



## Energy Efficiency Upgrades at Down River Drive

The Port of Woodland is wrapping up a significant energy efficiency project at the Down River Drive Industrial Park. Over the last year, the Port has upgraded lighting at three buildings and exterior lighting on most of the Port's six buildings at the park. An investment of \$50,000 by the Port of Woodland Commission will access \$24,000 in incentives from Cowlitz PUD reducing the overall project by almost 50% to \$26,000. Annually, this will save Port tenants \$15,000 in energy costs and \$300,000 in energy costs over the life of the project. The Commission has also approved over \$60,000 in additional lighting projects at Down River Drive and Schurman Way sites in 2017.

"The Port Commission is committed to improving energy efficiency at the Port's industrial parks. The investment made by the Port provides our tenants reduced utility costs and reduces the Port's maintenance costs. Cowlitz PUD staff is a great partner. PUD staff worked with us by reviewing energy use at each of the buildings, completing inspections of lighting and connecting the Port to incentives. This was a win for all involved," stated Port Executive Director Jennifer Keene.

"The ability to market our Port space to tenants with low utility costs and improving energy efficiency at our Down River Drive Industrial Park improves the marketability of Port's lease space. These cost savings for small businesses add up quickly and save our tenants significantly," Commissioner Paul Cline stated.

The Port has improved energy efficiency in other ways through the installation of industrial fans to improve air circulation and heating costs for tenants. Over the last year, five fans have been installed in three buildings. These investments of approximately \$30,000 will increase energy use that will be reviewed over the next year through utility audits. Overall, buildings have received new paint, parking lot improvements, landscaping changes to improve sight line, safety and appearance and signage improvements completing the deferred maintenance report for the Port.

We greatly appreciate the work of our many contractors including Matt Rykel, Mitch's Landscaping, Hendrickson Plumbing, Long Painting, E-PRO, North Coast Electric Energy Solutions, and Pavement Maintenance Inc.



## Rail Reload Operation Coming to Schurman Way Industrial Park



Over the last year, the Port and West Rail, out of Vancouver, have been working in partnership to develop a rail reload operation at the Schurman Way Industrial Park. Since then, the Port finalized a real estate transaction

The partnership will develop and improve track lines and serve businesses seeking to ship or receive goods via Burlington Northern Santa Fe or Union Pacific, as Schurman Spur is dual-served, providing customers options for rail cost and service.

Currently, the Port is working with Burlington Northern to guarantee all agreements are in place to ensure the utmost safety and service to current and future customers.

West Rail hopes to break ground on operations in early 2017 and the Port is currently seeking interested customers. For more information on services, rates and the site, contact West Rail President Mike Sands at 360-260-0668 or [mikes@westrailconstruction.com](mailto:mikes@westrailconstruction.com).



that allowed the Port full ownership and operation of the Schurman Spur. This was an important step to move forward with providing one of the only rail reload operations in Southwest Washington.

# Guild Road Industrial Park I Moves Forward

# Welcome to the Port: North Fork Composites



The Port Commission has awarded the design, engineering and permitting of the Guild Road Industrial Park I Master Site Plan to Harper Houf Peterson and Righellis, Inc. out of Vancouver. This next phase

of work will prepare for the 12 acre industrial site-to-site the buildings and infrastructure.

“HHPR’s proposal addressed the needs of the Port to develop a much needed industrial park in Woodland and we look forward to getting work underway,” stated Executive Director Keene.

The Port received three grants for this phase of the project including Cowlitz County Rural Development Funds, Washington State CERB funds and federal EDA funds for a total of \$200,000. This phase will prepare the Port to construct the master infrastructure and hopes to get that underway in late 2017 or early 2018 with buildings beginning after completion.

“Guild Road Industrial Park is a priority to the Port Commission and is a much needed asset to the Community that will bring jobs in manufacturing and transportation for small and medium sized companies,” stated Commission Paul Cline.

The Port will be working with the City of Woodland on expanding industrial infrastructure including water, sewer and broadband services from Howard Way to Guild Road Park II and I that will provide future service to private industrially zoned properties between Guild and Caples.

The Port of Woodland is excited to welcome North Fork Composites to the Down River Drive Industrial Park. The company will be locating at 1395 Suite C in January. The company, part of Composite Ventures, LLC will be manufacturing composite elements for fishing rods among other recreational and industrial products.



“North Fork has been a great company to work with and we look forward to many years being at the Port, watching the company grow in their operations and employees. Alex Maslov [owner] is bringing excitement and potential that will move this company leaps and bounds in the next couple of years,” stated Commissioner Dale Boon.

“North Fork Composites is proud to produce some of the finest composites tubes on the planet, supplying the military, Google, Facebook, airlines and other entities with drone, antenna and other capabilities made possible right here in Woodland, WA USA. We may be small, but we are mighty, and growing,” from North Forks Composites Press Release. Founded in 2009, North Fork Composites is Gary Loomis's next generation of rod blanks, finished rods and other composite products. The quality and craftsmanship that people know today combined with future enhancements is what makes NFC the leading visionary of “Made in the USA” fishing rod products.

## Port Continues Pursuit of Rail Access Property

The Port of Woodland Commission has taken steps to secure the rail access development at Austin Point. The investment in the property will provide significant opportunities toward improving economic development to create family wage jobs, access competitive advantage on the Columbia River Channel and increase private investment into the local economy.

The acquisition is for approximately 150 acres of Department of Natural Resource “school trust” land. The Commission also reviewed and discussed throughout the Comprehensive Scheme of Harbor Improvements the types of industries that would be a good fit for the Woodland Bottoms and the Port District. The Commission determined that bulk and break bulk commodities were the most productive industrial development opportunity at the site, especially agricultural products.

In addition, the Commission has discussed the potential impacts to public access, especially fishing, at the site. Any and all improvements would be required to go through a rigorous permitting process including shoreline permits, that require public access to be addressed. The Commission desires to continue to provide public access to the site while improving economic opportunities through a balanced approach to development.

## Renovations Coming for New Port Office

The Port Commission took steps to begin the renovation of 1608 Guild Road to use for Port purposes. The Commission will be seeking a consultant to design the overall interior and exterior concept and layout for potentially relocating the Port office at the site. The potential of moving the Port closer to Port properties would provide additional benefit to tenants, space for maintenance, a larger Commission room, and accessible to Exit 22.

The Port will be reaching out to the community to get input on design options and features throughout the process starting in 2017.

“By utilizing an existing building the Port received and sited next to the future Guild Road Industrial Park II and across from Park I, allows for better visibility and access to industrial customers”, stated Executive Director Keene.



## Port Website Gets New Look

Mad Bird Designs, a local website developer, has completed the Port of Woodland's new website. The Commission's desire was to meet constituent's needs and be business and tenant user-friendly and represent the region from Cougar to the Woodland Bottoms.

Schultz Photography completed the photography and drone footage available on the website.

We would greatly appreciate your feedback on the new website!

## Commission Adopts CSHI Plan

The Port Commission has completed a significant update of its Comprehensive Scheme of Harbor Improvements (CSHI). The CSHI is a long range plan and communication tool to the Port constituents regarding the direction the Port is heading and is required under Revised Code of Washington (RCW). The Commission identified short term, medium and long range projects and planning efforts that will create and retain industrial jobs within the region. In addition, the Commission updated its mission statement, goals, objectives and strategies to reach their mission. New and updated projects include:

- Telecommunications, including fiber, along SR 503 and Woodland Bottoms; and
- Industrial park development at Guild Road Industrial Park I and II; and
- recreational development partnerships; and
- international export and trade at Columbia River heavy industrially zoned properties.

## Cowlitz 1 Fire and Port Partner



The Port of Woodland and Cowlitz #1 partnered on July 9th and October 22nd for a Burn to Learn opportunity at 1620 Guild Road. The opportunity provided 17 firefighters and trainees the use of the Port's property for training at the July 9th event.

The Port is grateful to the City of Woodland and Cowlitz #1 for

their assistance to the Port for these projects.

This site will be the future home of Guild Road Industrial Park II serving the Port's largest buildings up to 50,000 square feet each. Planning for Guild II will begin in 2017.



## Looking to the Future

### Message from President Paul Cline



Over the past year, the Port has been laying the groundwork for the future. Developing new industrial parks on Guild Road to grow small and medium sized companies, gaining ownership of the Schurman Rail Spur, moving forward on acquiring property for deep water industrial export on the Columbia River have dominated our Port meetings. We have had several new companies come to the Port over the

last year including Sunlight Supply, Olympic Aero, Superior Industrial Services and Keeping Metro Transmission. North Fork Composites is coming in January 2017.

Next year, Guild Road Industrial Park I will be underway and new development will take shape at Schurman Way Industrial Park. Guild Road Industrial Park II will be beginning its planning process. We have been 100% occupied for over two years within our buildings and more companies desire locating here in Woodland. Over the last year, we have purchased and sold properties, setting a course for current Woodland businesses to grow and stay in Woodland and promote new development centered within the industrial area of Guild Road and Schurman Way. Sustainable and diversified industrial development is on course to grow significantly over the next few years here at the Port.

Yet, we look to step up to new ventures as well within the Port District- telecommunication. Ports have always been involved in basic infrastructure- roads, water, sewer. Now, Ports like Whitman County and Ridgefield are blazing a new trail with fiber for business development.

The Port of Woodland included telecommunications into our Comprehensive Scheme of Harbor Improvements, not approaching it directly as a business recruitment tool, but basic infrastructure investment to improve public safety, tourism and communication services up the Lewis River Road onto Cougar. The need for better and more reliable telecom services has become a basic service much like turning your faucet on and expecting safe and reliable drinking water.

Over the next few years, the Port will be working on fiber optic services and working in partnership with private businesses to improve our Port District infrastructure. Being a Yale resident, I know all too well how important reliable communication can be for the safety of residents and business. I will be working on this project directly and look forward to your feedback on fiber services. As always, I invite you to come attend our Port Commission meetings on the first and third Thursdays of the month at 3 PM and 5 PM respectively.



## Port of Woodland

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### Changing Access Areas at Austin Point

The Port is underway in expanding space at Austin Point for the relocation of West Coast Training off the active material dredging operations onto their own space next to their current location. The relocation of WCT will require the Port to develop new access for Austin Point users. Working with Ecological Land Services for permitting of the WCT site, the Port has identified relocating access just north of WCT and splitting the access currently used by Storedahl and Sons with Austin Point visitors. The access road would be expanded and divided to provide separation and safety for traffic.

The Port is currently reviewing other options at the site for improvements regarding a platform base for portable restrooms and signage/information on the wetlands north of the access area and about the river system. Potential improvements may include picnic tables as well.

In addition, the Port would be completing significant remediation within the Austin Point wetland area on the southern point due to illegal off-roading and ATV use over the years that have damaged the area. Access to the southern point would be limited to walk-in only and not to vehicle traffic in any form.

Onshore fishing and launching would still be allowed off the northern edge and along the front of Austin Point. The Port will be working with the Corps of Engineers on beach nourishment on the northern point where the berm has deteriorated to be more accessible in the future for boaters and fishermen. Improvements could begin as early as 2018 depending on permitting. The Port will be seeking the public's input on the northern access improvements in 2017 once state agencies complete their initial review on the Port's relocation access and sand expansion plans.

For questions regarding the expansion for West Coast Training, relocation of Austin Point Access or regards to wetland reclamation work, contact the Port Director for information.

### Port of Woodland Commissioners



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