

EXHIBIT
A-58



Facilitating growth through leadership and action
Resources . Access . Partnerships

Shorelines Hearing 11-2-2017





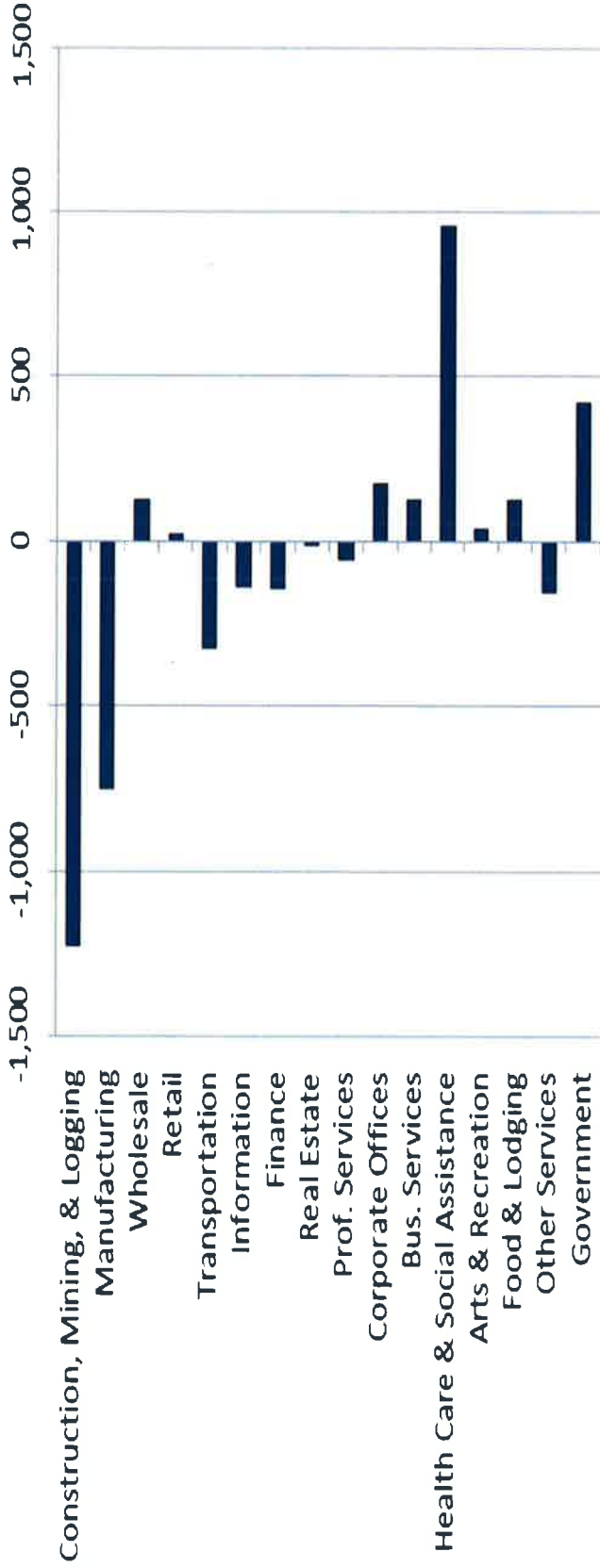
A recap of employment for the last decade and a half:

- Cowlitz County was hit harder by the 2001 recession than the state. Expansion resumed in 2004, was strong in 2005, but tapered off beginning in 2006.
- The county led the nation going into a recession in mid-2007.
- A nascent recovery in 2010 proved to be short-lived, with the county losing jobs in the 2012. A rapid recovery finally took hold halfway through 2013, but petered out after a year.
- Since mid-2014 employment has been stable, about 500 jobs below its pre-recession peak.

(Source: *Washington State Employment Security Department 9/16*)



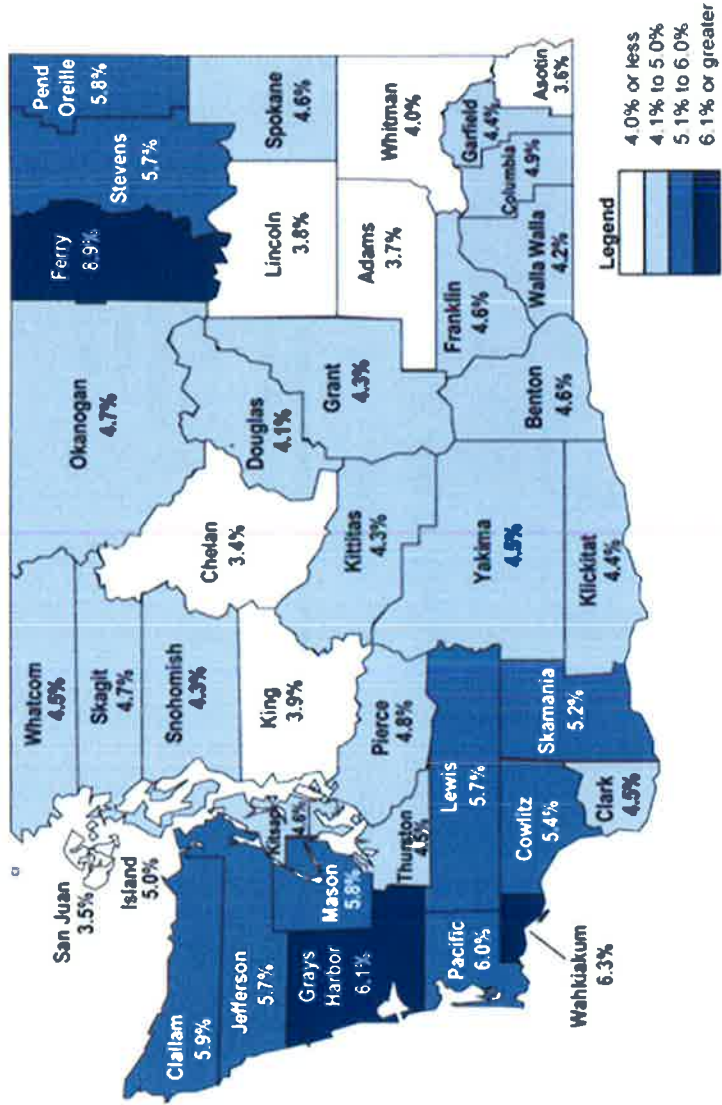
Net change in employment by industry, 8/07-8/16

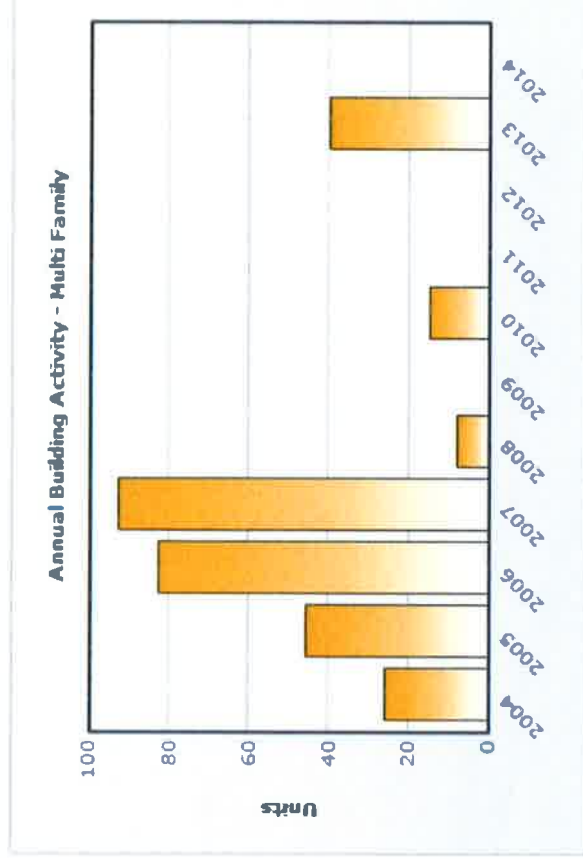
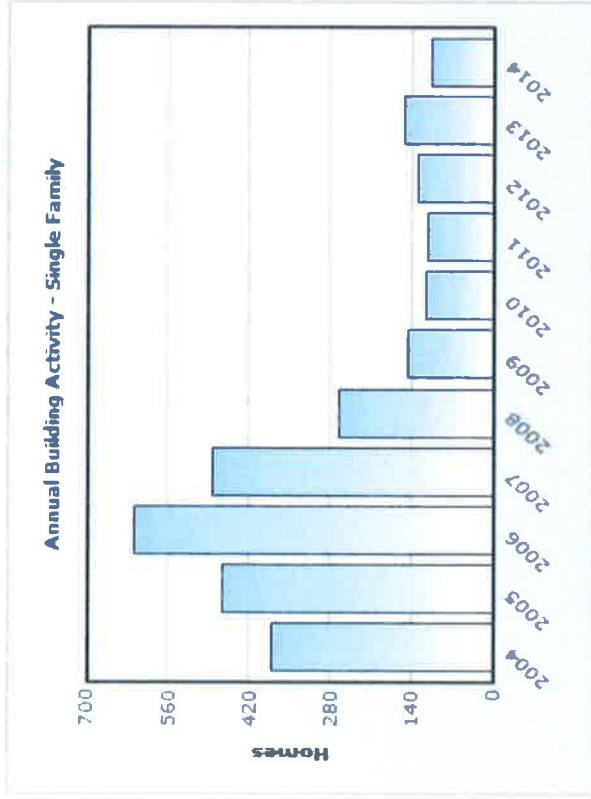


Source: (Washington State Employment Security Department 9/16)



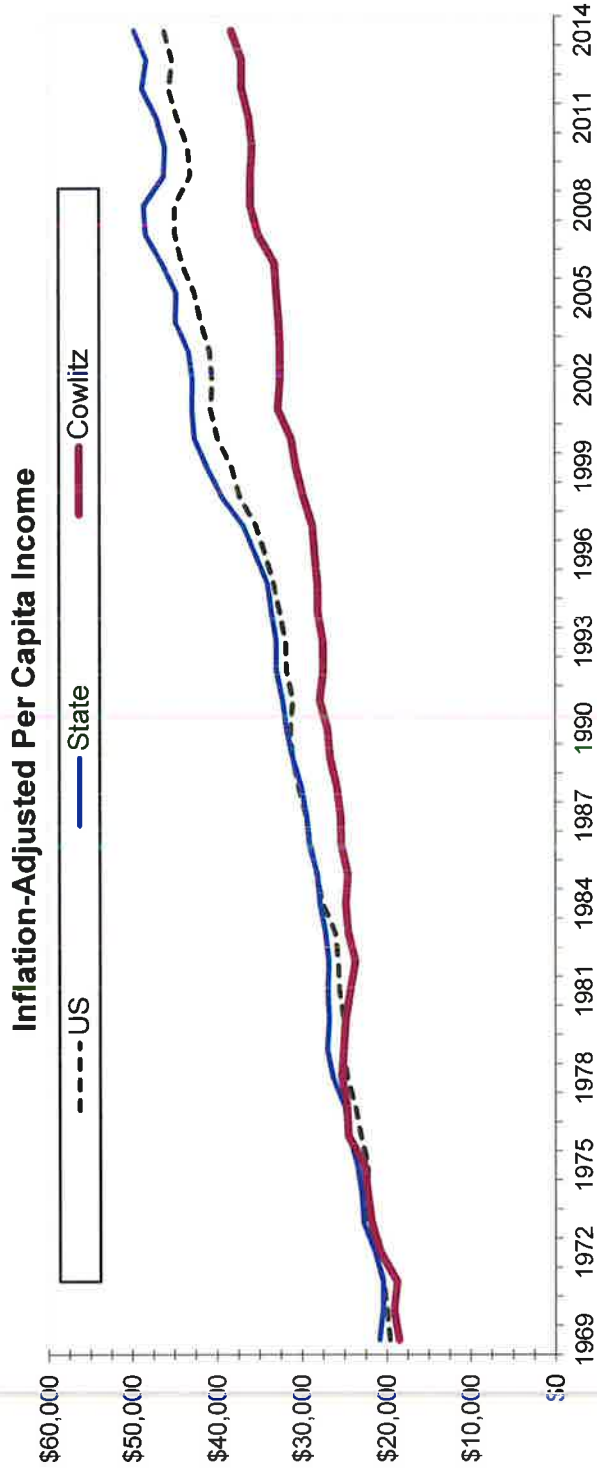
September 2017
County unemployment rates, not seasonally adjusted





- Historically the county averaged about 500 housing permits a year.
- The bubble years drove that number up to nearly 700 units in 2006.
- The market for new homes bottomed out in 2011 (113 permits) and has only partially recovered (178 permits in 2015).

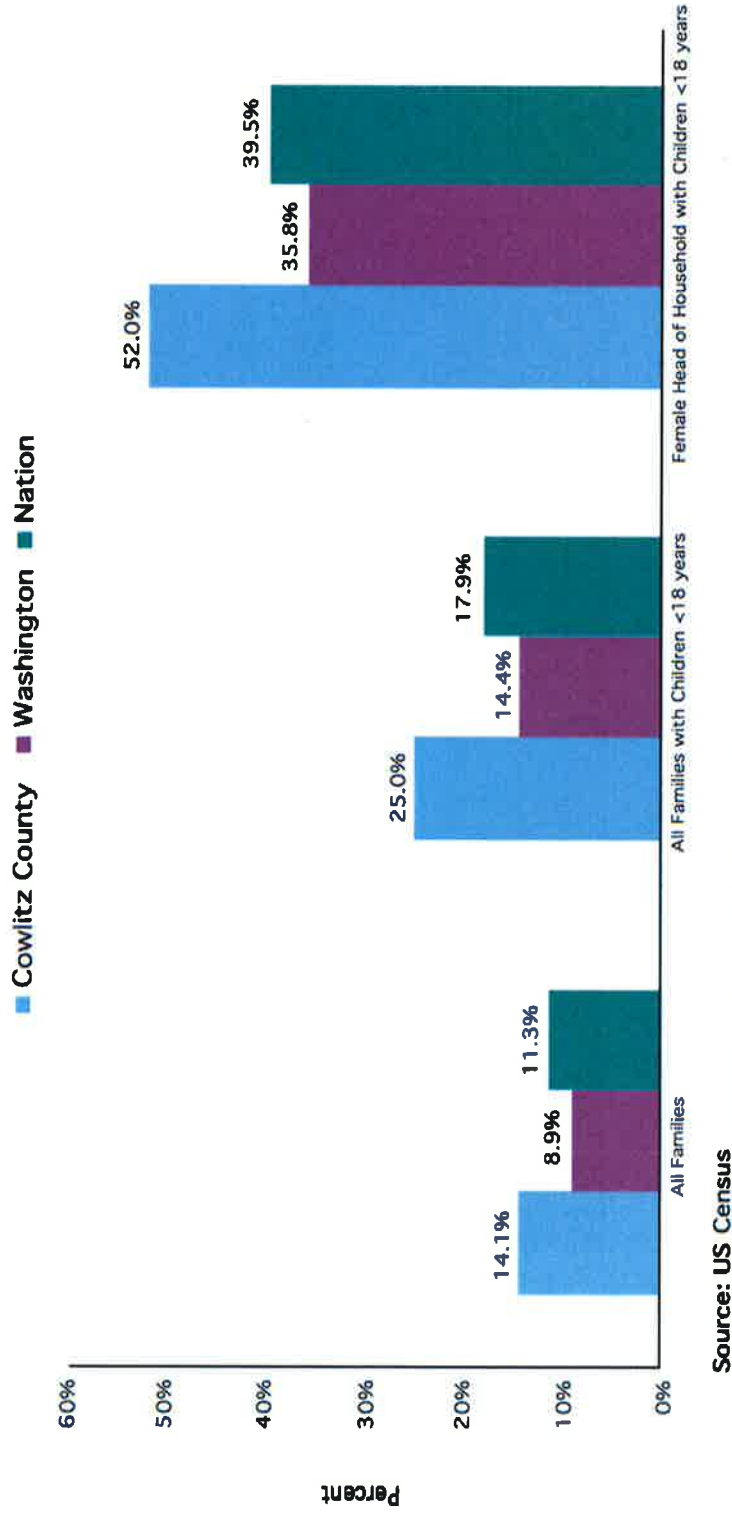
Source: (U.S. Census Bureau)



	1977	1989	2003	2011	2014
US	\$7,402	\$18,402	\$32,692	\$42,453	\$46,049
State	\$7,797	\$18,405	\$34,663	\$44,800	\$49,610
Cowlitz	\$7,703	\$15,774	\$28,029	\$34,410	\$38,135
	Rank 9	Rank 16	Rank 24	Rank 29	Rank 23

Source: (U.S. Bureau of Economic Analysis)

Percent of Families in Poverty Cowlitz County, Washington State, and Nation, 2009-2011 2011 American Community Survey 3-Year Estimates



The 2011 American Community Survey depicts that 25% of Cowlitz County families with children less than 18 years are living in poverty, compared to 14.4% in the State. Most striking is that 52% of female head of households with children less than 18 years in Cowlitz County live in poverty, compared to 35.8% in the State.

Economic Impacts of the Coal Export Terminal

	Construction	Operations (Stage 1)	Operations (Buildout)
Jobs Total	2,650	230	300
Direct	1,350	112	135
Indirect & Induced	1,300	118	165
Wages Total	\$135.0 M	\$20.0 M	\$25.0 M
Direct	\$ 70.0 M	\$ 13.0 M	\$ 16.0 M
Indirect & Induced	\$ 65.0 M	\$ 7.0 M	\$ 9.0 M
Output Total	\$435.0 M	\$40.0 M	\$70.0 M
Direct	\$ 232.0 M	\$ 21.0 M	\$ 49.0 M
Indirect & Induced	\$ 203.0 M	\$ 19.0 M	\$ 21.0 M

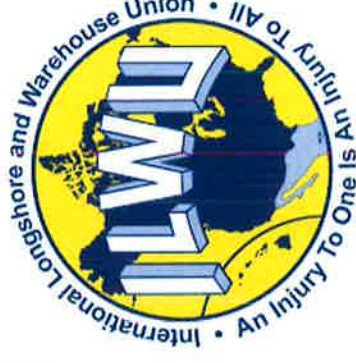
Note: Indirect and induced impacts reflect the multiplier effects resulting from respending of direct wages and business spending



COWLITZ COUNTY/LONGVIEW AVERAGE WAGES AND FAMILY

INCOME

- **Living Wage in Longview-\$66,837**
(Economic Policy Institute, Family Wage Calculator for a Family of Four in Longview, WA-2014 \$ recast as 2018 \$)
- **Median Family Income-\$61,447**
(2013 US Census, Cowlitz County median family income recast as 2018 \$)
- **Average Wage in Cowlitz County-\$47,226**
(US Bureau of Labor Statistics, Cowlitz County median annual wage, Occupational Employment Statistics)



Construction of the Coal Terminal

Project Labor Agreement

Average Annual Compensation of

Building Trades Member

\$85,000 - \$165,000

Depending on trade

Operation of the Coal Terminal

Memorandum of Understanding

Average Total Annual Income for

Registered members of ILWU Local 21

\$99,426

in 2016 per Pacific Maritime Assn



Direct Fiscal Impacts of the Coal Export Terminal

Fiscal Impacts	30-Year PV (2012)	Annual Average (2012)	One-time Construction (2012)
County	\$ 38.24 M	\$ 1.65 M	\$ 5.87 M
Property Tax	\$ 29.47 M	\$ 1.5 M	-
Construction Sales Tax	\$ 5.87 M	-	\$ 5.87 M
Ongoing Sales Tax	\$ 2.9 M	\$ 0.15 M	-
State	\$ 78.99 M	\$ 2.18 M	\$ 37.21 M
Property Tax	\$ 18.05 M	\$ 0.92 M	-
Construction Sales Tax	\$ 34.7 M	-	\$ 34.7 M
Ongoing Sales Tax	\$ 17.12 M	\$ 0.91 M	-
Construction B&O Tax	\$ 2.51 M	-	\$ 2.51 M
Ongoing B&O Tax	\$ 4.59 M	\$ 0.24 M	-
Utility Taxes	\$ 2.01 M	\$ 0.11 M	-
Special Purpose Districts	\$ 28.54 M	\$ 1.45 M	-
Property Tax	\$ 28.54 M	\$ 1.45 M	-
Total	\$ 145.77 M	\$ 5.28 M	\$ 43.09 M

Note: Fiscal analysis only considers taxes from direct impacts and are presented in 2012 dollars.

Source: Berk Consulting-4-12-2012 for Full Buildout



The CEDC's mission is dedicated to the economic vitality of the region through promoting job growth and promoting capital investment.

- **Promote job growth**
- **Promote capital investment**

PROMOTING JOB GROWTH

- **Creates local international trade jobs and preserves family-wage jobs across the country**
- **Reverses the decline in construction jobs in the County and makes significant strides in replacing lost transportation jobs**



PROMOTING CAPITAL INVESTMENT

- Proposed Millennium capital investment equal to 1/3 of the total new capital investment the EDC has assisted with in the county in last decade and a half
- Cleans Up and Re-Develops idled existing industrial site and private port
- Fulfills the promise of the 20+ year channel deepening project
- Catalyzes additional public and private investment in infrastructure, manufacturing, and trade at other sites in the community

