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April 4, 2023

Leana Kinley
City of Stevenson
P.O. Box 371
Stevenson, WA 98648

Dear Leana,

I am pleased to present the 2023 Mid-Columbia Economic Development District (MCEDD) Comprehensive Economic Development Strategy (CEDS) project ranking, which includes your project(s). The MCEDD Board met in March to finalize prioritization of regional projects based on lists submitted through county economic developers.

The MCEDD Board and staff reviewed all the information you provided and prioritized the list based on the project's economic impact, regional impact, readiness to proceed, need for the project, level of local funding available and level of local capacity. The list of top ten priorities for both Oregon and Washington are enclosed with this letter. In addition, the Board voted to include all projects listed on the county priority lists in the CEDS update.

A full project list, including your submission(s), will therefore be incorporated into the 2023 Comprehensive Economic Development Strategy which can be cited to show local support when seeking grants and loans.

Thank you again for participating in this process. If you have any questions about the Comprehensive Economic Development Strategy or project ranking you are welcome to contact me at 541-296-2266 or jessica@mcedd.org.

Sincerely,

A handwritten signature in blue ink that reads "Jessica Metta".

Jessica Metta
Executive Director

2023 Regional Priority Rank (Washington) - DRAFT

<i>Rank</i>	<i>Sponsor</i>	<i>Project</i>	<i>Reasoning</i>
1	Klickitat County	<p><u>Goldendale Pumped Storage Hydro</u> Project is a proposed \$2 billion pumped-hydro energy storage project. Using existing pumping infrastructure from an old aluminum smelting facility, the closed-loop system would include three variable-speed reversible pump-turbines for a total generating capacity of 1200 MW and a total pumping capacity of 1552 MW. The project would provide a range of services to the grid to support reliability and resilience in addition to specifically balancing variable wind generation. A preliminary permit for the project was issued by the Federal Energy Regulatory Commission (FERC) in March 2018.</p>	Key industry sector impact and potential to open huge economic development opportunities regionally. Adds resiliency to the region.
2	Port of Skamania	<p><u>Cascades Business Park</u> Cascades Business Park is one of the few large remaining industrial sites in the Columbia River Gorge NSA that's within a one-hour drive of Portland. A market and feasibility study done in 2021 concluded that the business park could employ 379 people with an average salary of \$56,000. Commercial/light industrial buildings are needed to provide the local employment. They have put in a request to the state for funding and have submitted a CDS request for federal funds for the project. The Port will reevaluate moving forward with CERB funds and an EDA application in spring of 2023.</p>	Opens development in an otherwise severely land-constrained county. Addresses opportunities for key industry sectors.
3	City of Stevenson	<p><u>Cascade Ave Improvement</u> The condition of the existing water and sewer mains on Cascade Avenue pose health and sanitation concerns. The sewer line along Cascade Avenue is undersized for existing users. The waterline is AC pipe installed over 50 years ago. The project will replace the waterline with ductile iron and increase the sewer line to handle existing and future flows. It will also add decorative street lights to increase safety along the city's waterfront and match the look and feel of the rest of the city's Downtown area.</p>	Water/wastewater is a key infrastructure need outlined in the CEDS. Addresses key business needs. Adds resiliency to the region.
4	Port of Klickitat	<p><u>Port of Klickitat Business Park Development</u> <u>Dallesport Industrial Park -DIP Lot 39 Development:</u> Port of Klickitat is seeking funds to complete a 5,000 sq ft light industrial building. This building will be the second of five buildings proposed for the future development of Lot 39 in Dallesport.</p> <p><u>Bingen Point Business Park:</u> Task 1: BPBP Improvement Bring up to an additional 5 acres to shovel ready condition Task 2: Flex Building Construction of a 15,000 sq. ft. flex building Task 3: Marina Park Boat and Car Parking Pave boat and car parking area at Marina Park and Boat Launch in Bingen.</p>	Addresses opportunities for key industry sectors and encourages development in an economically distressed area.

2023 Regional Priority Rank (Washington) - DRAFT

5	Skamania PUD	<p><u>Skamania County Water System Upgrades</u> <u>Carson Water Treatment:</u> This project includes final design and construction of a new 1 million gallon per day (MGD) drinking water treatment plant to serve the community of Carson. Project components include a pressurized membrane filter treatment system, clear well, finished water pumps, chemical storage tanks, on-site electric (chlorine) generation system and emergency generator in a 5,000 sq ft building. The pre-design report was finalized in 2022. Skamania PUD is looking for funding to cover the \$5.95M project.</p> <p><u>Underwood Reservoir:</u> This project includes final design and construction of a new 250,000-gallon welded steel water tank in Pressure Zone 3 in the unincorporated community of Underwood. The project will ensure clean, safe drinking water and allow for continued community growth. The pre-design report was finalized in 2022. Skamania PUD is looking for funding to cover the \$1.75M project.</p>	Water/wastewater is a key infrastructure need outlined in the CEDS. Opens opportunities for development. Adds resiliency to the region.
6	City of White Salmon	<p><u>Buck Creek Water Distribution Line Replacement</u> Replace 7 miles of deteriorating water main.</p>	Water/wastewater is a key infrastructure need outlined in the CEDS. Addresses key business needs. Adds resiliency to the region.
7	Skamania County	<p><u>Wind River Road Stabilization</u> This project is to ensure long term safe access to the Carson and Stabler communities. The two access roads into this area are both failing due to the roadways sliding. This is also the gateway to the Gifford Pinchot National forest and heavily used by residents and visitors seeking recreation in the forest. The County is seeking funding to complete all phases of this project. Total project cost is estimated at \$10 million. The County currently has \$5 million secured.</p>	Key infrastructure need. Resilience issue. Impact to key industry sectors.
8	Klickitat Valley Health Hospital District	<p><u>KVH Building Addition</u> KVH is seeking funding for an addition of 12,000 square feet for a new acute care unit, surgery department and long-term care unit, and 12,000 square feet of shell space for future growth.</p>	Addresses key business, industry sector and resilience needs; opportunity for job creation.
9	City of Goldendale	<p><u>Waste Water Treatment Plant Improvements</u> Project includes grit removal, solids handling system, aeration system and process configuration system improvements.</p>	Water/wastewater is a key infrastructure need outlined in the CEDS. Addresses key business needs. Adds resiliency to the region.
10	City of North Bonneville	<p><u>City of North Bonneville Lift Station Replacement</u> The City's lift station #3 continues to need constant maintenance and patching to function without the funds for complete replacement. Lift station #4 is also in need of upgrades, but priority is on #3. Continues to be high priority. The City is working on water and sewer rate studies.</p>	Water/wastewater is a key infrastructure need outlined in the CEDS. Adds resiliency to the region.

2023 Regional Priority Rank (Oregon) - DRAFT

Rank	Sponsor	Project	Reasoning
1	Ports of Cascade Locks, Hood River, and Klickitat, Klickitat County, Cities of Bingen and White Salmon	<p><u>Interstate Bridges</u></p> <p><u>Port of Hood River Hood River-White Salmon Interstate Bridge Replacement:</u> The existing bridge is nearly 100 years old, structurally obsolete and seismically deficient. A new bridge is needed to improve and ensure multi-modal transportation of people and goods across the Columbia River between the communities of Bingen and White Salmon in Washington, and Hood River in Oregon. Total project cost estimate: \$520M. Approximately \$450 million in State and Federal grants will be needed. Balance from local tolls.</p> <p><u>Port of Cascade Locks Bridge of the Gods Strengthening and Safety Improvements:</u> Maintenance of the Bridge of the Gods and improvements to include 1) Seismic Strengthening of the Bridge (\$12M) and 2) Additional Bridge resiliency and safety measures including a safe pathway for pedestrian and bicyclist needs (\$70M).</p>	Core transportation connection. Resilience issue. Impact to key industry sectors.
2	Hood River, Sherman, and Wasco Counties, City of Hood River	<p><u>Housing</u></p> <p><u>Hood River:</u> Development of the 780 Rand Road Housing Development project for affordable housing as well as additional land acquisition for affordable and attainable housing development in the City of Hood River and Hood River County. Total project cost estimate: \$54M. Estimated amount of funds still needed is \$51M (will apply for \$17.6M in LIFT funds; \$18M in LIHTC in 2023).</p> <p><u>Sherman:</u> The housing stock in Sherman County is lacking the quantity and quality necessary for new employees to find a place to live in the County. Sherman County has created four incentive programs to encourage the construction of new housing or the rehabilitation of existing housing. The County continues to look for creative ideas that would solve the housing issues.</p> <p><u>Wasco:</u> Housing prices have continued to be unaffordable for many in Wasco County and supply is not meeting current needs. This has hindered employees seeking to come to Wasco County have hindered businesses' ability to grow. Better understanding this need and supporting community partners in opportunities to address it will impact access to a robust workforce moving forward.</p>	Addressing housing constraints is a priority strategy for the CEDS
3	Columbia Gorge Community College	<p><u>Columbia Gorge Childcare Center (CGCC)</u></p> <p>There continues to be a serious shortage of qualified childcare. CGCC completed a feasibility study as the first step in developing a public childcare center and to improve workforce training available to childcare providers. CGCC is working with local partners for both potential locations and ongoing engagement. They are also increasing the size of the proposed center to 200 slots to reduce the subsidy needed based on economies of scale. CGCC has approximately \$1.75 million in ARPA funds allocated by the State for this project and will likely seek additional resources if the project is able to move forward.</p>	Childcare needs (costs, lack of access) is a priority strategy in the CEDS. Addresses support for workforce participation.
4	Sherman and Wasco Counties, Q-Life	<p><u>Broadband</u></p> <p><u>Sherman:</u> The County has completed fiber to the home in the cities and connected each community to a fiber backbone. The County has also purchased four solar-powered trailers with mounted repeating antennas that can pick up the signal from wireless towers and redirect the signal to homes that are not in the direct line of those towers. They would like to continue this project into more areas to reach those hardest to serve.</p> <p><u>Q-Life and Wasco County:</u> Q-Life is working to clearly identify gaps in broadband service availability for communities across Wasco County, develop strategies to address key areas, and preparing for funding resources at the State and Federal levels. Additionally, Q-life is developing an improved colocation facility in The Dalles where providers and emergency communications networks can meet and access scalable communication paths. They completed initial designs for the facility with a cost estimate of approximately \$1 million. Additionally, Q-Life is working to ensure that communities across the County are connected via fiber to support strong last mile connection opportunities.</p>	Broadband is a key infrastructure need outlined in the CEDS. Regional in nature. Adds resiliency to the region.

2023 Regional Priority Rank (Oregon) - DRAFT

5	City of Hood River	<p><u>Hood River Elevated Sewer Line</u></p> <p>The existing elevated sewer main on the south side of the interstate is very old, exposed and there is no means to divert or stop the flow if there is a break on the main, with potentially catastrophic environmental costs. This project will install a lift station and re-route the sewer line. Total project cost estimate: \$6.7M with \$6.4M still needed.</p>	Water/wastewater is a key infrastructure need outlined in the CEDS. Addresses key business needs. Adds resiliency to the region.
6	City of The Dalles, Klickitat County, CGCC	<p><u>Aviation Maintenance Training Hangar and Industrial Park Development</u></p> <p>City of The Dalles and Klickitat County are co-applicants for a successful \$2.8 million EDA funding request to match a \$700,000 local commitment to support college training program hangar and industrial park development at Columbia Gorge Regional Airport. Cost escalation since EDA proposal was submitted two and a half years ago has resulted in a projected shortfall of \$1.9 million however. Klickitat County is seeking \$500,000 grant from Washington State Department of Commerce and the City of The Dalles submitted a congressionally directed spending request for additional resources to close the gap on this project.</p>	Addresses opportunities for key industry sectors, encourages development in an economically distressed area, opportunity for job creation.
7	City of Grass Valley	<p><u>Waste Water Project</u></p> <p>The City of Grass Valley is researching construction of a municipal waste water system. The council hired an engineer to do a feasibility study in 2021 and that study is complete and has been presented to the community for feedback. The City had a One Stop meeting in 2022 and learned that the CWSRF program will be increasing its maximum forgivable loan amount. The City is waiting to hear details of the program changes (expected in early 2023) before proceeding with any funding applications. The City submitted a FY24 Congressionally Directed Spending Request for a portion of project costs. Estimated project cost is \$6 million.</p>	Water/wastewater is a key infrastructure need outlined in the CEDS. Opens opportunities for development. Adds resiliency to the region.
8	Port of Cascade Locks	<p><u>Business Park Infrastructure Development</u></p> <p>Development of roads and other infrastructure related to commercial developments. Total cost: \$3 million.</p>	Addresses opportunities for key industry sectors.
9	Port of Hood River	<p><u>Lot 1</u></p> <p>Lot 1 is the largest remaining light industrial property in Hood River. A significant infrastructure investment- specifically, water, sewer, and public streets - is necessary to prepare the site for industrial development to meet long term job creation and economic development goals of the community. Total project cost estimate: \$4,800,000.</p>	Addresses opportunities for key industry sectors.
10	City of Rufus	<p><u>Well #3 Feasibility Study & Upgrades</u></p> <p>Primary well underperforming for years even with consistent maintenance. The City is unsure about water levels or future capabilities of the well, so will be seeking funding to do further investigations and repair, if feasible, or for drilling a new well.</p>	Water/wastewater is a key infrastructure need outlined in the CEDS. Adds resiliency to the region.