



PORT TALK

AUGUST 2020 • PROMOTING COMMERCE AND ECONOMIC DEVELOPMENT FOR THE BENEFIT OF OUR COMMUNITY

A NEW ERA: PORT RELOCATES OFFICE TO LONG-BELL 'WHITE HOUSE'



A new ADA-compliant entryway, light fixtures and flag pole greet visitors to the Port's new administrative offices.

The Port of Longview has relocated its administrative offices, but its new home is not exactly your typical office building. In a striking mix of old meets new, the Port has invested \$2.5 million into renovating the former Long-Bell and International Paper headquarters—known affectionately as the 'White House'—on International Way. Built in 1937, the sprawling, colonial-style building has been transformed into a 21st century office space, while retaining the warmth and historic charm decades of local residents are familiar with.

Finding a new administrative office had been on the radar of Port leadership for some time. The previous office was built in 1961 and had undergone several renovations over the years, but left little room for the Port and its growing staff to expand. Fortunately, the Port purchased the White House in 1998 and leased it to Longview Fibre and later Weyerhaeuser. When Weyerhaeuser's lease expired in 2018, the Port had a unique opportunity to preserve the 20,000 square foot building while almost doubling the size of its office.

Of course, when you renovate an 83-year old building of this size you will inevitably encounter a few bumps along the way. Asbestos hidden from view, previous heating systems that weren't installed properly and a variety of building systems requiring expertise to incorporate into the remodel were all needed. Modern building methods also required the White House to meet Americans with Disabilities Act (ADA) standards, which meant the inclusion of two elevator lifts to accommodate multiple floor levels and a gently sloping entrance to replace old wooden stairs.

The White House is a remarkable building that blends the best of historical materials with up-to-date interior finishes and state of the art technology.

- Randy Sundberg, Project Engineer

Bringing the White House back to life required more than two years of planning and hard work from several local entities. "The challenge to maintain a historic building while bringing its use up to today's standards was achieved with the great design team at Collins Architectural Group, a dedicated construction team at J.H. Kelly and the Port's talented workforce all working together to make it happen," explained Port Project Engineer Randy Sundberg.

See **WHITE HOUSE, PAGE 2**



Dan Stahl, Interim CEO

WELCOME TO THE ALL-NEW 'PORT TALK'

It's a pleasure to welcome you to our all-new *Port Talk* newsletter! We've expanded our monthly publication to a bi-annual, direct mail piece with loads of new content we hope you'll find both interesting and educational. The Port of Longview has grown tremendously in the past several years and, as you can imagine, there's a lot of ground to cover...835 acres, to be exact.

Like you, the COVID-19 pandemic has brought new challenges and we are continuing to adapt. While it seems a lot is changing in the world, we want you to know we are steadfast in our mission to create jobs and economic benefits for our community.

Please enjoy the read and drop us a line with your feedback... we'd love to hear from you.

INSIDE:

- PORT OFFICE RELOCATES TO HISTORIC 'WHITE HOUSE'
- NORTH RAIL CONNECTION PROJECT TO BEGIN
- PORT IMPLEMENTS COVID-19 PRECAUTIONS
- NEW STORMWATER CONTAINMENT FACILITY
- WILLOW GROVE PARK UPGRADES CONTINUE
- ECONOMIC IMPACTS TO THE COMMUNITY
- A MESSAGE FROM THE COMMISSION PRESIDENT

NORTH RAIL CONNECTION PROJECT MOVING FULL STEAM AHEAD



The Port's rail expansion begins near International Way.

This Summer, a project key to expanding efficiencies in rail and employment on the waterfront will begin ramping up as the Port begins construction of its North Rail Connection project. This major upgrade is funded in part by a \$500,000 grant, as well as a guarantee of financial support from Port tenant International Raw Materials (IRM).

The North Rail Connection project will add nearly 5,000 feet of new track and realign approximately 1,500 feet of existing track. This increased capacity will improve both the flow and amount of cargo the Port's internal rail system can support, specifically dry bulk commodities (like soda ash) of IRM at Bridgeview Terminal (Berths 1 and 2).

Cowlitz County announced in April the project qualified for a Rural Economic Development Grant because of the impact it will have on rail efficiencies for current and future tenants, which will grow local jobs and increase revenue for local businesses. IRM has committed its support by extending its lease through 2027 and guaranteeing additional revenues by steadily increasing its annual tonnage.

The collaboration between the Port and IRM on the North Rail Connection Project is a great example of public/private partnerships, which will create jobs and provide economic benefits for area residents. 🇺🇸

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LOOKING BACK: PORT ADMIN OFFICES THROUGH THE DECADES

The Port's move to the White House marks only the third time the Port has changed the location of its administrative offices in nearly 100 years!



1930 After a vote of citizens the previous year, the newly renamed Port of Longview displayed its first signage on top of a giant warehouse that doubled as its administrative office. This was the main office for decades and was located near what is now Berth 4.



1961 The boom years of the 1940's and 1950's led to unprecedented growth, and by 1961 the Port finished construction of its most recent office building. The remainder of the second floor would not be added for several years.



2015 Several renovations occurred over the decades, including a major revamp of the commission room in 2015. By this time, Port management realized a new office was needed as its revenues and staff were growing to an all-time high.

WHITE HOUSE, CONTINUED...

First time visitors to the White House will immediately notice the expansive lobby area, measuring twice the size of the former office. The new Commission meeting room is also twice its previous size, boasting high-definition audio/visual equipment and noise-dampening acoustic panels. To brighten the space, interior walls once covered in floor to ceiling wood paneling received an expertly-crafted wainscoting treatment. Automatic LED lighting, additional public spaces and modernized kitchens and restrooms round out the slate of new interior features.

What may be the most noticeable feature of the remodel is the newly-constructed memorial on the front lawn. The circular, concrete structure pays tribute to those who lost their lives in industrial accidents on the waterfront. Planters and benches inside the memorial surround an enormous anchor that had previously been featured in front of the old Port office. The outside of the White House will also see additional landscaping, parking lot renovations and other improvements in the following year.



The new memorial on the front lawn of the White House will feature a plaque honoring workers who have lost their lives in industrial accidents on the waterfront.



Public spaces, including the kitchen and bathrooms, have all been modernized.



The new commission room sports the latest in audio/visual equipment.



A custom-built door and wainscoted walls greet visitors to the expanded lobby.

BUSINESS AS USUAL: PORT IMPLEMENTS SAFETY PROTOCOLS DURING GLOBAL PANDEMIC

The COVID-19 pandemic has had an unprecedented effect on our nation's economy and way of life, but the Port of Longview has not seen a significant impact on cargo volumes. In fact, despite our administrative office being closed and office staff working primarily from home, it's very much 'business as usual' and cargo continues to move across our busy terminals.

The Port of Longview plays a critical role in our nation's supply chain and, as such, is considered an 'essential' business. Maintaining normal cargo volumes is absolutely necessary for the continued health of our local, regional and global economy.

"It's definitely been a challenging time," said Port Safety Program Manager, Tim Karnoski. "Our entire team is to be commended for their commitment to safety during this pandemic."

The Port is taking necessary precautions to keep our staff, customers and community safe, including following recommendations from the Governor and the Washington State Department of Labor and Industries. 🇺🇸

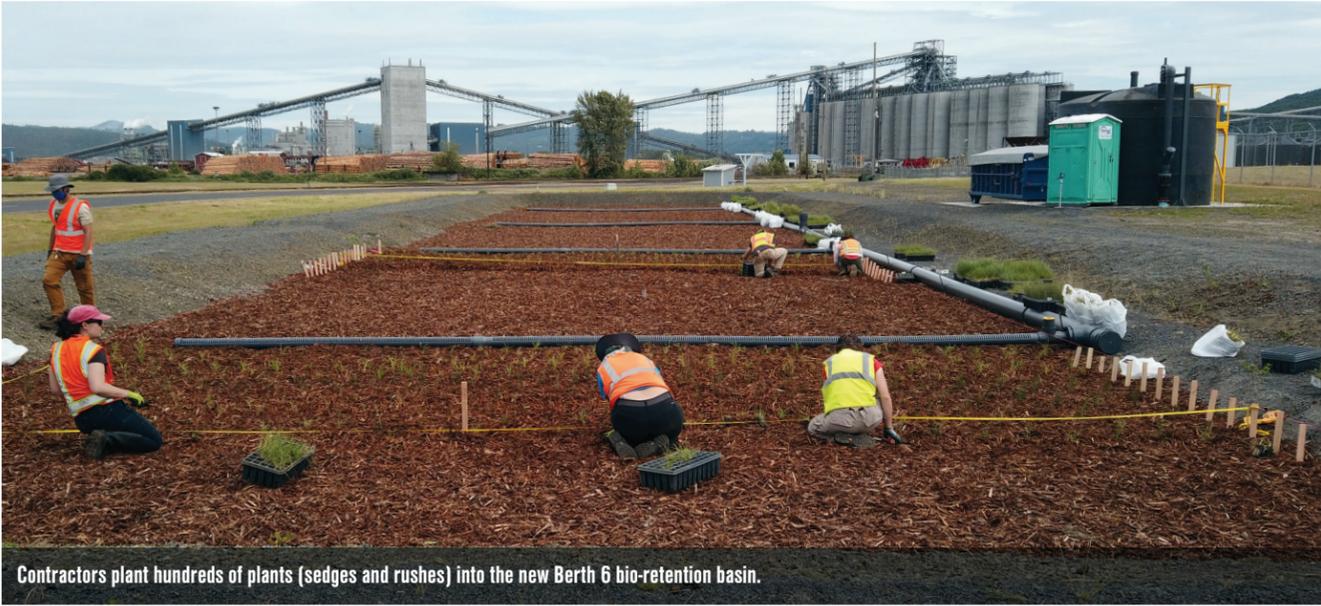


Maintenance crews wear protective masks when they can't social distance.

SAFETY PROTOCOLS

- OFFICE CLOSED TO PUBLIC; BUSINESS TRAVEL, COMMUNITY EVENTS ALSO POSTPONED
- OFFICE STAFF WORKING LIMITED HOURS; FROM HOME
- STAFF SOCIAL DISTANCING AND WEARING FACE MASKS
- PLAYGROUND / PICNIC SHELTERS CLOSED AT WILLOW GROVE PARK
- VESSEL CREWS SCREENED AND CLEARED FOR ILLNESS BEFORE DISEMBARKING

NEW FACILITY EXPANDS STORMWATER CONTAINMENT AT THE PORT



Contractors plant hundreds of plants (sedges and rushes) into the new Berth 6 bio-retention basin.

When you operate near the Columbia River like the Port does, you must ensure operations have a minimal impact on the environment. To that end, the Port completed a years-long construction project to treat stormwater from Berth 6 with a new bio-retention basin (also known as a swale). This new feature can be thought of as an industrial-sized rain garden and works by filtering out contaminants from stormwater coming in contact with the ground at the Port.



A closer look at the filtration media.

The process begins at the Berth 6 dock, where stormwater is collected and sent to a pump station. The water then travels 1,500 feet through a network of pipes below the dock structure. Treatment of the runoff then begins as the stormwater makes its way through the

bio-retention filter, which is made from a combination of engineered soil, mulch and hearty plants like sedges and rushes (*see photo*). The long roots of these plants add another layer of protective filtration and—as an added bonus—do a great job of maintaining the structure of the surrounding soil. After passing through the new stormwater basin, the filtered water is then allowed to seep back to the ground.

“The new Berth 6 bio-retention basin will allow the Port to manage stormwater appropriately for current and future cargoes that come across the dock at Berth 6. This not only keeps the Port compliant with Washington State Department of Ecology’s Industrial Stormwater Permit, but contributes to an overall cleaner environment,” said Port Environmental Technician, Sean Kelly.

Between design and construction, the bio-retention basin took three years to complete. The entire facility was constructed by the Port’s talented maintenance crew, again illustrating our commitment to job creation and the stewardship of our shared environment. 🇺🇸

STORMWATER AND WASTEWATER EXPLAINED:

They sound similar, but understanding both, and their potential for pollution, can help prevent damage to our waterways.

STORMWATER



Rain and snow melt running off roofs, streets and parking lots is classified as stormwater. As it runs off, it picks up many kinds of pollutants before entering street drains and finding its way to streams and marine waters. At the Port, stormwater runoff from high activity areas (like the docks) is often treated with some means of filtration. The Berth 6 bio-retention facility is one of several different on-site locations with this capacity.

WASTEWATER



Wastewater is a term used for water that has been affected by domestic or industrial use (like hosing down docks and equipment). Wastewater generated at the Port is treated to remove pollutants before it’s discharged to the sewer. This is accomplished by maintaining two separate treatment facilities that treat wastewater from multiple berths.

NEW WALKING PATH AND OTHER UPGRADES SET TO DEBUT AT WILLOW GROVE THIS YEAR



At right, a portion of the new walking trail can be seen from the air. At full build out, the new 8-foot wide path at Willow Grove will circle the Park and measure nearly one mile.

The Port is continuing to make progress with its plan to revitalize Willow Grove Park and Boat Launch by nearing completion of an expanded walking path. First constructed in 1992, the original path was intended to run along the west end of the Park, parallel to the river. The revamped version will comply with Americans with Disabilities Act standards and enhance its overall usability, while completing a near mile-long loop circling the outer edge of the Park.

As well as being considerably longer, the finished path will measure an impressive 8 feet wide. This will be 5 feet wider than it is now, and allow for 2 people to walk comfortably side by side. Additionally, the new compressed gravel surface will make for a much cleaner and smoother walking experience.

The new walking trail at Willow Grove Park is being funded in part by the Washington State Aquatic Lands Enhancement Account and is one of several improvement projects the Port has planned for the Park this year (see far right graphic). 🇺🇸



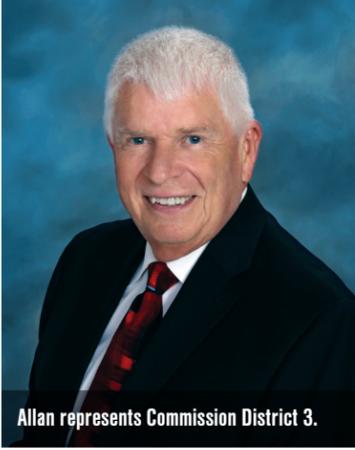
Maintenance crews prepare a new portion of the trail.

UPGRADES COMING LATER THIS YEAR

Upgrades planned for later this year are partially funded by the Washington State Boating Facilities Program grant, and include:

- NEW BOAT LAUNCH FLOATS
- UPGRADED RESTROOMS
- REVISED ENTRY SIGNAGE

A MESSAGE FROM ALLAN ERICKSON, PORT COMMISSIONER PRESIDENT



Allan represents Commission District 3.

As commissioners for the Port of Longview, we have many responsibilities in providing oversight for the agency. Perhaps our greatest responsibility is setting policy for the future, including establishing goals as well as a pathway for successfully achieving those same goals.

Over the next 18 months, the Port of Longview will develop our Master Plan for improvements designed to

facilitate growth over the coming decade. Along with the Master Plan, we will complete our Strategic Business Plan for implementation. The commission is excited to explore the many challenges and opportunities for future growth. We relish public participation in this process and look forward to input from you, our constituents. After all, this is your Port!

Although these are unique and difficult times for our economy, I am exceedingly proud of our staff, union labor and community suppliers for keeping the Port operating smoothly. In fact, through the month of April, profit was up from the same period in 2019 and we continue to be above budget projections.

Finally, I would like to acknowledge our newly-retired Chief Executive Officer, Norm Krehbiel, who left us at the end of February. Norm's quiet, focused leadership style helped to bring about the impressive growth in jobs and revenue detailed in the graphic below. Norm served the Port for nearly three decades and has left an indelible imprint for future success. 🇺🇸



Allan signs on to the Port's commission.

ALLAN WAS ELECTED TO SERVE A FULL, SIX-YEAR TERM ON THE BOARD OF COMMISSIONERS IN 2019.

ALLAN'S TERM RUNS FROM 2020-2026.

YOUR BOARD OF COMMISSIONERS

- JEFF WILSON, DISTRICT 1
- DOUG AVERETT, DISTRICT 2
- ALLAN ERICKSON, DISTRICT 3

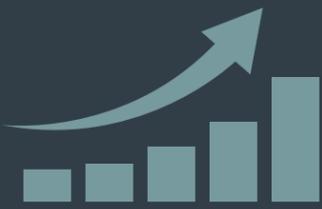
COMMISSION MEETINGS

Regular meetings are held on the 2nd and 4th Wednesday of every month at 10:00 am and are temporarily only accessible to view by visiting KLTV.org. Questions may be submitted in advance to publiccomment@portoflongview.com.

For more details, visit www.PortofLongview.com

UNDERSTANDING THE ECONOMIC INFLUENCE OF THE PORT TO SOUTHWEST WASHINGTON

THE PORT HAS BEEN ANCHORING OUR LOCAL ECONOMY AND CREATING JOBS FOR NEARLY 100 YEARS



\$2.8 BILLION

1 in 11 LOCAL JOBS

IN 2018, CARGO ACTIVITY GENERATED A TOTAL OF \$2.8 BILLION OF THE REGION'S ECONOMIC ACTIVITY AND CREATED OVER 19,000 RELATED JOBS.

THE PORT CONTRIBUTES MILLIONS OF DOLLARS ANNUALLY FOR LOCALLY-OWNED BUSINESSES



\$679 MILLION

USING DATA FROM A RECENT ECONOMIC IMPACT STUDY, THE PORT IDENTIFIED IT HAS CONTRIBUTED A RECORD \$679 MILLION IN DIRECT BUSINESS REVENUE. THE PORT BOOSTS LOCAL BUSINESS, CREATES STABILITY AND ENHANCES OUR QUALITY OF LIFE.

THE PORT CREATES THOUSANDS OF JOBS FOR LOCAL WORKERS



4,745 JOBS

1,261 DIRECT JOBS

OVER 1,200 OF THE JOBS CREATED ARE CONSIDERED DIRECT JOBS. THESE TYPES OF JOBS ARE DIRECTLY GENERATED BY ACTIVITIES DEPENDENT ON VESSEL AND CARGO ACTIVITY.

YOUR TAX CONTRIBUTIONS ARE MAKING AN INCREDIBLE RETURN ON INVESTMENT FOR OUR COMMUNITY!

\$2.1 MILLION INVESTED = \$9.5 MILLION RETURNED

SINCE 1990, THE PORT HAS INCREASED ITS TAX CONTRIBUTIONS TO THE COMMUNITY BY MORE THAN 1,000%. TAX REVENUES FROM YOUR PORT GO TO FUND COUNTY ROAD REPAIRS, LOCAL SCHOOLS AND EMERGENCY SERVICES.



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Give our PORT OF LONGVIEW and WILLOW GROVE PARK Facebook pages a "LIKE" and you'll have access to exclusive content, videos and the latest news.



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