

Columbia River Gorge National Scenic Area

Economic Development Program

Annual Report
June 2008

From 1993 to 2005, the Washington State Department of Community, Trade and Economic Development administered the Economic Development Program for Washington. The Columbia River Gorge National Scenic Area Act authorized \$5 million for economic development in Washington. To date \$4,001,750 has been appropriated by Congress, which includes a “direct lump sum payment” of \$936,950 appropriated in 2001. Since 1994, 45 grants and loans of over \$4 million have been awarded from these funds for public and private economic development. These investments have leveraged over \$9 million.

In 2004, the Washington Investment Board, the Skamania County EDC, and CTED worked to develop and implement an action plan for transitioning administration and control of the Washington Investment Fund from CTED to the Skamania County EDC. As part of the planning process, the Washington Economic Vitality Plan was reviewed and revised to reflect the integrated strategy of a single “investment fund.” The transition is nearly completed; all active loans have been transferred to the EDC for management. The final lump sum transfer of the Washington Investment Fund (approximately \$200,000) will be completed by December 2008.

The following annual report describes the use of the Washington Investment Fund and how it has leveraged other assistance for the benefit of Washington’s Columbia River Gorge communities. For questions regarding this information, contact Peggy Bryan at the Skamania County Economic Development Council (509) 427-5110.



Skamania County Economic Development Council

Washington Investment Fund Status Report

The majority of the Washington Investment Fund (\$480,015.39) was transferred to a bank account managed by the Skamania County EDC, in March 2006. To create a single investment fund, monies from the Micro-Loan* funds in the amount of \$58,872.25 were added to the account. Of this, two hundred thousand dollars were put into two separate revolving CD's.

From July 2007 Through June 2008, the Fund has earned the following in interest:

♦ Accrued Interest:	\$7,007.96
♦ CD Interest	\$7,534.52
♦ Revolving Loan Interest	<u>\$44,203.80</u>
(Interest paid on active loans)	

Total Interest Paid into Fund: \$58,746.28

Total Principal paid back into Fund: \$65,828.72

The Washington Investment Board met two times—in March and June, 2008. The meetings focused on completing the transition of the Fund (from CTED to the EDC), and strategizing on how to get the final allotment of the original \$5 million appropriated by Congress for economic development in Washington Gorge counties; \$.9 million has yet to be received. The Bi-State Advisory Council (Washington Investment Board and Oregon Investment Board) also met in June 2008, to coordinate efforts in getting the final money (\$1.8 million total— to split between the two states). The WIF and the OIF have nearly the same amount of unencumbered funds available. The WIF's portfolio as of 6/30/2008 is as follows:

In Money Market Account:	\$452,498.72
In CD's:	\$200,000.00
In CTED Bank still:	<u>\$200,000.00</u> (approximately)
	\$852,498.72

The WIB decided to diversify the money market account in to more CD's through what is known as the CDARS program (Certificate of Deposit Account Registry Service®). This will protect the funds via FDIC.

**The MicroLoan funds were part of the original 5 million dollar appropriation from the Federal Government for economic development in the Gorge (Washington). See pages 6 and 9 for more information on the MicroLoan program and how it has transformed.*

Local Capacity Matching Grants

Local Capacity Matching Grants are intended to build and sustain local capacity to assist businesses and to initiate projects designed to support new economic investment in the scenic area. Local governments, ports, and nonprofit organizations may apply for funds to undertake downtown revitalization community development, worker training, tourism, marketing and business attraction and recruitment projects. All awards require a local public and/or private match. Total amount awarded to date is over \$213,000 which has leveraged over \$275,000 in matching funds.

Impact of Washington Economic Vitality Plan 2004 Update:
No change is proposed, but grants are not available at this time.

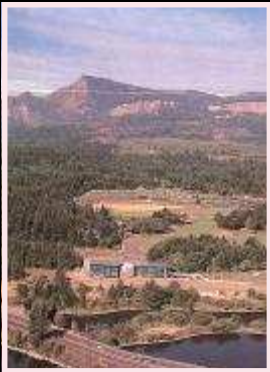
Recipient: Columbia Gorge Interpretive Center
Project Title: Marketing Assistance
Grant Amount: \$11,397
Leveraged: \$4,670
Time Period: September 1997 to September 1998
This grant helped the Center revise and print new marketing brochures and newsletters intended to increase the number of paid admissions to exhibits. It should be noted that even prior to this grant, the Interpretive Center was working diligently to reduce a large capital building loan debt. While the marketing campaign was intended to increase membership and visitor revenue, there remained a need for \$275,000 to retire the debt. CTED staff continued to work with the organization to identify an appropriate funding source to retire the debt. (See page 9.)

Recipient: Columbia Gorge Arts & Culture Council
Project Title: Arts Resource Directory
Grant Amount: \$3,880
Leveraged: \$17,113
Time Period: February 2000 to December 2000
The Arts Council received funding in February 2000 to produce an Arts Resource Directory for the Columbia River Gorge Region. Over 2,300 directories were distributed locally and regionally to libraries, chambers of commerce, visitor centers, arts agencies, schools, hotels, media, etc. Remaining directories were distributed at festivals and other arts and cultural tourism events, and to restock the original distribution points.

Recipient: Columbia River Gorge Visitors Association
Project Title: Destination Marketing Plan
Grant Amount: \$50,000
Leveraged: \$50,000
Time Period: December 1994 to September 1997
The CRGVA implemented a destination marketing plan. Brochures were developed and ads were placed in ten regional publications, including *Sunset*, *Seattle Magazine*, *Northwest Travel*, and *Reader's Digest*. The final report indicated that during the contract period from 1994-1997, over 32,000 visitor inquiries were tracked, traffic counts on Washington State Highway 14 increased by 60 percent, and retail sales in Skamania County (1996) increased by 7.6 percent.



Commemoration of Lewis and Clark Campsite near Washougal



Columbia Gorge Interpretive Center

Recipient: Columbia River Gorge Visitors Association
Project Title: Lewis and Clark Commemoration
Grant Amount: \$15,000
Leveraged: \$20,000
Time Period: November 2002 to March 2003

The CRGVA developed training and promotional materials to assist small businesses and volunteers to take advantage of the Lewis and Clark commemoration. The training materials are available via the Internet (<http://www.crgva.org/training>) with a companion brochure that can be downloaded from the web site.

Recipient: Mid-Columbia Economic Development District
Project Title: Economic Study and Action Plan
Grant Amount: \$7,500
Leveraged: \$21,564
Time Period: May 1996 to May 1997

MCEDD hired E. D. Hovee Co. to complete an economic opportunity study and action agenda. The study was a comprehensive review of current economic trends for the region. The project also included design and implementation of a "Gorge Economic Development Home Page" on the Internet to market business development and expansion sites and opportunities. As a result of this action plan, the Columbia Gorge Economic Development Association was formed. (See page 14.)

Recipient: Mid-Columbia Economic Development District
Project Title: Marketing Materials
Grant Amount: \$6,500
Leveraged : \$18,500
Time Period: June 2000 to November 2001

This award assisted with advertising, developing marketing materials and a direct mail campaign. The project also yielded the CGEDA Internet and a logo.

Recipient: Mid-Columbia Economic Development District
Project Title: Marketing Program
Grant Amount: \$30,000
Leveraged : \$48,500
Time Period: November 2002 to December 2005

The purpose of this grant was to provide continued assistance to market and recruit businesses to the Gorge. In July 2003, Skamania County EDC assumed administration of this project.

Recipient: Skamania County
Project Title: Housing Assessment
Grant Amount: \$6,834
Leveraged: \$39,400
Time Period: September 1997 to January 2001

A shortage of affordable housing in Skamania County was identified as a critical need due to rising housing costs affecting workers in the Gorge. This grant funded a county-wide housing assessment to better define housing needs and an organizational structure to support housing development. The final report assessed the current housing situation and proposed a strategy for affordable housing.

Recipient: Skamania County
Economic Development Council
Project Title: Trade and Revenue Analysis
Grant Amount: \$30,000
Leveraged: \$45,000
Time Period: November 2002 to December 2003

The EDC conducted a trade and revenue analysis study that identified commercial, industrial, retail, and non-retail businesses linked to outside markets. They also developed a strategy to curb revenue loss and methods to increase revenue gains.

Recipient: Port of Skamania County
Project Title: Marketing Materials
Grant Amount: \$12,500
Leveraged: \$27,500
Time Period: February 2003 to December 2004

The port received assistance to design and produce marketing materials to promote its industrial and business properties.

*Sample of Marketing
Materials
Tichenor Building
Floor Plan*



MicroLoan Program

The MicroLoan Program was created to finance new business starts or business expansions in Skamania County. The Skamania County Economic Development Council administers this program. The EDC was competitively selected to manage the \$200,000 MicroLoan Fund and received a \$40,000 Local Capacity Matching Grant to provide technical assistance to local small business borrowers.

The loan fund is designed to meet the financing needs of the non-traditional business borrower who may not fit typical bank lending guidelines due to a small loan request, limited credit history, or lack of business experience.

To date the MicroLoan Fund has made loans totaling \$330,000 to 11 diverse small businesses.

Recipient:	Skamania County Economic Development Council
Project Title:	MicroLoan Fund Program
Grant Amount:	\$200,000 to capitalize the loan fund \$40,000 for technical assistance
Time Period:	October 1994 to September 2005
	<ul style="list-style-type: none">♦ DDG, Inc. (John Davies, owner) financed an expansion of a business that manufactures windsurfing harnessing and supplies. It was located at the Port of Skamania County's industrial site and expanded into international sales. The company created six jobs before fully repaying the \$30,750 loan and relocating to Hood River. The business still benefits the region's economy and remains within the National Scenic Area.♦ Galaxy Manufacturing (Glen Strutz, owner) is a small business that sells protective garments and accessories wholesale. The \$30,709 loan enabled the company to purchase equipment and inventory necessary to meet the demand of its increasing volume of orders and new product lines. The funds also allowed the company to hire three additional full-time employees.♦ Home Valley Convenience Store Ralph and Susan Kurth purchased the Home Valley Convenience Store in 2003. They had leased the property for six months with an option to purchase. The Kurths invested their own capital to remodel and stock the store. Loan proceeds were used as a down payment on the purchase of the store. This \$30,710 loan created two jobs.♦ It's a Wrap specialized in "wrap" sandwiches made with tortillas. Robin and Frank Parker (original owners) used the loan funds to remodel leased space for the restaurant and to consolidate costs. With the \$31,096 loan, the business created five jobs, and leveraged \$7,000 in other resources. (February 1998). In 1999 Minda and Dan McGill purchased the business and assumed the loan, leveraging it with an additional \$10,000. The business closed in 2006.♦ NaturJulie Great Products (Julie Mayfield, owner) was a small manufacturer of organic cereal. This \$31,106 loan enabled the company to purchase inventory and equipment to produce the product, and also provided some working capital. The company closed its operation in 2007.



Sandhill Cottages
Coffee Shop



Wind Mountain Resort

- ◆ **Meandher Trucking** is a home-based business located in Carson. This company was established in 1999 by the present owners, Richard and Christy Jewell, and has provided transportation services since its inception. The \$30,934 loan enabled the company to purchase a 1997 Kenworth T-600 truck to target a region-wide market. This loan helped create two full-time positions and leveraged \$10,000 in other resources.
- ◆ **Rich Holbert Trucking** received partial Gorge funding, combined with the EDC's other loan fund, to purchase a log truck and trailer unit to start a business. This trucking company contracts with timber buyers to haul logs from timber sales to local mills. The \$30,750 loan enabled the company to create two jobs, and leverage \$10,000 in other resources. The loan was paid in full in August 1999.
- ◆ **Sandhill Cottages** (Jay Crum and Karen Howerton owners) is a small resort in Carson consisting of ten cabins. Loan funds were used for working capital to build a spa, hot tub and shower facility, complete the interior renovation of three cabins, and to market the resort. With the \$33,357 loan, the owners created two jobs.
- ◆ **Sawtooth Technologies, LLC** (Brian Adams owner) is now an independent Internet Service Provider known as SAW.NET. The ISP currently has capacity for 1,500 customers, with a potential to expand to 10,000 throughout the Gorge. MicroLoan funds were used to help Sawtooth Technologies with working capital and a marketing campaign. This \$30,700 loan increased the employee base to five full-time and five part-time jobs, and leveraged \$10,000 in other investments.
- ◆ **The Spar Tree Restaurant and Lounge** (later known as Wild Winds Restaurant and Lounge) was the oldest established business in Stevenson. This loan to the Henderson/Cochran Partnership provided gap financing to complete the business purchase and make building improvements. With the \$30,750 loan, the Partnership created 12 full-time and eight part-time jobs, and leveraged \$105,000 in public and private resources. (See page 8 for a subsequent loan.)
- ◆ **Wind Mountain Resort** Astrid and Robert Diek purchased land in Home Valley in 1999, where they constructed a small resort, gift shop and mini-market. With this loan, the Dieks completed development of a hotel suite, two additional rooms and ten RV campsites. This \$31,184 loan created two jobs. It was paid in full in January 2001.

Private Business Development Loan Program

The goal of the Business Development Loan Program is to stimulate job creation, business and job retention, and increase income in the Scenic Area by providing lending capital for business development and expansion. Loans to businesses are available for fixed-asset financing, working capital, facility development, engineering studies, feasibility studies, and debt restructuring (if part of an overall expansion or retention plan).

To date, five loans have been approved for approximately \$1 million.

Borrower: Greg and Kim Davenport
Business: ANEW, Inc.
Loan Amount: \$81,200
Leveraged: \$81,200

ANEW, Inc. was created in 1998 by combining two companies. The focus is to provide safe, adventure-based training that advances confidence, self-esteem, self-reliance, leadership, teamwork, and wilderness survival skills. The loan also provided funds for additional equipment purchase, consolidation of previous business debt, and funding for working capital needs. This loan enabled ANEW to hire a receptionist and part-time accountant, a survival instructor, logistics coordinator, and eight to ten part-time individuals to teach the Ropes Programs. The loan was made in November 1998, and paid in full December 2001.

Borrower: Angus Ruck
Business: Columbia Gorge Riverside Lodge
Loan Amount: \$293,000
Leveraged: \$100,000

Angus Ruck purchased the eight-unit lodging establishment formerly known as "The Timbers" to operate as the "Columbia Gorge Riverside Lodge." In addition to overnight accommodations, event spaces are used to attract small meetings, weddings, reunions, and other group activities. The loan enabled Mr. Ruck to purchase the business (including all assets), and complete minor repairs. The loan enable them to hire two full-time employees.



Borrower: Joseph and Sandra Gamble
Business: Margaux, Inc. dba
The Store @ North Bonneville Chevron
Loan Amount: \$300,000
Leveraged: \$920,000

This loan helped the owners build a Chevron service station and convenience store located in North Bonneville, just off State Highway 14. These funds assisted with construction costs, the purchase of equipment, and augmented working capital. At the time of the loan approval (October 1999) the owners anticipated nine full-time and four part-time jobs would be created in the first two years of operation.

Impact of the Washington Economic Vitality Plan 2004 Update

Private Business Development Loan Program

The Plan consolidated the MicroLoan Program and the Business Development Loan Program into a single business lending program- the Private Business Development Loan Program. The merging of these two programs was completed in Spring 2006. To date, no additional loans have been requested from this program.

The minimum loan amount is \$10,000, with a maximum of \$75,000.

Borrower: R. Todd Andrews
Business: Loafers Old World Bakery
Loan Amount: \$229,500
Leveraged: \$ 61,554

“Loafers Old World Bakery” expanded from Bingen by purchasing an existing bakery in Stevenson. In addition to retail sales, the bakery expanded into the wholesale market. The April 2001 loan was intended for Mr. Andrews to consolidate short-term debt and to improve his cash-flow.

Borrower: Lorie Henderson
Business: Spar Tree Inn
Loan Amount: \$117,231
Leveraged: \$116,000

In July 2003, the Washington Investment Board approved a restructure of this loan, and the business is now known as “Wild Winds Restaurant and Lounge.” An earlier loan enabled one partner to retain the business by purchasing the financial interest of the other partner. Terms of the restructured loan were satisfied in September 2007, and Wild Winds was closed. (See also page 6.)



Wild Winds Restaurant & Lounge

**Public Improvement
Grant and Loan
Program**

The Public Improvement Grant and Loan Program finances projects that remove infrastructure barriers to economic development in the scenic area. Local governments, ports, and nonprofit organizations may apply for infrastructure project loans that support downtown revitalization, commercial district improvement, waterfront development, farmers and artisan markets, business development, historic preservation, and facility development. Loans and grants may also be requested for public improvement plans, feasibility studies, and pre-construction costs.

There is no minimum loan or grant amount. The maximum loan or grant is \$500,000. (A loan of \$1,000,000 is available under special circumstances.)

To date 14 awards of more than \$2.4 million have been made, leveraging over \$4.5 million in additional investment.

Impact of Washington Economic Vitality Plan 2004 Update:

No change is proposed, but grants are not available at this time.

Recipient: Columbia Gorge Interpretive Center
Project Title: Capital Debt Retirement
Loan Amount: \$276,266
Leveraged: \$1,725,000

For several years, CTED staff worked with the Interpretive Center Board to retire its large capital construction debt. In late 2005, the Washington Investment Board decided to convert the loan to a grant, helping to ensure financial viability for the center. The loan/grant helped retain 5 jobs and add one new job.

Recipient: Home Valley Water District
Project Title: Water System Improvements
Loan Amount: \$215,000
Grant Amount: \$ 85,000

The Home Valley Water District will improve its existing water system to accommodate future residential, recreational, commercial, and industrial development.

Recipient: City of North Bonneville
Project Title: Water/Sewer System Improvements
Loan Amount: \$84,125
Leveraged: \$84,125

The city borrowed funds to make improvements to municipal water and sewer systems to accommodate new business development and residential growth. These improvements are based on the city's General Sewer and Water Plans, that include recommendations for the continued operation and maintenance of the city's water, wastewater treatment and disposal systems. This loan leveraged an OGDF grant of \$84,125 to complete the project. (See page 15)

Recipient: City of North Bonneville
Project Title: Water Storage System
Loan Amount: \$282,000
Grant Amount: \$185,000
Time Period: September 2002 to October 2003

With this financing, the city was able to create an additional 500,000-gallon capacity water storage system to accommodate future residential, commercial and industrial development in the city.



Discovery Building

Recipient: Port of Skamania County
Project Title: Multi-Purpose Industrial Facility Construction
Grant Amount: \$205,000
Leveraged: \$978,000
Time Period: March 2001 to December 2001

The Port received assistance to design and build a multi-purpose facility in North Bonneville. With this grant, the Port purchased property and completed design engineering. The LifeTek Corporation, a pharmaceutical packaging and distribution company, was the original tenant of the building. The present tenant is Gorge Delights, which is a partnership that produces value-added agriculture products. The company has 11 employees at the Discovery Building, and plans to hire more in the future.



Tichenor Building

Recipient: Port of Skamania County
Project Title: Remodel of the Tichenor Building
Grant Amount: \$106,100
Leveraged: \$26,100
Time Period: February 2003 to December 2003

The Port received financial assistance to remodel existing office space in the Tichenor Building. The remodel demolished some interior walls, doors and windows, and installed new systems; i.e., HVAC, electrical. Fiber optic cable was also installed from downtown to the Port's industrial area on the waterfront. (See also page 16.)



City of North Bonneville Storage System

Recipient: Port of Skamania County
Project Title: Purchase of Waterfront Property
Loan Amount: \$191,500
Leveraged: \$ 19,500

The Port purchased commercial property between the Russell Street Tour Boat Dock and Leavens Street. This will enable the Port to further develop the waterfront.

Recipient: Skamania County PUD #1
Project Title: Water/Sewer System Improvements
Loan Amount: \$200,000
Grant Amount: \$100,000
Leveraged: \$497,000

The Skamania County Public Utility District will make improvements to the Carson Water System. These improvements will address elements involving source, storage and distribution/transmission. Activities were coordinated with a grant awarded through CTED's Community Development Block Grant Program.

Recipient: Port of Skamania County
Project Title: Tichenor Building Expansion
Loan Amount: \$150,000
Leveraged: \$50,000
Time Period: June 2006 to July 2006

The Port will use this financing to create an additional 2000 square feet of tenantable space. The expansion includes the design, engineering and construction of a second floor mezzanine, and will enable the Port to better meet the business development needs of Skamania County, as all of the Port's facilities (110,000 square feet) are currently leased.



Mezzanine Schematic



Mezzanine Work In Progress

City of Stevenson Downtown Revitalization



City of Stevenson Downtown Revitalization

Recipient: Skamania County
Chamber of Commerce
Project Title: Downtown Plan
Grant Amount: \$22,000
Time Period: October 1998 to April 2000

Recipient: Skamania County
Project Title: Courthouse Lawn/Sidewalks
Grant Amount: \$50,000
Time Period: October 2000 to August 2003

Recipient: City of Stevenson
Project Title: Street Lights /Conduit Installation
Grant Amount: \$266,000
Time Period: September 2000 to August 2003

Recipient: City of Stevenson
Project Title: Water-line Extension
Loan Amount: \$50,000



Skamania County Courthouse Lawn Improvements

DOWNTOWN REVITALIZATION CITY OF STEVENSON



Landscaped
Court House Lawn



Laying Conduit for
Future
Telecommunications



Waterline Extension

In 1998 the Skamania County Chamber of Commerce received a \$22,000 Local Capacity Matching Grant to work with the City of Stevenson's Design Commission to develop an Open Space and View Corridor Plan for downtown. Grant funds were used to hire a consultant to assist with the project. The resulting plan set a framework for design standards and zoning criteria. In 1999, while completing the plan, the City received a \$1,049,827 CERB Rural Economic Vitality Initiative grant to make major improvements to State Route 14. The highway is downtown Stevenson's major east-west thoroughfare.

The City carefully coordinated critical downtown improvements to minimize their impacts on businesses in the downtown core. Working closely with the Chamber of Commerce, historic streetlights were purchased to be ready for installation. The Chamber led the campaign to solicit families, businesses, government agencies, and nonprofit organizations to sponsor each light. Those sponsors are acknowledged by plaques at the base of each light fixture.

As trenches were laid for utility improvements, conduit for telecommunications fiber was also installed, funded by an \$85,000 grant. A private telecommunications company is expected to "light" the fiber at a later date. Another streetscape improvement, helped by a \$50,000 grant from the WIB, opened the Court House lawn to visitors, vendors and local residents by extending sidewalks.

While work was being completed on SR 14/Second Street, City staff discovered a problem with existing waterlines. The Washington Investment Board quickly responded to this urgent need by providing a \$50,000 loan to install 1,544 linear feet of 10" waterline. While this was not a critical part of the downtown construction, completing this project in conjunction with other improvements in the downtown corridor prevented additional disruption to traffic and businesses.

This major revitalization was accomplished through cooperation between the city, county, chamber, and with significant community support. An investment of \$388,000 by the Washington Investment Board, leveraged over \$1,179,327 in additional public and private funding. The city recently completed follow-up interviews with 21 of the 34 property owners along the SR 14/Second Street route and has documented \$873,000 in private investment directly related to the downtown infrastructure improvements.

Companion Efforts

The Columbia River Gorge Economic Development Program is only one aspect of a local, state, and federal partnership in the Gorge. Washington State's strategy has been to build local capacity in the region, to assist with priority projects, and to pursue economic diversification opportunities.

The Community Strategic Planning Process is used to determine local priorities, and has helped coordinate state and federal investments in the Gorge.

On the following pages are examples of how CTED has used its other financial and technical assistance resources to help leverage and support investments in the Gorge.

BUILDING ECONOMIC DEVELOPMENT CAPACITY

State and federal funds administered by CTED have been directed to Skamania County to provide additional technical assistance in building economic development programs.

Recipient: Mid-Columbia Economic Development District
Project Title: Establish the CGEDA
Grant Amount: \$25,000
Time Period: December 1997 to April 2000

MCEDD received funds from the Old Growth Diversification Fund to establish the Columbia Gorge Economic Development Association. The goal of the CGEDA is to carry out targeted recruitment activities to bring businesses to the Gorge. This project implemented previous efforts funded by a Gorge Local Capacity Matching Grant. (See page 3.)

Recipient: Mid-Columbia Economic Development District
Project Title: Regional Telecommunications Study
Grant Amount: \$10,000
Time Period: August 2003 to September 2004

MCEDD completed a regional telecommunications plan for the Wasco and Hood River Counties in Oregon, and Klickitat and Skamania Counties in Washington. The plan will be used as a vehicle to increase awareness of the opportunities provided by high-speed telecommunications, and to attract high-speed telecommunications and business investment for expansion of the region's economic base. This CTED Rural Opportunity Fund Grant leveraged an additional \$5,000 in local funds, \$10,000 from the Oregon Investment Board, and \$70,000 from the federal Economic Development Administration.

Recipient: Skamania County
Project Title: North Bonneville Industrial Site Planning
Grant Amount: \$12,000
Time Period: August 2003 to January 2004

Silver Star Cabinet Company needed to expand its operations. The County-owned property in North Bonneville that was of prime interest; however, to receive city permits, a site plan needed to be completed. With \$7,500 from the Old Growth Diversification Fund, \$4,500 from CTED's State Rural Opportunity Fund, and \$3,000 in local funds, the County was able to complete the required planning.

INFRASTRUCTURE DEVELOPMENT

Many areas of the Gorge cannot grow economically because of inadequate infrastructure. SCEDC works with state and federal partners to make strategic investments that support predevelopment planning and construction of economic development infrastructure, i.e. roads, water and wastewater systems, and telecommunications.

Recipient: City of North Bonneville
Project Title: Water/Sewer System Improvements
Grant Amount: \$84,125
Time Period: August 1998 to March 2002

The city received a grant from CTED's Old Growth Diversification Fund to upgrade the municipal water and sewer systems. This grant/loan combination helped lower the debt liability and rate structure. (See page 9.)

Recipient: City of North Bonneville
Project Title: Cascade Drive Rehabilitation
Grant Amount: \$417,675

North Bonneville also received funding from the CERB Rural Economic Vitality Initiative to rehabilitate Cascade Drive.

Recipient: Port of Skamania County
Project Title: Planning for North Bonneville Industrial Park
Grant Amount: \$75,000
Time Period: February 2000 to February 2001

The port received funds from CTED's Old Growth Diversification Fund and Rural Opportunity Fund for preliminary planning and engineering for site development of the North Bonneville Industrial and Business Park.

Recipient: Port of Skamania County
Project Title: Fiber Optic Planning
Grant Amount: \$7,000
Time Period: May 2002 to March 2003

The Port received state funds to complete the final engineering, design, and permitting required to purchase and install fiber optic line from the Northwest Open Access Network (NOANet) Point of Presence (POP) to the Port's industrial area in downtown Stevenson.



Site of
North Bonneville
Industrial Park

Recipient: Port of Skamania County
Project Title: Fort Carson Industrial Site Plan
Grant Award: \$19,000
Time Period: May 2004 to January 2005

The Port received a grant to complete a site plan, including infrastructure cost estimates, for the Fort Carson Industrial Site. CTED’s OGDF grant, combined with CTED’s Rural Opportunity Fund, is expected to leverage an additional \$7,500 in local funds.

Recipient: Skamania County EDC
Project Title: Fiber Optic Network Feasibility
Grant Amount: \$20,000
Time Period: April 2000 to September 2000

The Port of Skamania County and Skamania County PUD were awarded funds from the state Rural Opportunity Fund to complete a Business Plan and Preliminary Feasibility Study for a high-speed, high-bandwidth fiber optic network in Skamania County. This work was the first step in accessing a 1,000-mile Tier I, fiber optic loop owned by the Bonneville Power Administration in the City of Stevenson. (Skamania County EDC administered the contract to assist the Port and PUD in these planning efforts.)



Ryan Allen
Water Line Upgrade

Recipient: City of Stevenson
Project Title: Ryan Allen Waterline
Award: \$50,000 loan
\$200,000 grant

The city received funds from the Community Economic Revitalization Board to design, construct, and install an 11,400 foot upgrade to the Ryan Allen Waterline. The improvements were needed to bring the waterline up to fire flow standards required for the expansion of the Skamania Lodge. This expansion added 52 rooms and 18,000 square feet of conference center. At the time of application the Lodge estimated 38 full-time equivalent jobs would be created within one to three years.

Support for the Washington Investment Board

Since 1997, the Skamania County EDC has received state funds to provide administrative support to the Washington Investment Board and Bi-State Advisory Council. The funding is also used to work on regional project development with other regional organizations to identify local economic development priority projects, to coordinate with appropriate state and federal agencies for project scoping and development, to work with appropriate agencies to leverage funding opportunities, to provide training to create a working level understanding of project development, and to market the National Scenic Area grant and loan programs.

STRATEGIC PLANNING

Strategic planning can provide a road map for defining and implementing community priorities. Well-defined plans allow local jurisdictions to take more control of future needs and financing.

Recipient: Skamania County
Project Title: Public Services and Financing Plan
Grant Amount: \$50,000
Time Period: October 1998 to July 2000

In 1997 Skamania County was selected as a participant community in the Washington Community Economic Revitalization Team (WA-CERT) Rural Community Symposium. As a result, in October 1998 the County embarked on a Strategic Public Services and Financing Plan. The Plan prioritized needed services and developed strategies for delivering those services. CTED provided \$50,000 from OGDF to assist in these efforts.

Recipient: Skamania County
Economic Development Council
Project Title: Trade and Revenue Analysis
Grant Amount: \$26,500
Time Period: November 2002 to December 2003

The EDC conducted a trade and revenue analysis study that identified commercial, industrial, retail, and non-retail businesses linked to outside markets. They also developed a strategy to curb revenue loss and methods to increase revenue gains. This grant was made available through CTED's Rural Opportunity Fund in order to leverage \$30,000 in Gorge funds.

Special Assistance

As an outside party to the Wind River Nursery land transfer, CTED offered to provide additional assistance for the USDA-Forest Service and Skamania County to reach a mutually acceptable settlement. The agency called upon experienced mediator Jim Arthur.

Mr. Arthur mediated and facilitated public issues for nearly 30 years in more than 20 states- first in private practice, then with the Mediation Institute and the New England Environmental Mediation Center, and since 1994 with the State of Washington.



Wind River Nursery Site

WIND RIVER NURSERY

The site of the Wind River Nursery offers an opportunity for Skamania County to diversify the local economy by providing additional land for alternative development. CTED has provided funding and technical assistance to help the county reach this goal. The Skamania County Commissioners and the USDA-Forest Service signed the Wind River Nursery conveyance documents on October 1, 2001.



Anita Gahimer-Crow (former Executive Director of the Port of Skamania County), Marilyn Butler (Skamania County Commissioners Office), Bud Quinn (Skamania County Commissioner), Peggy Bryan (EDC), Greg Cox (Gifford Pinchot National Forest Mt. Adams Ranger District, District Ranger), Vicki Wessling (Forest Service GP Headquarters Office), Lawnie Morgan (Forest Service Mt. Adams District Office), Bob Talent (Skamania County Commissioner), signing are Al McKee (Skamania County Commissioner) and Claire Lavendel (Forest Supervisor, GP).

Recipient: Port of Skamania County—Phase I
Project Title: Wind River Nursery
Grant Amount: \$24,000
Time Period: April 1997 to March 1998

The Port was awarded funding from CTED's Old Growth Diversification Fund to develop a proposal for alternative usage at the Wind River Nursery.

Recipient: Skamania County
Project Title: Wind River Nursery—Phase II
Grant Amount: \$50,000
Time Period: October 1998 to July 2000

The county was subsequently awarded \$35,000 from OGDF and \$15,000 from CTED's Rural Opportunity Fund to continue the transition in Phase II. (See above.) With this grant, the county completed the title work, developed a Facilities and Operations Manual, Master Plan, Feasibility Analysis for Marketing, and a profile of desired tenants and uses.

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Council**

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**Local Capacity Matching Grants and
Public Improvement Grant and Loan Projects**

A scoping agent is assigned to projects to gather detailed information, explore possible funding sources, approach funding sources to determine whether the project is a good fit, and to prepare a staff recommendation. Skamania County EDC staff undertake most project scoping activities.

A written recommendation is made to the Washington Investment Board that includes applicant information, project description, project scope of work, proposed sources and uses of funds, recommended funding amount and matching requirement, recommended funding terms and conditions, justification of financing need, and consistency with eligibility requirements and selection criteria.

Private Business Development Loans

SCEDC receives loan applications, gathers detailed information about the project, explores possible funding sources, approaches funding sources to determine whether the project is a good fit, and prepares a staff recommendation in the form of a credit memorandum.

The memorandum includes applicant information, management capability, project description, project scope of work and proposed sources and uses of funds, recommended funding amount, recommended funding terms, justification of financing need, and consistency with eligibility requirements and selection criteria.

Grant Administration

SCEDC administers the National Scenic Area grants. The activities include securing project approval from the Washington Investment Board, negotiating and executing the grant or loan agreement and disbursing funds to the subgrantee or borrower; monitoring loans and grants and fulfilling federal reporting requirements; servicing the loans and tracking repayment income for relending; and tracking fund commitments, fund balances and repayment records; and periodically making reports to the Washington Investment Board.