



PORT OF CENTRALIA

Newsletter
Q1 / Spring 2022

CENTRALIA STATION ALLOCATED ADDITIONAL FUNDS FROM STATE TRANSPORTATION BUDGET FOR INFRASTRUCTURE

On March 10, 2022, the Washington State Legislature passed the \$17-billion "Move Ahead Washington" transportation budget. This package included an additional \$1.7 million for the Port of Centralia to complete its infrastructure project for Centralia Station. The gap funding will help the Port cover the project cost increases due to delays relating to the COVID-19 pandemic.

The project will be carried out in two phases. The first phase will extend Yew Street and will be sent out for bids in the near future. Immediately following, the second phase will construct an off-ramp from the Mellen Street/I-5 interchange pending the completion of final federal agency review.

Conceived in 2010, Centralia Station will include retail, commercial, and light industrial businesses when completed. The development is projected to create over 500 permanent jobs, produce over \$118 million in annual sales, and generate over \$7 million annually in state and local taxes.

TEXAS COMPANY PURCHASES PORT PROPERTY FOR NEW DISTRIBUTION CENTER

Furgerson Schmidt LLC has closed on a 7-acre site in the Port's Park I development. The company, a member of the Texas-based GVH Distribution family of companies, plans to construct a new 100,000-sq-ft distribution center on the site. GVH Distribution is a supplier of supermarket and food service packaging. The new facility will help the company serve their Pacific Northwest customers.

PORT OF CENTRALIA SPONSORS EARTH DAY EVENT

The Port of Centralia partnered with the Centralia-Chehalis Chamber of Commerce to sponsor a document shredding event on April 22, 2022, in honor of Earth Day. Members of the public were invited to bring sensitive documents and other papers to the Chamber's office to be received by LeMay Mobile Shredding, who was onsite. 1.3 tons of paper were shredded and recycled at the event.



4LEGZ All Natural Dog Treats

Manufacturing dog treats that smell so good, you will want one, too.

When John and Cynthia Murray met in 2004, they decided that they wanted to do something that would benefit dogs. Cynthia owned a certified hearing service dog named Odie who was allergic to just about everything, including cats. His food allergies were so severe that it was hard to find food and treats he could have. The idea for 4Legz, a non-GMO dog treats manufacturer using only human-grade ingredients, was born.

The Murrys started their business in their garage that they had converted into a commercial kitchen. In 2015, 4Legz moved to its first industrial building in the Port of Centralia. The new location helped them grow their company and focus on their product distribution. During the COVID pandemic, the pet industry took off as many pet owners were focusing on their pets while staying home. Despite this boost, 4Legz felt the downside of the supply shortages and multiple shutdowns. Through it all, the Murrys fought to retain several staff members, despite the lack of work, and 4Legz is back better than ever.

Now 4Legz is moving two doors down to a larger facility in the Port's Park I. Their production capabilities needed to expand and the larger space will allow them to acquire more equipment to double and quadruple their production lines as their products enter into more distribution channels.

Legz currently employs 11 people with the potential for more once the expansion is complete. The company helps deaf, hard of hearing, autistic and other various differently abled individuals find work.

Cynthia Murray said, "Less than one in five people with disabilities (19.2 percent) are even in the labor force, according to a first-ever study of the labor force characteristics of people with disabilities by the Bureau of Labor Statistics.

Because of the fear of hiring people with disability, I wanted to change this and make it an opportunity for those of us with a disability to find first-time jobs working here at 4Legz and get the training and understanding of what it takes to work and interact with other team members."

These skills include getting to work on time, clocking in, job training, problem solving, and following directions.

Through all the challenges, Cynthia Murray believes that establishing and running a small business as a dog treats manufacturer to be incredibly rewarding. "We consider ourselves very blessed to have met some great people along the way! Not only are they concerned about the health and well-being of their customers' pets, they also have the same attitude towards us."



WHERE TO PURCHASE
4LEGZ ALL NATURAL DOG TREATS:

- ▶ www.4Legz.com
- ▶ Totally Pawsome, Chehalis, WA
- ▶ Pacific NW Pet Center, Chehalis, WA
- ▶ Doggie Designs Pet Grooming, Chehalis, WA
- ▶ All Mud Bay Pet Supplies locations in Washington and Oregon



A LETTER FROM YOUR COMMISSION PRESIDENT

Just over one year ago, I was appointed to fill Commissioner Dan Keahey's position on the Port Commission when he resigned. Several months later, you elected me to finish the District 1 term and also serve my first full term through 2027. As of January of this year, I have had the privilege to serve as the Port of Centralia Commission President.

2022 promises to be an exciting year for the Port and our community as a whole, with both new and long-planned projects breaking ground. The Port's mission is to create employment opportunities and enhance the local economy, and these projects are positioned to do just that.

A project that is finally moving to the construction phase is the Yew Street Extension Project. This project is the next phase in the development of Centralia Station and will be underway this summer. This phase will include traffic improvements to both Alder and Yew Streets that will facilitate the location of the development's anchor grocery store. Look for more announcements from the Port in the very near future on the anchor tenant and additional infrastructure improvements that will enhance the development further.

In the Port's Park I development, expansion continues with the announcement of Furgerson Schmidt, a Texas-based food packaging provider that will be constructing a new 100,000-square-foot facility off of Northpark Drive in 2022.

The Port's Park II development continues to pay dividends to the community by attracting national developers to not only Port properties but neighboring properties as well. The Port is pleased to welcome Georgia Pacific and Ryerson Steel as new neighbors and employers in our community. Look for exciting news regarding Port properties in Park II later this year.

One of the reoccurring themes I heard as I pursued a role with the Port Commission was a desire for more information about Port projects and the tenants who reside in our industrial parks. This newsletter is the first step to meeting that need. The Port will also launch a new, more user-friendly website later this year.

As always, if you would like to know where to find more information or share thoughts about the Port, feel free to reach out to me at markstrom@portofcentralia.com.



KYLE MARKSTROM
DISTRICT 1



JULIE SHAFFLEY
DISTRICT 2

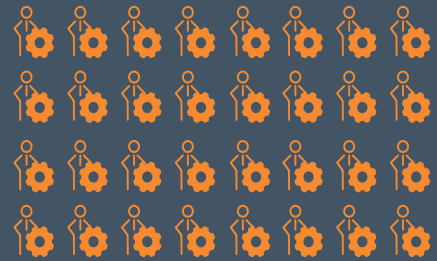


PETER LAHMANN
DISTRICT 3

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.

YOUR PORT BY THE NUMBERS

2500+
jobs provided by
Port tenants



2022	ASSESSED VALUE	LOCAL TAXES
PARK I	\$248,499,177	\$2,453,759
PARK II	\$282,864,104	\$3,063,408

32 businesses located in
the Port's parks



LEASING & PURCHASE OPPORTUNITIES
Call (360) 736-3527 for more information

- ▶ Fully entitled sites ranging from 1 to 100 acres
- ▶ Lease & outright sale options
- ▶ Unlimited sewer/water capacities
- ▶ 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
4Legz LLC and Noel Vazquez

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