



# ICC Annual Report

"Making a Difference"

Spring 2008

## MISSION STATEMENT:

*To assemble and focus corporate leadership and investment in a shared community agenda for economic expansion and vitality.*

## DIRECTORS:

CHAIRMAN EMERITUS  
**Ed Lynch**

CHAIRMAN  
**Kim J. Capeloto**  
Bank of Clark County

VICE CHAIRMAN  
**Joseph M. Kortum**  
Southwest Washington Medical Center

SECRETARY  
**Scott Horenstein**  
The Scott Horenstein Law Firm PLLC

TREASURER  
**Parker Cann**  
Columbia Credit Union

**Patricia Bishop**  
Patricia Bishop Real Estate Services

**Bob Byrd**  
Pacific Die Casting Corporation

**Scott Campbell**  
The Columbian

**Paul Christensen**  
Realvest Corporation

**Ron Frederiksen**  
RSV Construction Services, Inc.

**Eric Fuller**  
Eric Fuller and Associates

**David Groth**  
PGP Valuation, Inc.

**Elie Kassab**  
Prestige Development

**Lance Killian**  
Killian Pacific, LLC

**Lisa Lowe**  
Schwabe, Williamson & Wyatt

**Tom Mears**  
The Holland, Inc.

**Scott Milam**

**Tami Nesburg**  
Regents Bank

**Jerry Nutter**  
Nutter Corporation

**Roger Qualman**  
NAI Norris Beggs & Simpson

**Mary Robinson**

## WELCOME NEW ICC INVESTORS

Identity Clark County recognizes the following **new investors** since January, 2008, **Lakeside Industries** and **RS Holdings, LLC**.

We welcome you to an outstanding group of investors who have pooled their financial resources to "make a difference" in Clark County!

## ICC INSTALLS NEW OFFICERS AND BOARD MEMBERS

January marked a milestone event for our organization. Ed Lynch has graciously given of his time to chair our board since its inception in June, 1994. As he steps aside, Kim Capeloto, President of Bank of Clark County, steps in as board chair. Other officer positions are filled by board vice-chair Joe Kortum (President and CEO of Southwest Washington Medical Center), secretary Scott Horenstein (Attorney, The Scott Horenstein Law Firm PLLC), and treasurer Parker Cann (President and CEO of Columbia Credit Union).

Newly elected board members are Lisa Lowe (Schwabe Williamson and Wyatt) and Mary Robinson (Threshold, Inc.).

A resolution was passed at the January board meeting recognizing Ed as Chairman Emeritus. The resolution illustrated Ed's role in the economic health of the Clark County community, the respect of all those who have served with him on the staff and Board of Directors and his leadership in the organization's projects and programs.

## COMING EVENTS

- We hope you have reserved your spot at our **Annual Meeting of ICC Investors and Guests on May 13**. If not, please contact our office to do so. We also encourage you to invite a prospective ICC investor.
- Have an interest in **tax increment financing**? Curious to know what it is and why Washington is one of only two states in the US that DOESN'T HAVE tax increment financing? Think Pearl District . . . think Portland's south waterfront development. How do you suppose some projects happen and others don't? You're right . . . the most valuable tool to encourage private investment and development we could use and we don't have it. We invite you to ICC's board meeting **June 11**, 7:15 a.m. when ICC lobbyist Rick Wickman will present "Tax Increment Financing: Its Past, Present

Threshold, Inc.

**Pat Sheaffer**  
Riverview Community Bank

**Keith Wallace**  
Frument, Lander & Wallace, P.S.

**Executive Director**  
*Ginger Metcalf*

**Executive Assistant**  
*Kathy Davis*

**ICC Lobbyist**  
*Rick Wickman*

## ICC Investors:

Andersen Construction

ARCHITECTS Barrentine.Bates.Lee AIA

Bank of America

Bank of Clark County

Battle Ground Chamber of Commerce

Biggs Insurance Services

Bill Marshall

Cadet Manufacturing

Camas-Washougal Chamber of Commerce

Chicago Title Insurance Company

Clark County Title Company

Coldwell Banker Commercial,  
Jenkins-Bernhardt Associates

Columbia Credit Union

Columbia Machine, Inc.

Columbia River Economic Development Council

Controltek, Inc.

Corwin Beverage Company/  
Pepsi-Cola Bottling Company of Clark County

David Evans & Associates, Inc.

Davidson Insurance

Don and Mary Jean Millar

DSP Architecture, PLLC

Duggan, Schlotfeldt & Welch PLLC

Edward Lynch

Eric Fuller & Associates

Evergreen Memorial Gardens, Inc.

Frument, Lander & Wallace, P.S.

Gaither & Sons Construction Company

Georgia-Pacific Corporation

Garrett Electric Sign Company

Gramor Development

Greater Vancouver Chamber of Commerce

Hewlett Packard Company

Holt Homes, Inc.

iQ Credit Union

J. Simpson McKibbin Company

JH Kelly LLC

and Future." Contact our office to reserve a spot, [kathy@identityclarkcounty.org](mailto:kathy@identityclarkcounty.org), or 695-4116.

- Speaking of board meetings . . . we invite investors to sit in on an ICC board meeting. We meet on the second Wednesday of the month. If you're curious, please contact us at the above e-mail/phone.

## TRANSPORTATION...

is the name of the game of late. ICC staff and board members are fully engaged in the proposed **Columbia River Crossing Project (CRC)**.



- The **CRC Draft Environmental Impact Statement (DEIS)** has just been released for public review and comment. You can review the Executive Summary or entire document on the CRC web site: [www.columbiarivercrossing.org](http://www.columbiarivercrossing.org), or request a free CD-ROM by submitting a request to [feedback@columbiarivercrossing.org](mailto:feedback@columbiarivercrossing.org).

Please take the opportunity to comment either at one of the two open houses/public hearings (also listed on the web site), in writing, submit comments via e-mail to: [draftEISfeedback@columbiarivercrossing.org](mailto:draftEISfeedback@columbiarivercrossing.org) or submit comments to the web site listed above. ICC recognizes this project as THE single most important transportation project to our long-term economic health in the region and has enthusiastically represented the business community throughout the process.

- **Columbia River Crossing Coalition (CRC Coalition)**: ICC, in partnership with the Portland Business Alliance and the Ports of Vancouver and Portland, has been instrumental in the creation of a coalition supporting the advancement of, and advocating for, a new Columbia River Crossing and was the initial funding partner of the Coalition. The Coalition will be patterned after the hugely successful Channel Deepening Coalition that was largely responsible for advocating for funding for the channel deepening project.

Replacing the Interstate 5 Bridge between Washington and Oregon will be a challenge that significantly impacts the economic health of our region. The current bridge has been defined by the freight industry as the only "red light" between Canada and Mexico.

J.L. Storedahl & Sons  
 Johnson Bixby & Associates, LLC  
 Keith Koplan  
 Killian Pacific, LLC  
 Kramer Gehlen & Associates, Inc.  
 Lakeside Industries  
 Legacy Salmon Creek Hospital  
 LSW Architects, PC  
 Mary B. Robinson  
 Mason Nolan  
 Miller Nash LLP  
 Mitchell Bower, Jr., Consulting  
 MVP Video Productions, Inc.  
 NAI - Norris Beggs & Simpson  
 Nanette M. Walker, CPA  
 Nierenberg Investment Management Company, Inc.  
 Nies Insurance Agency Inc.  
 Nutrition Now, Inc.  
 Nutter Corporation  
 NW Natural  
 Pacific Die Casting Corporation  
 Pacific First Realty, Bernard F. Stea  
 Pacific Lifestyle Homes, Inc.  
 Pacific Power Products Company  
 Patricia and Charles Bishop  
 PGP Valuation, Inc.  
 Prestige Development LLC  
 Providence Health Plans  
 Realvest Corporation  
 Rebound / Northwest Surgical Specialists, P.C.  
 Regence BlueCross BlueShield of Oregon  
 Regents Bank  
 Riverview Community Bank  
 Robertson and Olson Construction, Inc.  
 Ronald O. Keil  
 RS Holdings, LLC  
 RSV Construction Services  
 Schnitzer Steel Industries, Inc.  
 Schwabe, Williamson & Wyatt, P.C.  
 Scott Milam  
 Sharp Microelectronics of the Americas  
 Skanska USA Building  
 Southwest Washington Medical Center  
 Stoel Rives LLP  
 Team Construction, Inc.  
 Tensolite / A Carlisle Company  
 The Al Angelo Company  
 The Amphitheatre at Clark County  
 Quincunx of Washington, LLC

We believe it is critical to ensure that elected officials, business organizations, labor and other regional stakeholders play an advocacy role in moving the crossing project forward into the environmental impact statement process in addition to facilitating and influencing federal, state and local funding discussions. Our elected officials in Washington, D.C., have advised that a business led coalition approach gains their attention when it comes to funding projects of this nature.

- ICC has been working with the City of Vancouver to create a **"quiet zone" designation of the Burlington Northern rail system** through the City of Vancouver (164<sup>th</sup> on the east through downtown Vancouver). Federal Rail Administration designation requires the installation of warning mechanisms currently not in place throughout the 10+ mile stretch. The City of Vancouver lacks funding necessary to meet the requirements. ICC Transportation Committee Chair Bob Byrd and staff have been meeting with the City, WSDOT, and neighborhood leadership to identify a solution. At this point, it appears that the creation of Local Improvement Districts, funded by affected property owners, is the most realistic solution. However, state legislation governing the creation of LIDs does not include funding on-going maintenance of the mechanisms and may require some adjustment during the 2009 legislative session.

Construction on new rail alignments affecting 8<sup>th</sup> St., Jefferson and 11<sup>th</sup> St., in the downtown area, will begin in 2010. Investment of about \$1.5 million for warning mechanisms at these crossings is unrealistic given that 1) it would take about two years to get through all of the application and construction process to make improvements necessary to qualify for "quiet zone" designation, and 2) construction of long-term improvements to those crossings (and permanent closure of 8<sup>th</sup> St.) as affects the new realignment will begin in about two years. The only alternative left is to close 8<sup>th</sup> St. immediately to through vehicle traffic. This is an option still being discussed with the City of Vancouver Transportation Department.

- **High Capacity Transit and Corridors of the Future Studies:** ICC Transportation Committee Chair Bob Byrd has participated on both the HCT and Corridors study groups sponsored by the Southwest Washington Regional Transportation Council (RTC). Both studies are complete and currently being presented to the community for comment.
- ***Economy in Motion*** is the theme of a freight mobility symposium scheduled for September 26<sup>th</sup> and is co-sponsored by Identity Clark County. Nationally recognized "supply chain" expert Kate Vitasek will be the key-note speaker. More information to follow. This event will kick off the RTC freight mobility study.
- If your organization is looking for a speaker on transportation issues, please let us know. Our current "road show" is entitled, ***Transportation = Economic Development***.

The Columbian  
The Holland, Inc.  
The Scott Horenstein Law Firm PLLC  
The Vancouver Clinic, Inc.  
Thompson Metal Fab, Inc.  
Tom Burkholder  
Uptown Village Association  
U.S. Bank  
Vancouver Business Journal  
Vancouver Ford  
Vancouver's Downtown Association  
Ward and Lois Cook  
Wells Fargo Bank

## LEGISLATIVE AFFAIRS

While the 2008 Legislative Session has to be dubbed a rather ho-hum session, it was nonetheless successful for southwest Washington in that we retained funding for all of the state highway and rail transportation projects funded through the Nickel Tax and the Partnership Package . . . and we even gained ground on obtaining some additional funding for those projects as costs escalate.

Other issues on our 2008 Legislative Agenda were addressed earlier in our Legislative Reports.



Twenty-six agencies, jurisdictions and organizations signed onto the 2008 **Transportation Alliance (TA) Statement** advocating for funding of projects of significance in Clark County. We took twenty-five individuals representing the TA to Olympia in February and enjoyed an agenda filled with transportation issues and some robust conversation with our local legislative delegation. Other guests throughout the day included the Governor's chief transportation policy advisors, Transportation Secretary Hammond's policy advisors, WSDOT Chief of Staff, Chairs of the Senate and House Transportation Committees. Our electeds and Olympia appointeds are always amazed at the united front demonstrated by Clark County when it comes to transportation issues in particular. We'd like to think it helps when we make the "asks." Think of joining us next year. It's a fairly painless, educational day.

## OTHER NEWS

ICC's Executive Director Ginger Metcalf has been elected board co-chair of Portland State University's Institute of Metropolitan Studies. She shares that position with Metro Chief Operating Officer Michael Jordan. Together they oversee a board of 24 business and community leaders from throughout the six-county Portland/Vancouver region, including Clark County. The Institute falls under the auspices of the PSU College of Urban and Public Affairs and provides a neutral forum for the study and discussion of critical metropolitan policy issues.

\* \* \*

Please contact our office if you would like copies of any of our studies or additional information on any of our projects.

\* \* \*

## *What have you done for your village today?*

### **CONTACT US:**

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Website: [www.identityclarkcounty.org](http://www.identityclarkcounty.org)

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