

Port Report



Port of Cascade Locks & Bear Mountain Complete Property Sale

Following nearly two years of discussion, the Port of Cascade Locks has closed on the sale of 10 acres of industrial property in the Port of Cascade Locks Business Park to Bear Creek Holdings, LLC.

Bear Mountain Forest Products Company has leased acreage in the Port's Business Park since 1990. The wood pellet and bedding product manufacturing facility currently employs 22 staff at the Cascade Locks location. With this property sale and planned building expansion, the company is projecting to add five to ten new full time year-round jobs over the next two years.

"We at Bear Mountain are very excited about purchasing our manufacturing site in the Port's Business Park. Being a long term tenant and now property owner will help us continue our growth and strengthen the many long term relationships we've built with our friends in the Cascade Locks community." Says Bob Sourek, Chairman of Bear Mountain Forest Products.

In February of this year, Bear Mountain Forest Products announced a merger with Lignetics Inc. With expansions planned for the two companies' facilities on both the east and west coasts, the merger will secure a diverse offering of top selling wood fuel pellet, animal bedding, and bbq products on the market.

"The expansion opportunity with Bear Mountain is a great step forward for this community. The deal says a lot about the value of working together to help existing businesses expand. We are proud of what Bob Sourek and his team have done here." Says Jess Groves, Port Commission President.

Dollars from the property deal will be held in a Development Fund, created in the Port's 2014-15 budget, for the purpose of developing infrastructure to make adjacent properties "shovel ready" for business development. The Port is budgeting for an immediate investment of \$1.2M to build adequately sized water, sewer, and power lines into the Business Park. The Port is currently in negotiation with three other businesses for properties in the Business Park, ranging from 3 to 25 acres in size. As the first of these sales, the Bear Creek Holdings deal sets in motion infrastructure investment and job creation for positive momentum on property that has sat vacant for over a decade.

The Port's Business Park offers property for sale or lease to industrial, commercial, and resort uses. Some river view sites are still available. For more information on available properties, businesses should contact the Port's Interim Economic Development Manager, Don Mann, at 541-374-2406 or dmann@portofcascadelocks.org.

Save These Dates: Upcoming Events in Cascade Locks, Oregon

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|-------|--|---------|-----------------------------------|
| 4/12 | Ladies Disc Golf Clinic | 4/18 | SOLVE Earth Day River Cleanup |
| 4/30 | Community Meeting: bridge toll automation | 4/16-19 | PCT Trail Skills College |
| 5/1 | Sternwheeler Cruises return to Cascade Locks | 4/25-26 | Women in Motion Art Show |
| 5/1 | Cascade Locks Historical Museum opens | 4/25-26 | Garage Sale Days in Cascade Locks |
| 5/2-3 | Annual Lock Robster Disc Golf Tournament | 5/2 | Angela Coe Rainy Day Walk/Run |



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Public meetings are held at 6 pm on the 1st and 3rd Thursday of each month in Cascade Locks City Hall Council Chambers.

The mission of the Port of Cascade Locks is to:

- Operate in a fiscally prudent manner to ensure its continuity
- Facilitate effective infrastructure and transportation solutions
- Recruit new businesses to create family wage jobs and economic growth within the Port District and region
- Create economic growth opportunities for existing businesses within the Port District
- Enhance tourism and recreation for the Columbia River Gorge region
- Provide leadership and create partnerships within the region for economic development
- Utilize our natural resources

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Community Member 97014

New East Dolphin for Sternwheeler

Work is complete on the replacement of the east dolphin at the boat dock behind the Visitor Center in the Marine Park. During the past twelve months the Port has replaced both wooden dolphins with new durable metal dolphins and strengthened the dock facility. The replacements were necessary as both old wooden dolphins failed, and were no longer safe or functional. These Port investments are critical for the ongoing operation of the Sternwheeler *Columbia Gorge* on the Columbia River. The total cost for both dolphins, dredging, and the dock repair is \$121,470.



LOCAL TRIVIA QUIZ FOR PRIZES

Be one of the first three people to correctly answer this question (spelling counts) by email to: rare@portofcascadelocks.org, and win a gift certificate to a local business!

Adults: Name one of the two peaks visible on the Washington side of the river from Cascade Locks.

Youth (Under 18): What day does the Cascade Locks Historical Museum Open this season?