

	Project	Cost Estimate <sup>1</sup>	Time Line <sup>2</sup>	Potential Funding Sources	Potential Partners	Action Plan	Status	Timeline Annual					
								2022	2023	2024	2025	2026	
Marine Operations (Industrial, Planning and Public Access/Recreation)	Austin Point Marine Facilities Development	TBD based on type of development	Long Term	Port General Fund, bonding opportunities, potential public-private partnership, federal transportation, economic development, utility grants, WA state funds, capital requests, CERB.	Private Development, Columbia River Ports	Acquire property to complete rail loop (DNR) Identify required permits and infrastructure improvements Develop conceptual rail options from main line to site 30% engineering Rail to 60% Whalen Road Overpass for rail 30% engineering Whalen Road Overpass to 60% Identify potential tenants and secure lease for development Develop a marine facilities and management plan for Austin Point Continue to review the marketability of the site and the Dredge Material Placement requirements with the USACE and Non-Federal Sponsor Ports for the eventual removal of the site.	Complete Oct 2019 Rail underway; dock side on Capital Project list 2021 Underway Underway Underway to determine which commodities meet the rail construction. Underway pending rail. Docking and moorage plan is underway for AP. MB will follow. Underway- notification to USACE to remove site when capacity is met.						
	Dockside Development		Long Term			Develop a dockside infrastructure plan.	KPFF- complete contract. Effort to be in 2022 (rolling for 2023 pending contract completion)						
	Access and Rail Development (AP)	TBD based on costs of acquisition	Medium- to long-term	Port General Fund, Federal Transportation funds, EDA grant, WA CERB grant, TIB grant	Private Tenants	Identify properties for industrial park development and rail spurs to meet market demand Pursue acquisition of appropriate properties	Underway Underway						
	Austin Point Public Access Development		Short to medium term	Port General Fund, RCO grant, Cowlitz Tribe, Cowlitz County, private recreation/environment groups.		Develop a plan for the wetland area for trail development at the 11 acres of Austin Point. Acquire property for additional recreational space. Planning at 30% for public amenities for recreational area.	ELS under contract for wetland and access minus mitigation areas. Pending real estate. RCO grant for trail, recreation.						
	Austin Point Mitigation Development	NA	short to medium term medium to long term Medium Term	State and federal.	NA	Mitigation planning, agency approvals, credits and construction plans. Mitigation structures constructed Develop mitigation plans for two port parcels for potential mitigation credits for rail and for dock side investments.	Added for 2021 work plan.						
	Martin's Bar Marine Facilities Development	TBD based on type of development	Long Term	Port General Fund, bonding opportunities, potential public-private partnership, MARAD, CERB, PWTF, FMSIB, capital requests..	Private Development	Acquire WDFW property between North and South for economic needs Identify required permits and infrastructure improvements Develop an economic analysis for the entire site for potential commodities, investment needs for utilities, and marketability. Identify potential tenants and secure lease for development Develop a marine facilities and management plan for Martin Bar Continue to review the marketability of the site and the Dredge Material Placement requirements with the USACE and Non-Federal Sponsor Ports for the eventual removal of site.	Project not moving forward. Closed. Information gathered for future needs and development. WSP Study on Capital project 2021-2022. WSP Study on Capital project 2021-2022. WSP Study on Capital project 2021-2022. WSP Study on Capital project 2021-2022.						
	Martin Bar Public Access Development	NA	Medium to Long Term	RCO, Port, Private	WDFW, State, County	Complete land swap deed with WDFW. Complete necessary improvements to deed back the property to the Port. Continue with onsite improvements for public users.	Project not moving forward. Deemed complete/removed.						
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	Industrial Parks Development and Operations	Industrial Acquisitions	TBD based on value of property	Short-term	Port General Fund and bonding opportunities	TBD	Identify properties adjacent to existing Port holdings that may be eligible for acquisition Identify financing and purchase options for acquisitions Potential acquisitions to be evaluated for planned use and need meeting the ROI To maintain a balance of land and building assets that meet the ROI and market needs.	Ongoing.					
		Property Marketing for Sale/Lease		Short to Medium- term			Evaluate properties that have not been developed over 10 years for potential move from lease to lease/sale opportunities for marketing and improved financial stability.	Completed and surplusd. Under contract.					
Property Planning		426 Acre	Short to Medium-term			Assess current Port holdings and available buildable land Phase 1 development LID Feasibility Study Port/City/CDID 2 Drainage Study Exit 22 Transportation Future Impacts Study Design and engineer 30% backbone (phase 1) infrastructure Backbone (Phase 1) infrastructure funding Engineering and Permitting to 60 and 90% Backbone (Phase 1) Construction of Backbone (Phase 1)	Complete. Beyond 2026 Beyond 2026						
Infrastructure Development/ Planning		Rose Way Industrial Park Improvements		Short to long term	Port General Fund, Port debt (LTGO), CERB, EDA grant, IDD, in coordination with partnering agencies for eligibility: transportation benefit district, TIB grants, CERB grants/loan, Public Works Trust Fund (PWTF).	Private Industrial Tenants, City of Woodland, Cowlitz County, partnering ports.	Preparing grant applications for Centennial and Rose Way industrial sites for infrastructure.	Complete. Funding all secured and under contract.					
		Rose Way Industrial Park Buildings		Long Term			Site infrastructure and Road Way constructed	to be completed Dec 13 2021.					
		Centennial Industrial Park Improvements		Long Term			Building #2 Design, Engineering and Construction						
		Schurman Way Industrial Park Improvements: Port Way extension road and utilities (depending on tenant/tenants)		Removed.			Infrastructure construction 2020-2021.	Complete.					
							Design and engineer Port Way Extension road (if applicable) for tenant development depending on lot sale/lease.	Removed. Lots to be sold. No further infrastructure needed.					
				Creation of a plan including ROI, marketing, connections from 503 through Clark County back to I-5 connection.	Working on 2022 submission for planning study in partnership with neighboring Port.								
				Woodland Bottoms Backbone	Working on study area and with ISPs on capital investment opportunities or partnerships.								

		Dark Fiber				Ariel to Cougar Phase 2 Fiber to Home	Funding received. Contract signed. Finalizing documents for CERB. Design and engineering to be underway late 2021.					
						Ariel to Cougar Phase 1	Under contract funding secured. 2021 implementation.					
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Port Operations	Port Marketing Plan	0	Short- to medium-term	Port General Fund	TBD	Develop marketing message	Complete					
						Update logo and brand of the Port of Woodland	Part of update to CSHI					
						Identify potential marketing partners and target industries	Need to have items to market- in between currently with information and studies pending for marine. No buildings ready for leasing. All current buildings leased. All ground property sold in 2021. Need to identify next stage.					
	Workforce Development	N/A	Short-term	N/A	Woodland School District, CEDC, local realty agents.	Expand on workforce development opportunities working with local industrial and WSD- Career Fairs, Jobs Fairs.	Pending 2021-2022 conditions at WSD working on date. Continue on annually.					
Comprehensive Scheme	\$150,000	Long Term			Major planning effort; revise 2016 economic and financial portion ; facilities plan, real estate addition as Appendix.	RFQ being development. Will review with Commission in Aug.						
Key	EDA=(U.S.) Economic Development Administration; USDA=(U.S.) Department of Agriculture; LTGO=Limited Tax General Obligation; RCO=(WA) Recreation and Conservation Office; CERB=(WA) Community Economic Revitalization Board; TIB=(WA) Transportation Improvement Board; IDD= Industrial Development District; UGA= Urban Growth Area											
Key	Newly Added to amended CSHI	Underway	Complete	Removed/Deleted Project	Estimated timeperiod for Project/Plan							