



PORT OF SKAMANIA
SKAMANIA COUNTY,
WASHINGTON


Klein & Associates, Inc.




Tony Bolstad
Commissioner
District #1



W.D. Truitt
Commissioner
District #2



Kevin Waters
Commissioner
District #3



Why the Port of Skamania

- Creating private investment
 - Supports small business
- Creating Jobs
 - Payroll circulates in community
 - Creates secondary jobs
- Creating tax base for the County
 - Less reliant on timber payments; becoming self-sufficient, less reliant on property taxes
- Improving quality of life
 - Family wage jobs
 - Recreation opportunities

Mission

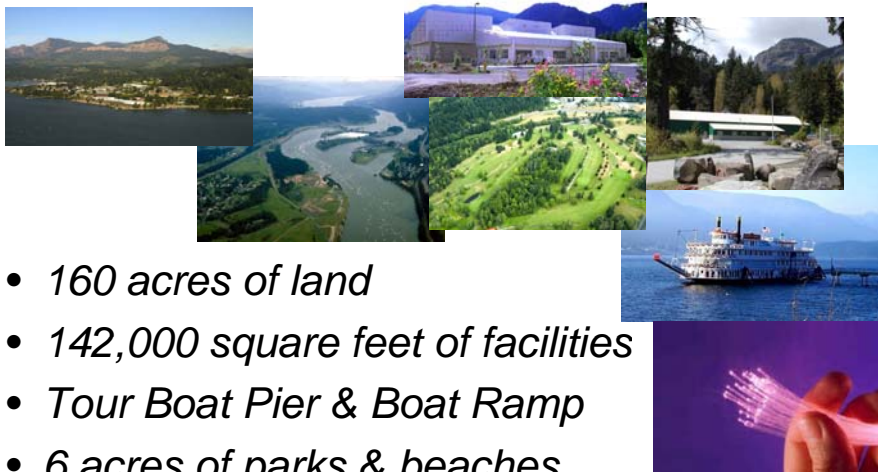
"to identify, develop, and promote economic resources that foster diversity, prosperity, and quality of life for all citizens of Skamania County."

Businesses

- 12 businesses
- 220 employees
- \$42k/yr average wage
- 16% of private sector payroll
- 20% effective private sector jobs
- \$60k/yr in leasehold tax



Port of Skamania



- 160 acres of land
- 142,000 square feet of facilities
- Tour Boat Pier & Boat Ramp
- 6 acres of parks & beaches
- 1.5 miles of trails



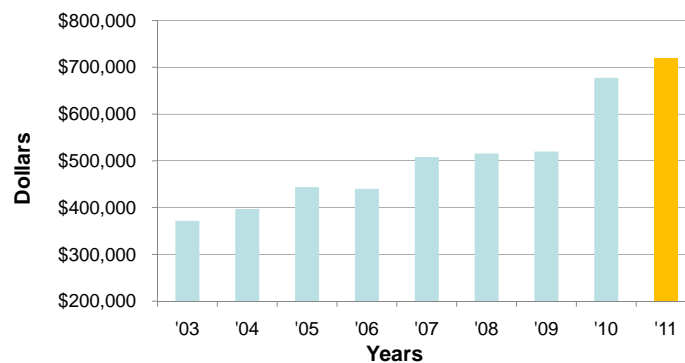
2005 - 2010

- Occupancy 95-100%
- Revenues \uparrow 44%
- Number of jobs \uparrow 75%
- Assets \uparrow 24%
- Tax levy rate \downarrow 27%
- Tourism \uparrow Use of Parks and Boat Launch



Port of Skamania

Lease Revenues

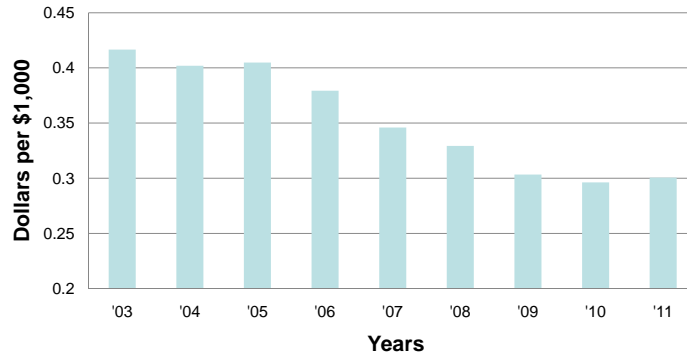


- The income from the Port leases is used to operate and maintain the Port (staff & facilities)



Port of Skamania

Annual Levy Rate

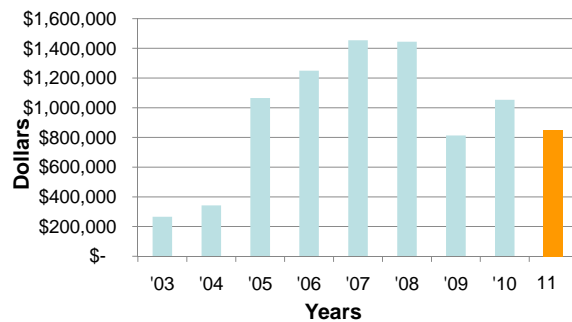


The property taxes collected by the Port are invested in new infrastructure (capital projects) designed to meet the Port's mission



Port of Skamania

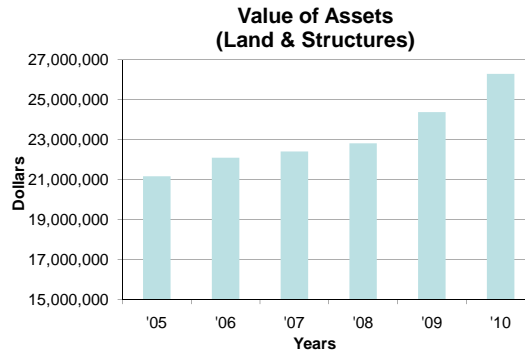
Port Cash



Major projects of 2010 included the Grading and Utility Improvement Project at Cascades Business Park and the construction of the Teitzel Building in North Bonneville. Both of these projects are vital to The Port's mission of supporting existing and new job growth



Port of Skamania



The value of the Port's assets has increased almost 25% in the past 5 years. Factors include: purchase of multiple industrial & commercial properties in Stevenson & North Bonneville; Cascade Ave. Boat Ramp replacement; expansion at the Tichenor Building; improvements to the River Point Building; construction of the Teitzel Building; and improvements at Cascades Business Park



North Bonneville

Industrial Development

- Industrial
- Recreational



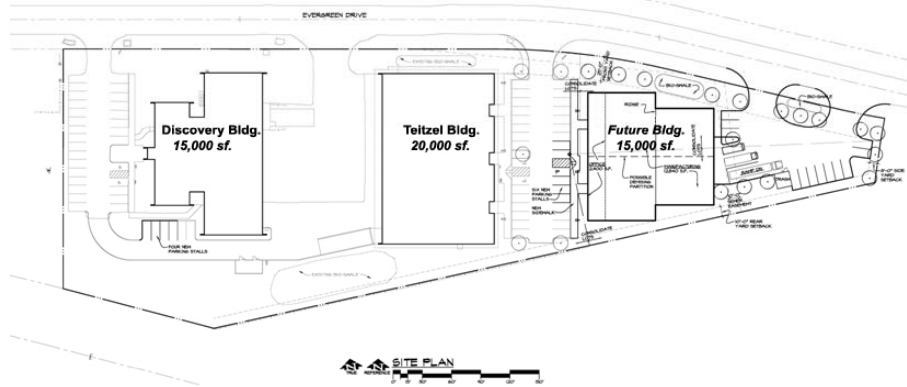


North Bonneville

- Four facilities totaling 49,000 square feet & representing up to 55 jobs



Lewis & Clark Business Park



SITE PLAN

MASTERPLAN
 PORT OF SKAMANIA COUNTY
 390 EVERGREEN DRIVE, NORTH BONNEVILLE, WASHINGTON

FUTURE DISCOVERY II
 FUTURE DISCOVERY II
 FUTURE DISCOVERY II
 FUTURE DISCOVERY II

Completed in 2010, the Master Plan for the Lewis & Clark Business Park includes the construction of a future 15,000 square foot industrial building.



Teitzel Building



Completed in February of 2011, the 20,000 square foot Teitzel Building is now home to two businesses that employ 40 people in manufacturing, distribution and research.



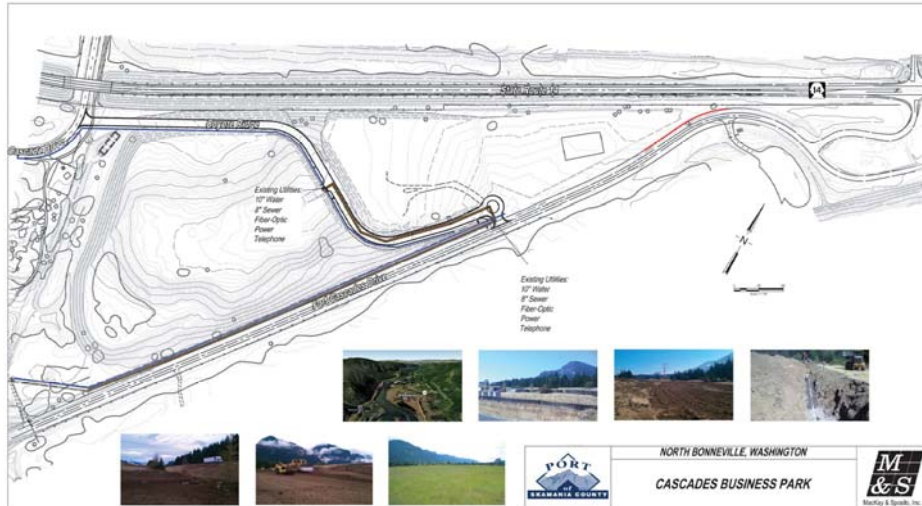
North Bonneville



Port owned industrial properties are shown in white. Opportunities to for future industrial development are shown in red.



Cascades Business Park



In 2010 the Port installed 4,000 linear feet of looped municipal water main; 3,000 linear feet of sanitary sewer line; 2,000 linear feet of electrical and telecommunication lines, and graded Coyote Ridge road and 10 acres of industrial land.



Cascades Business Park



In 2011, the Port is seeking funds to pave Coyote Ridge road and to continue site grading activities.



Beacon Rock Golf Course



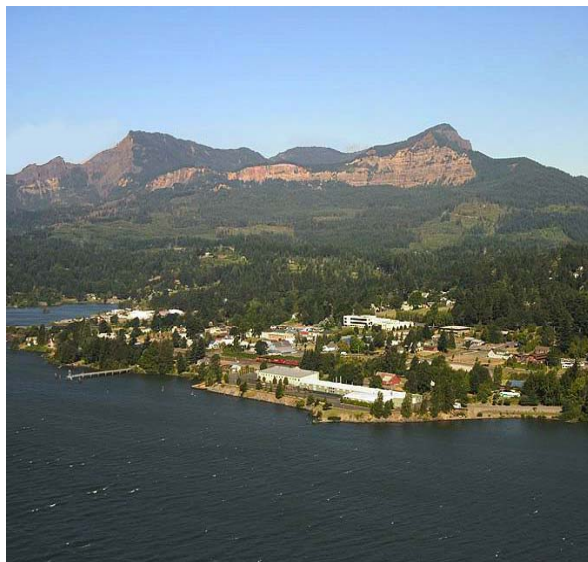
The Port owned Beacon Rock Golf Course supports the region's tourism industry and enhances the area's quality of life. In 2011, the Port will be making improvements to the clubhouse.



Stevenson

Waterfront

- Commercial
- Industrial
- Recreational





Stevenson

- Five facilities totaling 93,000 square feet & representing approximately 165 jobs





Stevenson Landing Tour Boat Pier



Over 25 cruise ship dockings are scheduled at Stevenson Landing in 2011 bringing 1,000s of tourists to the County.



Cascade Avenue Boat Launch



In 2011, our Cascade Avenue boat launch will continue to serve the community with no cost to the users



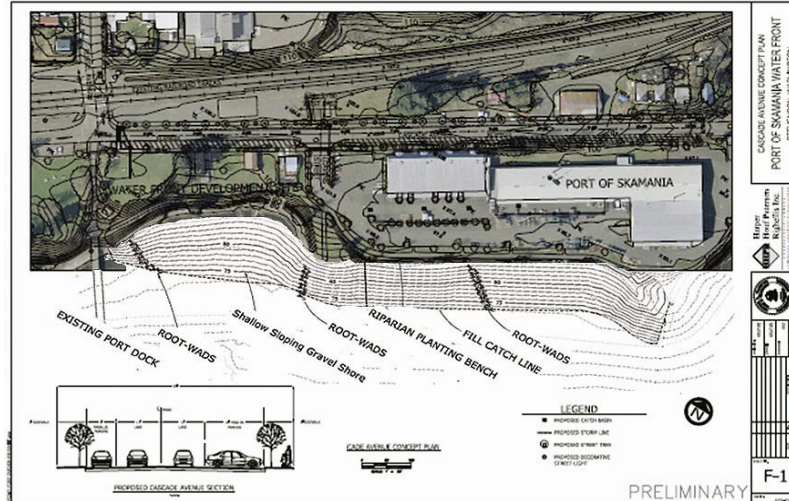
Parks and Trails



In 2011, spending by tourists attracted to the Port's 6 acres of parkland, beaches, and waterfront trails will create a ripple effect creating secondary jobs, additional taxes and new opportunities for the citizens of the county.



Waterfront Enhancement Project



This Project will construct a connecting waterfront trail & a new public access beach to the Columbia River at Leavens Street.

