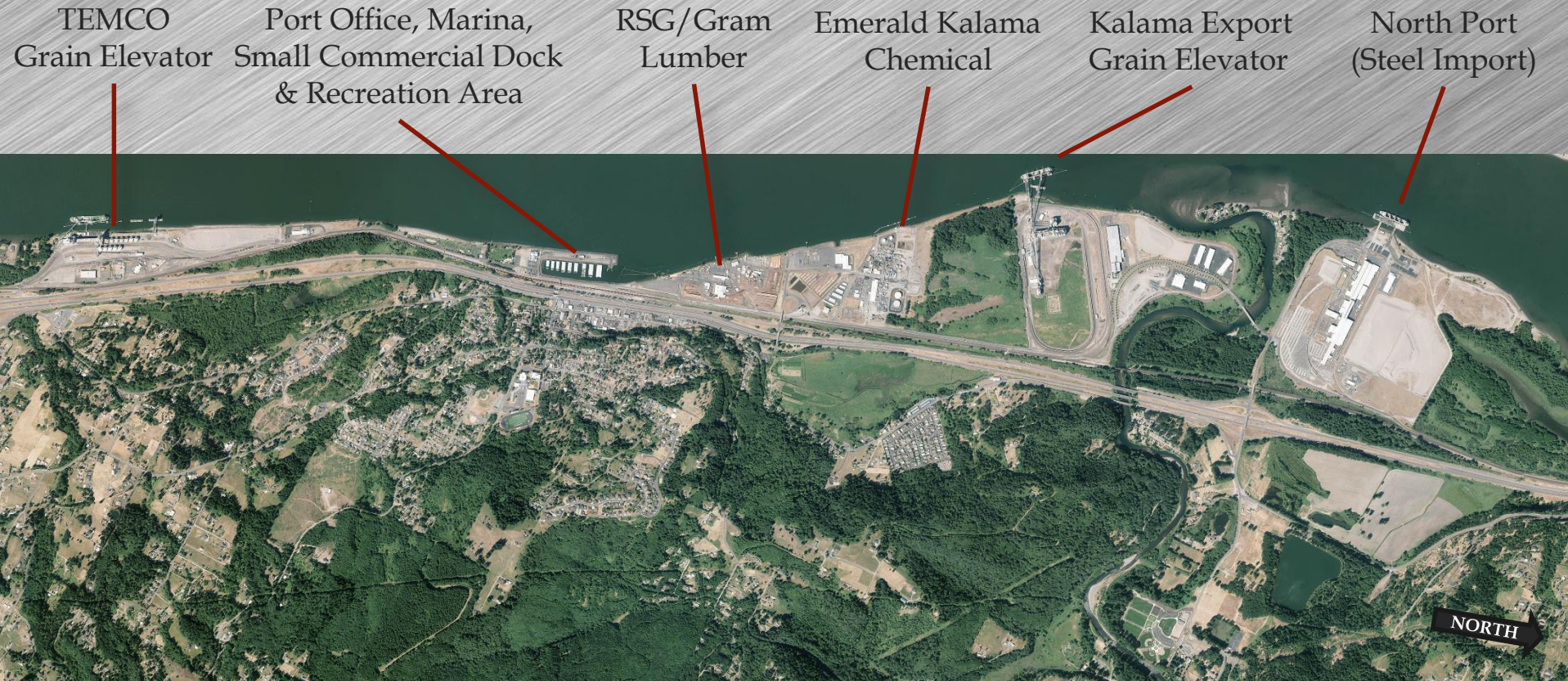
- ▣ Johnson Economics – Economic and Fiscal Impact Analysis
 - Estimated Statewide Direct and Induced Impacts -- 2016

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	\$217,363,842
Total Effect	4,774.7	\$349,108,139	\$747,436,688	\$3,118,865,586

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Marine Facilities



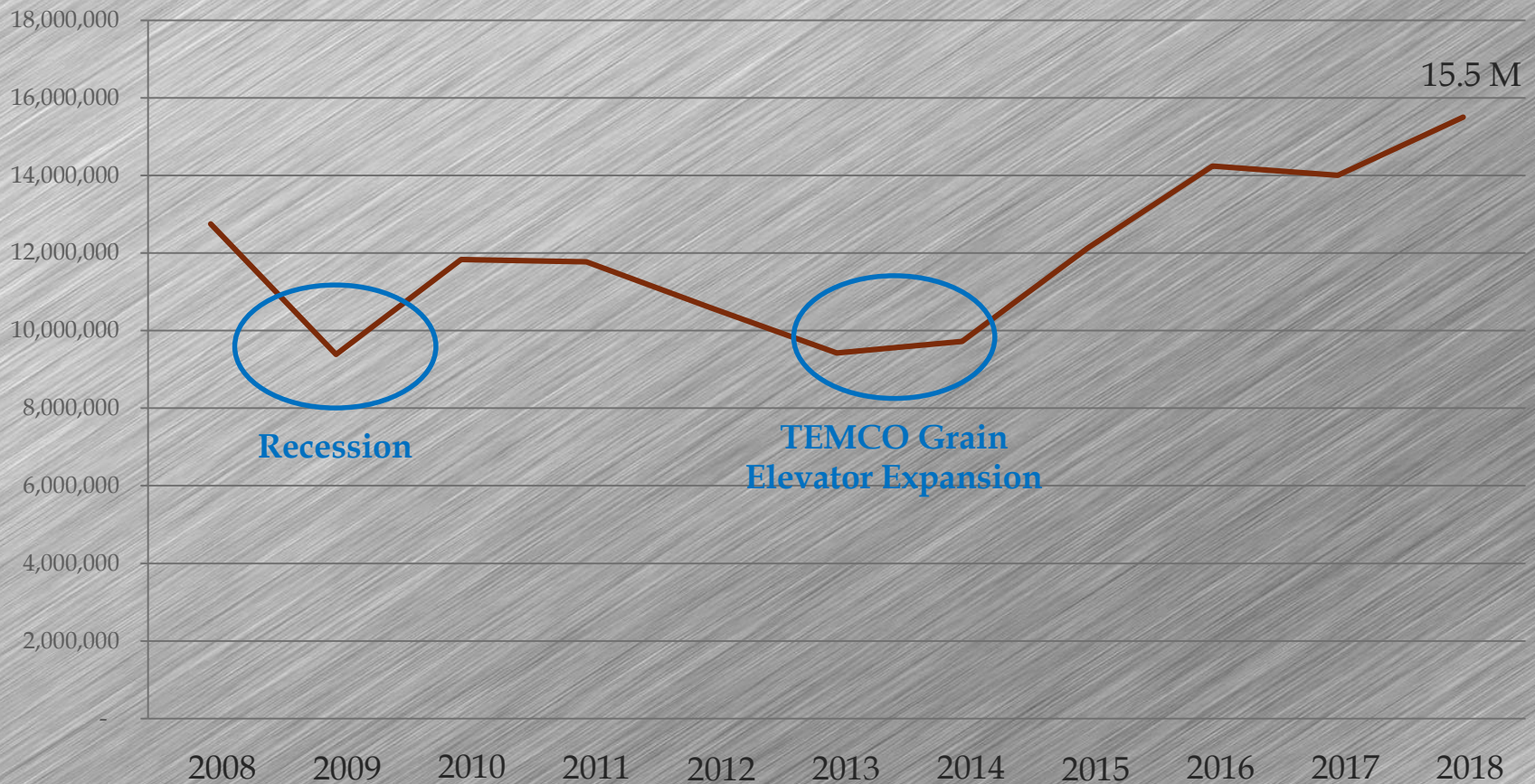
Marine Cargo

- ▣ Bulk Chemicals
- ▣ Steel –
 - 300,000 tons of steel processed and distributed throughout western United States
 - ▣ Steelscape imports coils from Australia and Japan
 - Cold rolled, galvanized and painted
- ▣ Timber/Lumber
 - Logs inbound by barge
 - Lumber outbound by barge
- ▣ Grains
 - Corn, soy and wheat
- ▣ *15.5 million (short) tons in 2018*



Marine Cargo

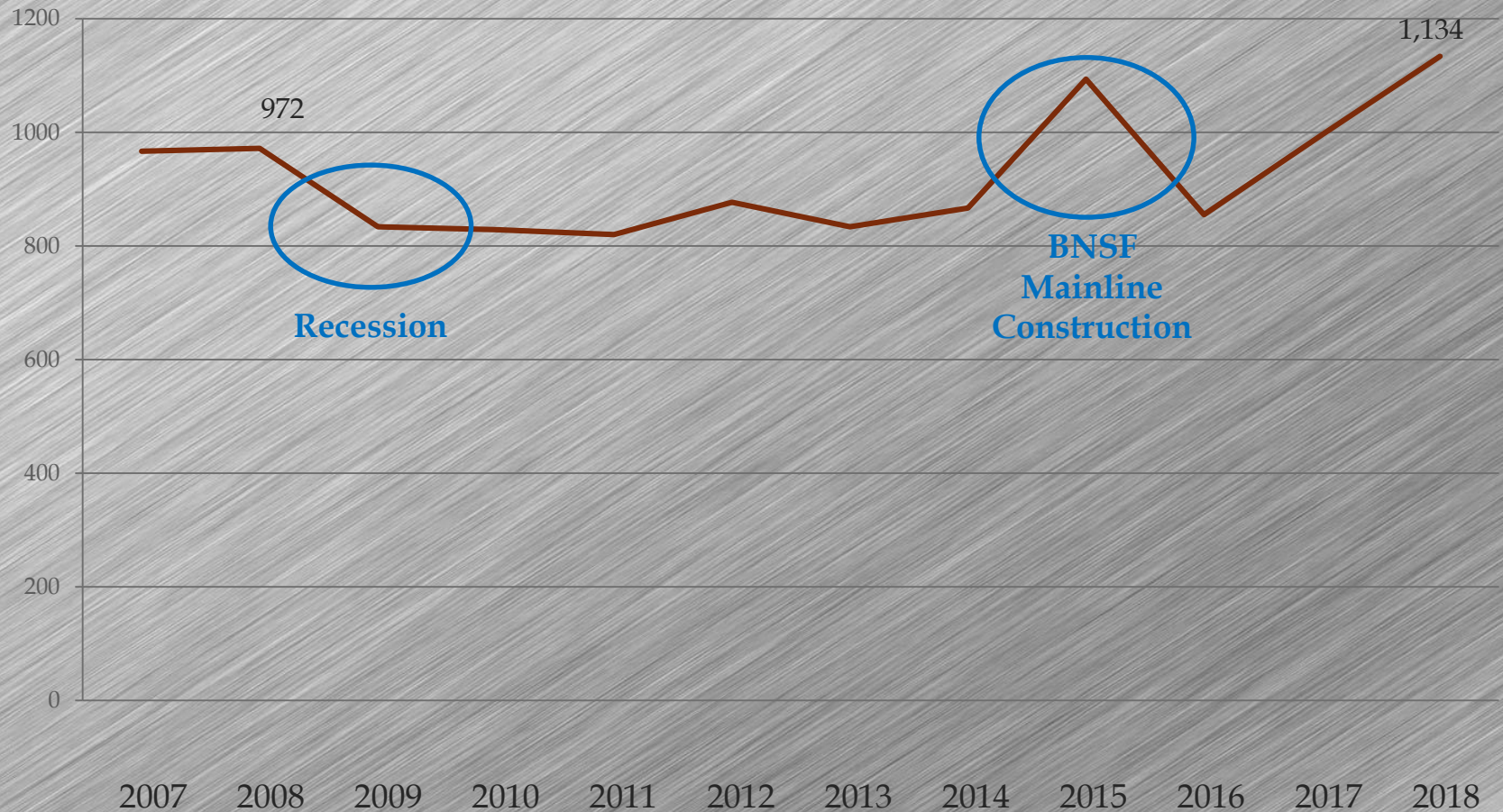
Total Tons In/Outbound



Source: Pacific Maritime Association, short tons

Employment

Directly employed at Port-based business



Employment

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

- ▣ Tours with Students
 - Bus tour of Port / presentations

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

Recreation/Tourism

- Interpretive Center
 - Kalama's history through transportation
 - 4,500 sf of exhibits
 - Native American to modern commerce
 - Dredge Oregon exhibit on loan from Port of Portland
 - Building architecture based on historic structures
 - Modern efficiencies and sustainable elements



Recreation/Tourism - McMenamins Hotel/Restaurant/Pub

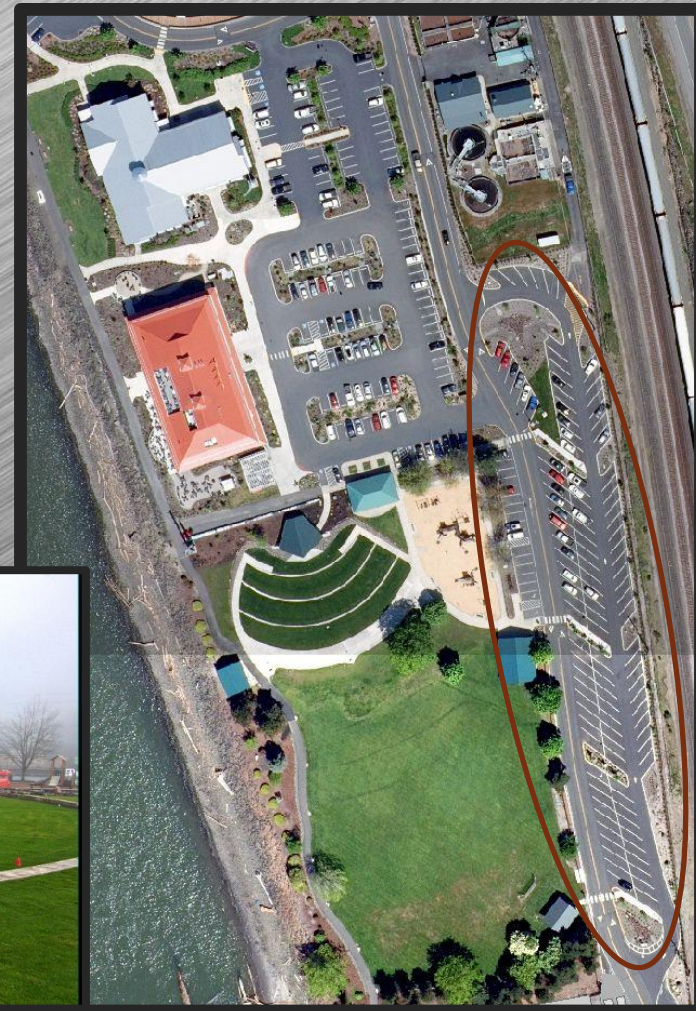


- ▣ 40 Unit Hotel
- ▣ Restaurant and Brew Pub
 - Rooftop Pub
 - Architecture of the Pioneer Inn, Lahaina, Maui
 - ▣ Kalama - named for John Kalama, Kula, Maui
 - ▣ Native American - thla'kalamah
- ▣ Second location
 - Ahles Cabin pub within walking distance
- ▣ Port constructing exterior
 - \$8m Port/\$3m 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
- ▣ **Amphitheater**
 - Log pavilion for stage
 - ▣ Power for music/events
 - Lighted walkways
 - McMenamins concerts/movies
- ▣ **Lighthouse**
 - Supports the navigational range marker
 - Under CG navigational review

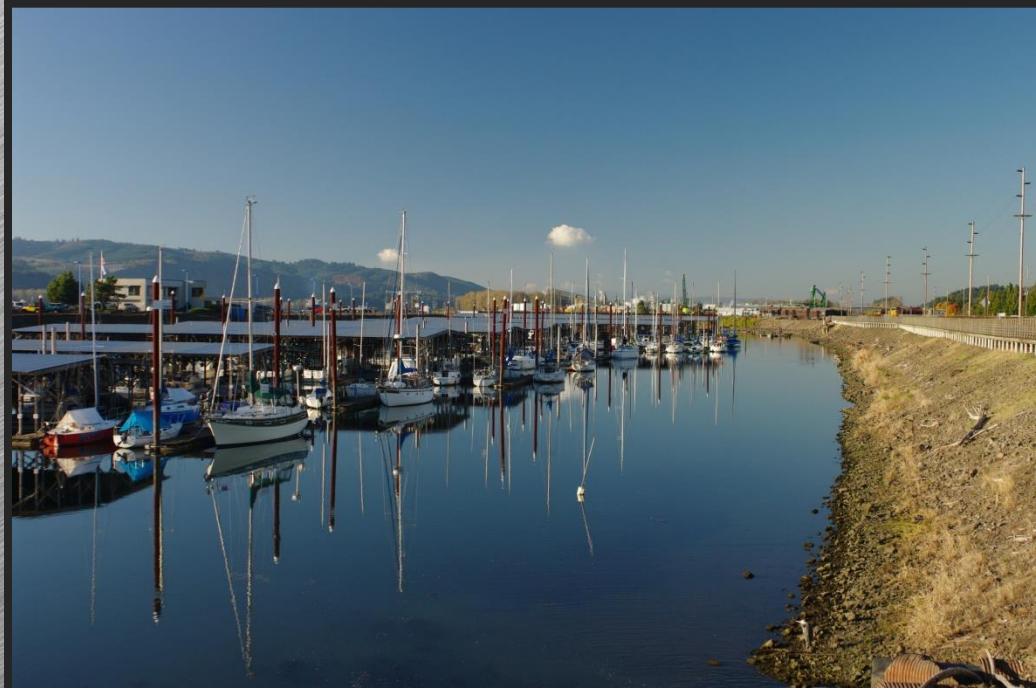


Tourism/ Recreation

- ▣ 222 slip marina
- ▣ 5 access points for fishing
- ▣ 2 waterfront parks
 - Playgrounds
 - Picnic shelters
 - Tennis, basketball, volleyball courts
 - Totem poles
 - Amphitheater
 - Historic panels
- ▣ 2.5 miles of pathways
- ▣ Haydu Park
 - Opened in 2015



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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

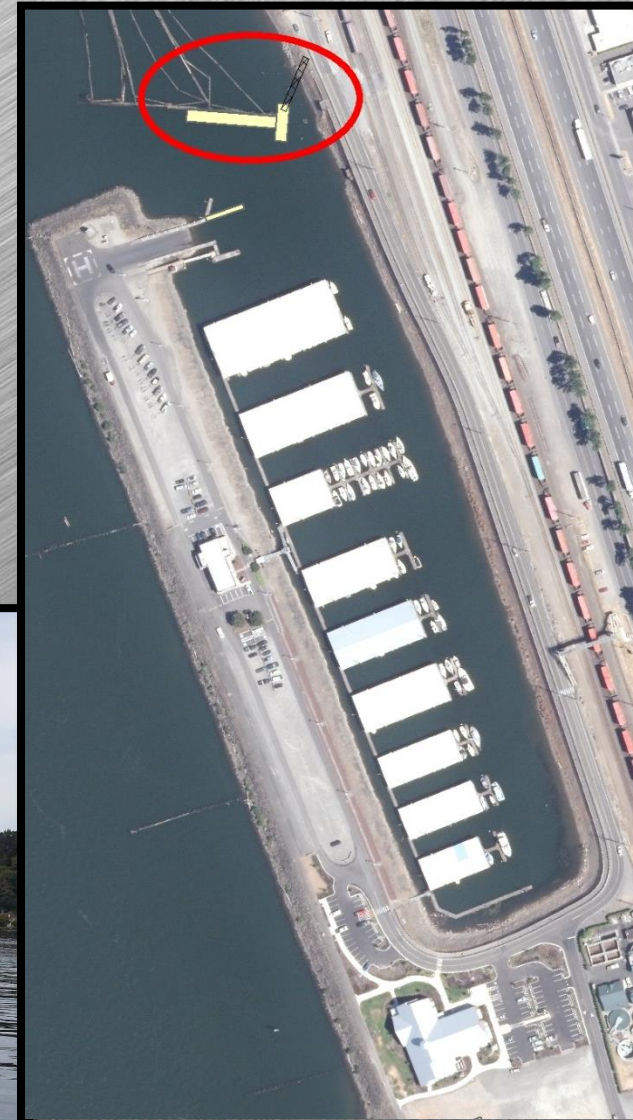
 - 20 year dredge management plan
 - Engineering and permitting underway

 - 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



Kalama River Industrial Park Warehouses

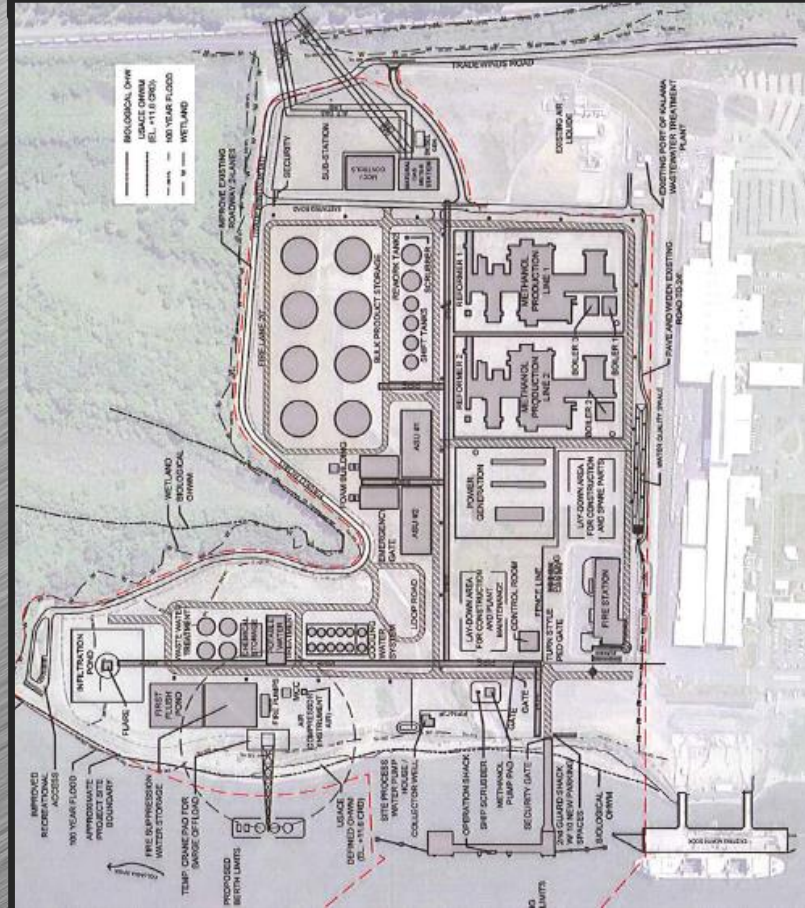


- Two new warehouses proposed/permitted
 - Up to 120,000 sf each
 - First building completed October 2018
 - Multi tenant
 - Suites from 10,000 square feet
 - Optional offices
 - Design on second building underway
- Four tenant spaces
 - Leases
 - Bridger Steel - steel panel roll forming
 - Marco Industries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



Kalama Manufacturing & Marine Export Facility

- Northwest Innovation Works
 - Methanol (wood alcohol) from natural gas
 - Methanol used as an industrial product
 - \$1.8 + billion private investment
 - Equal to 20% of Cowlitz County tax base
 - Triples local school & fire tax base
 - 200 full time jobs
 - Up to 1,000 construction jobs for 3 years
 - +/- 50 ships per year, post-panamax ships
- Port providing land, dock, process water
 - \$30 million Port investment
- Updates
 - Permits
 - EIS Complete, Supplemental published 8/30/19
 - Supplemental work related to greenhouse gas emissions
 - Permits: All permits have been received
 - Shoreline permit/EIS appealed
 - Shoreline permit voided by Shorelines Hearings Board
 - Superior Court reinstated permits



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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Thank you!

Mark Wilson
110 W. Marine Drive
Kalama, WA 98625
360-673-2325

markwilson@portofkalama.com

www.portofkalama.com

