



PORT OF CENTRALIA

Newsletter
Q2 / Summer 2022

PUGET SOUND AND PACIFIC RAILROAD MAKES KUPER ROAD CROSSING IMPROVEMENTS

Puget Sound and Pacific Railroad recently made improvements to the crossing on Kuper Road. The crossing, which was constructed in 2003, had started to noticeably dip from wear and tear. PSAP installed Omega panels, updating the crossing to current-day specifications and making future maintenance easier. The Port would like to thank PSAP for their continued partnership in serving the Port and its tenants.

LINDEN COMANSA AMERICA EXTENDS PARK I LEASE

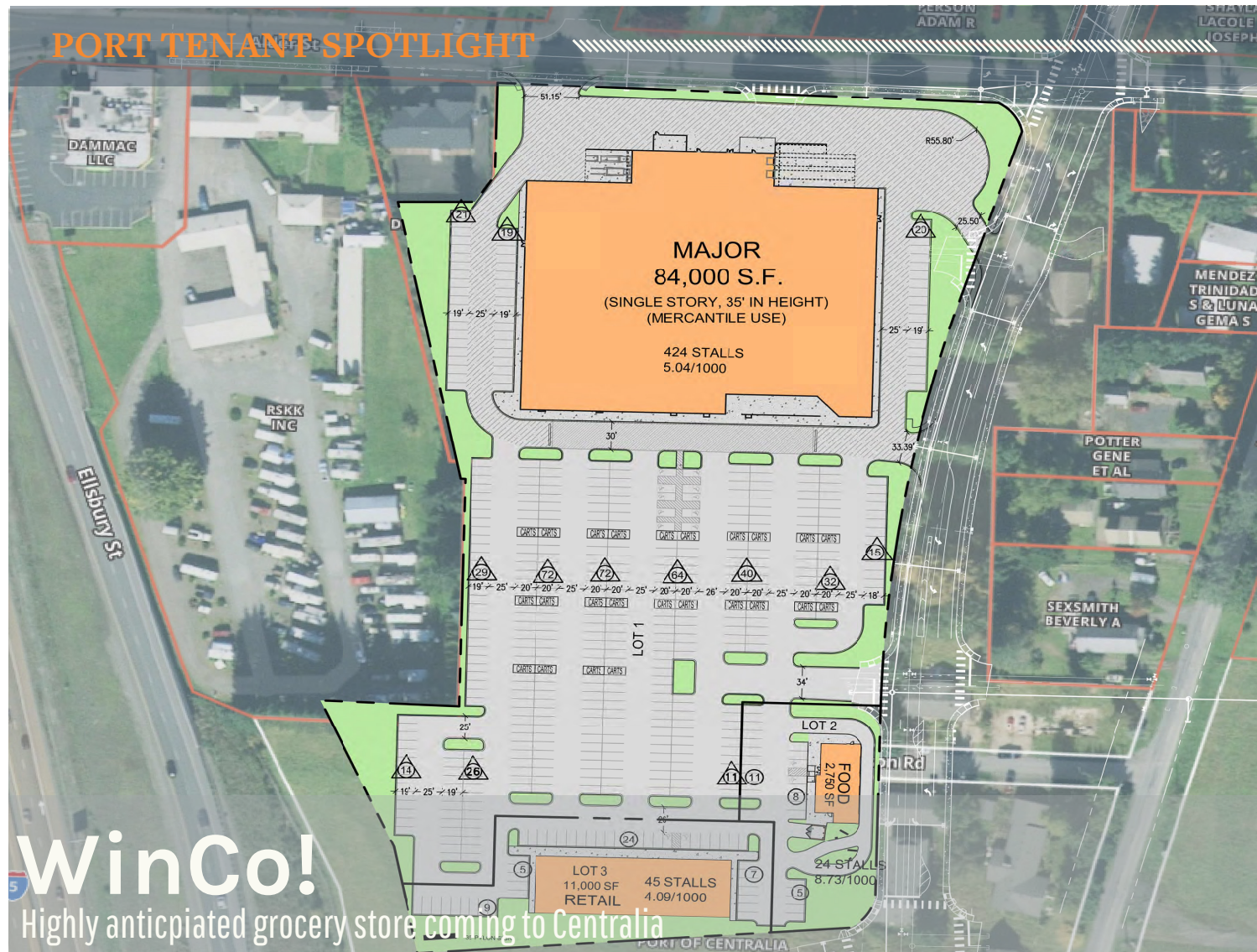
3713 Northpark Drive will continue to house Linden Comansa America. The international crane company has extended its lease for an additional three years. As part of the agreement, Port will complete tenant improvements to enhance their operations, including installing an additional roll-up warehouse door and creating a gravel storage yard.

PORT OF CENTRALIA SUPPORTS 2022 LOCAL GRADUATES, SEATTLE TO PORTLAND BIKE EVENT

Continuing its partnership with the Centralia-Chehalis Chamber of Commerce, the Port sponsored the annual 2022 Rob Fuller Top 25 Scholarship Luncheon. The event celebrates the top 25 students graduating Centralia and Chehalis High Schools and awards scholarships to students from Centralia, Chehalis, and Adna. The Port would like to congratulate those students on their accomplishments.

Also in partnership with the Chamber, the Port sponsored the 2022 Seattle to Portland bike ride over the July 16-17, 2022, weekend. The event brought over 5,500 riders to the Centralia-Chehalis area, along with their supporters, to rest, dine, and shop in the local community.





In June 2022, WinCo Foods announced that the company has entered a real estate contract with the Port of Centralia to construct a proposed 84,000-square-foot grocery store. The project will be located off the Alder Street and Yew Street intersection in Park 3.

Also planned at the development are two complementary retail pads for the shopping center. Though no deals have been made yet, likely uses for these additional storefronts are a dining establishment and multi-tenant retail shops.

The 24-hour warehouse-style WinCo stores are wide open, well-stocked, and known for competitively low prices. In addition to the extensive variety offered in the grocery aisles, produce, deli, bakery, and meat/fish departments, every WinCo features their famous bulk section where customers can buy as much or as little of a product as they want. Other exclusive features include in-house brand Leonardo's Pizza and special deals showcased on the signature WinCo Wall of Values.

The company operates lean and mean through its own distribution, warehouse, and transportation network. With its close direct relationships with many farms, producers, and vendors, the middle man is removed, allowing WinCo to keep its prices low for its customers.

WinCo Foods is an employee-owned company, meaning that every worker has a stake in the business. As long as they have worked the minimum hours in a year, employees receive an annual gift of WinCo stock equivalent to 20% of what they make yearly.

"What makes this opening exciting for us is that we get to find new employee owners from the community of Centralia and add to our family," said WinCo Foods Vice President of Real Estate Greg Goins. "When this store opens, the employee owners that the citizens of Centralia meet at the store will be their friends and families."

A LETTER FROM YOUR COMMISSION PRESIDENT

What beautiful summer we've experienced so far. Though it has been warm, it's much better than the rain so many of us are accustomed to. While I hope you all have enjoyed everything our corner of the country has to offer in the summer, here at the Port of Centralia we've been busy!

In our last newsletter, we alluded to the progress of our Centralia Station project. The Port of Centralia is excited to announce that it has recently awarded bid to a local contractor and the Yew Street Extension project is officially underway! The Yew Street Extension project is the first step to completing the Port's third park, Centralia Station. Once completed, Centralia Station will be home to a variety of businesses and be a staple in our community for generations to come.

With Centralia Station moving towards its next phase, announcing its anchor tenant was a priority. On June 24, 2022, the Port of Centralia announced the purchase and sale agreement between the Port and WinCo Foods LLC. WinCo Foods LLC is a privately held, employee-owned supermarket chain with stores across the western United States. Open 24-hours-a-day with great savings, the new WinCo store will allow Centralians to shop when most convenient to them.

As Port Commissioner representing District 1 and President of the Port of Centralia Commission, I believe it is our duty to enhance our local economy while growing sustainably. The Centralia Station project will increase tax revenue to support our local social services, as well as create quality employment opportunities for job seekers around Centralia. Though it has been a long process, we are beginning to see the light at the end of the tunnel. The Port of Centralia is excited to see this project taking shape this year, and we believe the community will be excited to see progress as well.

If you would like to know where to find more information about the Port of Centralia or share your thoughts, please feel free to contact me at markstrom@portofcentralia.com.



KYLE MARKSTROM
DISTRICT 1



JULIE SHAFFLEY
DISTRICT 2



PETER LAHMANN
DISTRICT 3

Port of Centralia Commission meetings are held on the first and third Wednesday of every month at the Port's Administrative Office, located at 3508 Galvin Road, Centralia, WA 98531. Members of the public can attend in-person or via teleconference.

While WinCo does not have a definitive timeline yet for the opening of its Centralia location, the company will begin advertising for open positions once the store is under construction and within a few months of opening.

Goins said, "The State of Washington overall has been a very good market for WinCo. Our value-based grocery business model has resonated with Washington consumers and we continue to look for opportunities to add our stores in areas such as Centralia where the population has grown to a level to support one of our full-size stores. Our research clearly shows this market is ready for WinCo. We have watched Centralia for many years hoping to find just the right site to serve this dynamic and growing market. We are excited about the Port site and the opportunity to finally serve the Centralia/Chehalis markets."

Currently, the closest WinCo stores to Centralia are located in Lacey and Longview.

An outpouring of support from the community did not go unnoticed, either. "WinCo heard the requests from Centralia - especially via social media, which we really love to see - that it wanted a WinCo loud and clear and we are thrilled to be joining the community," Goins added. "We are excited to bring WinCo to Centralia and to include this thriving community into our employee-owned network of stores stretching across 10 states, with more than 21,000 employee owners. WinCo looks forward to providing high-quality groceries for the lowest possible prices to Centralia, helping the people here save more of their hard-earned dollars and still feed their families well."

Stay tuned to WinCo's Facebook page and other social media platforms for future information on Centralia's new WinCo.

YOUR PORT BY THE NUMBERS

2023

FORECAST

INFORMATION PREPARED FOR
THE PORT OF CENTRALIA
BY ECONORTHWEST

Taxes businesses
operating in the three
industrial parks will pay
in 2023:

PROPERTY TAXES
\$8.8 MILLION

LOCAL/STATE TAXES
\$5.9 MILLION

1,695
employees

\$105.3 MILLION
wages, salaries & benefits

\$455.9 MILLION
economic output



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- ▶ BNSF/Union Pacific rail service
- ▶ Excellent soils with year-round capabilities & no wetlands or other constraints
- ▶ Easy I-5 & Highway 12 access
- ▶ 91 miles to Port of Portland
- ▶ 85 miles to Port of Seattle
- ▶ 78 miles to Port of Tacoma



Photographs courtesy of
Centralia-Chehalis Chamber of Commerce & Noel Vazquez

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