



IT³ DISCOVERY CENTER

INNOVATION TECHNOLOGY TALENT TRAINING

PREPPED FOR A NEW ECONOMY

PAGE 2

INDUSTRIAL SPACE RISING IN RIDGEFIELD'S WISDOM RIDGE

At a Port of Ridgefield-owned industrial development site in the Wisdom Ridge industrial park at S. 11th Street, the grinding and constant noise coming

from a bevy of construction-related vehicles, the clank of metal-on-metal and the presence of freshly-laid and graded gravel is a sure sign building construction is well underway. For Port of Ridgefield's Ethan Perry, who is managing the port's 43,000 square feet-plus project, those sights and sounds are music to his ears.

"With the challenge of a myriad of moving parts, we were pushing hard to get the groundwork done before the rainy season," Perry said. "I'm happy to report that we accomplished it, because project delays cost the Port – and any developer – additional dollars and lost revenue."

With that time window successfully met, Perry expects the project to be completed and ready for tenants in early 2021. The contractor for this design-build project is Rotschy Inc., headquartered in Vancouver. The engineering firm on the project is Mackenzie, with offices in Portland, Ore. and Vancouver.

This new Wisdom Ridge project on a 3.5-acre site directly adjacent to another port-developed project – the Washington State Department of Fish

& Wildlife building – includes construction of two metal buildings for single or multi-tenant use. Each building will be 21,600 square feet and is divisible into 5,400 square feet minimum spaces; tenant suites will include space for office, manufacturing/shop space, and some warehousing. The estimated cost of the project, not including the land value, is \$5.9 million.

In 2019 the port received \$2 million in financial support for the project from the Washington State legislature and later a \$1 million grant from the Community Economic Revitalization Board. CERB is comprised of state legislators, state agency representatives, public-sector businesses and recognized tribes, as well as city, county and port officials from around the state.

Port of Ridgefield commissioners envisioned this development to bring jobs to the Discovery Corridor.

Joe Melroy, port commissioner, expressed appreciation for the votes of confidence that led to significant funding support.

"We couldn't have pursued this project without the financial support of the state and CERB," Melroy said. "We appreciate the involved parties understood our Wisdom Ridge development meets the port's mandate to grow jobs in Ridgefield and the greater Discovery Corridor. "And," he added, "getting this property on the tax rolls reduces the tax burden for local residents."

Port of Ridgefield CEO Brent Grening said the port is seeking letters of intent from potential lessees and will announce tenants as leases are finalized.

Port of Ridgefield Commissioner Joe Melroy, (left) and Ethan Perry, business development staff and project manager, confer at the port-owned Ridgefield industrial site where two new metal buildings, comprising a little over 43,000 square feet of space for lease in early 2021, are rising from the ground.



For leasing information contact Ethan Perry at the Port of Ridgefield by calling 360.887.3873 or email EPerry@PortRidgefield.org.



COMING SOON! IT³ DISCOVERY CENTER FOR BUSINESSES, STUDENTS, WORKERS

A collaborative, hands-on center of innovation and education to foster the region's technological advancement, global competitiveness.

Upon entering the IT3 Discovery Center next year, imagine light-filled space and the excited chatter of a variety of voices – young and not-so-young – emanating from open classroom doorways; a group of adults greeting each other as they make their way to a mezzanine conference room to discuss the use of artificial intelligence in their business operations; and through a glass door to another room, catch a glimpse of sophisticated computer equipment, surrounded by a diverse group of students listening intently to an instructor's programming lesson.

All this and more embodies the inclusive atmosphere and myriad of activities that will take place at the IT3 Discovery Center, slated for a Phase 1 opening in spring of 2021. IT3 is a Port of Ridgefield initiative to provide the region's businesses a place to learn, collaborate and leverage knowledge in the rapidly-expanding Industry 4.0 environment. In addition to assisting businesses with their technological advancement needs, IT3 will provide training to the region's workforce, resulting in higher-level job skills and an associated higher wage scale. Of note is that the center will also be positioned to attract and serve businesses and students from far beyond Southwest Washington.

Working with a variety of partners and funding sources, the center is coming to life. The first phase of IT3 will be housed in 11,000 square feet of space in one of two buildings under construction at the port's Wisdom Ridge property on S. 11th Street. A future, secondary phase will bring the facility to 60,000 square feet of space.

To date, IT3 has support from a variety of organizations including the City of Ridgefield, Ridgefield School District, CREDC, Ridgefield Chamber of Commerce, the Oregon Manufacturing Innovation Center and Identity Clark County, as well as from many local businesses and some large corporations, including Siemens.

Additionally, IT3 has federal legislative support from U.S. Sen. Maria Cantwell, (WA), U.S. Sen. Patty Murray (WA), U.S. Rep. Jaime Herrera-Beutler (WA), U.S. Sen. Ron Wyden (OR) and U.S. Sen. Jeff Merkley (OR). Locally, Washington's Sen. Ann Rivers and Rep. Larry Hoff were early supporters of IT3.

The recent endorsement of the Washington State Department of Commerce came in the form of a \$50,000 grant from the department's Community Economic Revitalization Board. CERB is comprised of state legislators, state agency representatives, public-sector businesses, and recognized tribes as well as city, county and port officials from around the state. The funds issued by CERB will go toward port planning and business outreach for the development of IT3.

“Not only will we provide current workers with new skills and better-paying job opportunities, IT3 will create a technology talent pipeline our regional businesses need.”

Brent Grening, CEO, Port of Ridgefield

Port of Ridgefield CEO Brent Grening noted IT3 efforts also include active engagement with communities of color and culture.

“We're reaching out to the NAACP, the League of United Latin American Citizens, the Chuuk community and Tribes to help ensure we have an inclusive and welcoming program for all,” Grening said.

Grening sees IT3 as a platform for businesses to advance their interests, and a place to encourage and support coordination between businesses – leveraging knowledge and innovation across industries.

“It's essentially a coming together of economic ideas centered on Industry 4.0,” Grening said. Grening says that for workers, IT3's industry certificate programs and collaboration with K-12 education partners, will keep the region's workforce relevant in a rapidly changing world.

“Not only will we provide current workers with new skills and better-paying job opportunities, IT3 will create a technology talent pipeline our regional businesses need.”

Kevin Witte, the port's vice president innovation and development (see page 4), will serve as the managing director for the center. Witte said that not only will IT3 be an outstanding technical innovation and learning center, starting from scratch presents the opportunity to build a center culture that embraces diversity from the onset.

“To create equitable opportunities in these emerging, family wage, technical careers,” said Witte, “we believe it's critical to engage with, and get guidance from groups that have been historically underrepresented in the tech industry, such as women, people of African Descent, Latinx, Pacific Islanders and Tribes.”

Grening believes the IT3 Discovery Center, like broadband, is one more critical piece of 21st Century infrastructure needed in the region, making it a natural fit for the port, the Discovery Corridor, and Southwest Washington.

“Land and facility development are important for growing jobs and the local economy; the port will continue these efforts,” Grening said. “The IT3 center will position north county and the region for long-term economic success by helping businesses recover post-Covid-19 and to be resilient in the face of future economic disruptions.”

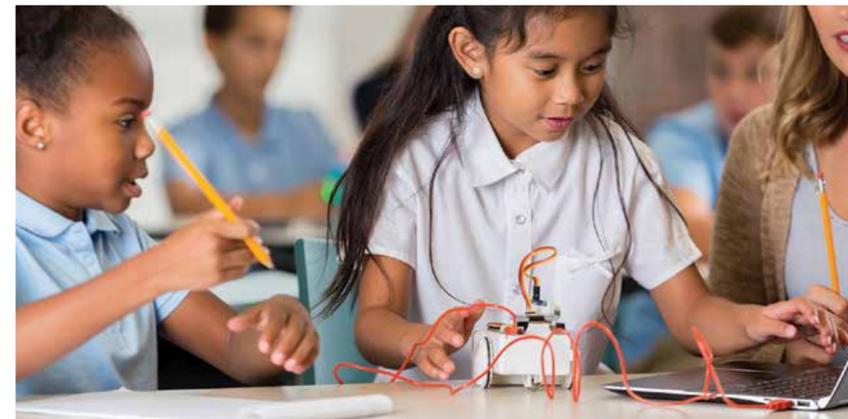
For more information about the IT3 Discovery Center, contact Kevin Witte by emailing KWitte@portridgefield.org or call 360.635.3764



WHAT GOES ON AT IT³?

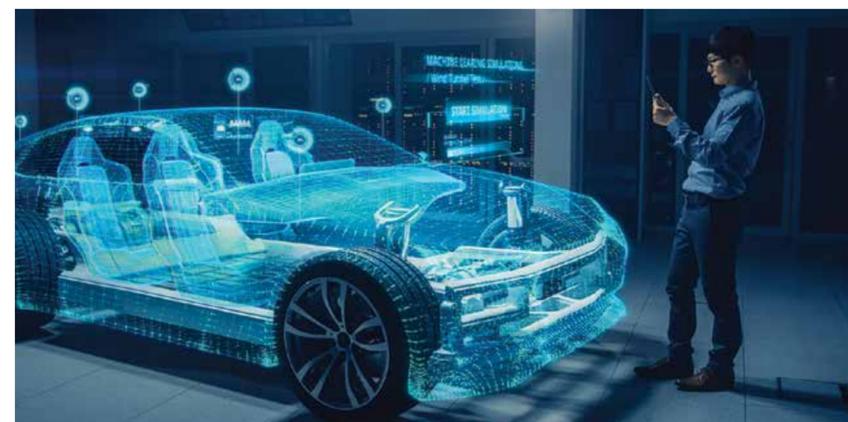
Robotics/Cobotics/Autonomous Ground Vehicle (AGV) Center

- Robotics safety & ethics
- Applied cobotics training
- Applied robotic training & programming
- AGV safety & programming
- Applied manufacturing robotics, cobotics & AGV application
- Project work & prototyping



Bench Lab

- Electrical theory & application
- Electrical trouble shooting
- Variable frequency drives
- Electrical safety
- Mechatronics
- Programmable logic controllers
- Wiring
- Introduction through advanced (NASA grade) soldering
- Sensor packages
- Lasers & photonics
- Project work & prototyping



Computer & Virtualization Lab

- Computer aided design & machining
- Digital twin work (digital product & digital production)
- Virtualization (virtual & augmented reality) development
- Factory simulation & digital production management
- Programing (e.g. Python, C+, R)
- Video game theory & production
- Big data analytics
- Smart systems management
- Cybersecurity
- Network management

WHAT YOUR PORT COMMISSIONERS HAVE TO SAY ABOUT IT3

Bruce Wiseman

IT3 will introduce Ridgefield folks from K-20 to retirement age to skills in the latest technologies, opening doors to good jobs that don't always require a four-year college degree. There's a huge sector of our local population that needs help. IT3 will help people live, learn, work and succeed without leaving Clark County.

Joe Melroy

I'm a port commissioner because I want my kids to raise my grandkids here; I suspect others do, too. The only way we can do that is if we have good jobs here, and jobs are going so technical – smart cars, smart homes, smart technology to operate companies – someone has to learn, teach and make the technology so these things work. The port's mission is to improve the economic climate of Ridgefield and the Discovery Corridor – bringing IT3 here is one of the best ways we can do just that.

Scott Hughes

This is a fantastic opportunity for business owners to take part in the fourth industrial revolution. To succeed in Industry 4.0, industries and companies need to adopt new technologies – which can be very challenging. But businesses don't have to go it alone. IT3 is designed to help businesses and workers make the shift and become drivers, not merely consumers of, technology, products and services rendered by Industry 4.0.



Manufacturing Automation Center

- Smart manufacturing management
- Applied building & manufacturing automation
- Equipment training & managing digitally-thread equipment
- Output for computer design projects
- Manufacturing networking
- Research into applied automation
- Demo center for smart manufacturing
- Project & prototype work

FROM THE CEO

Brent Grening



The Fourth Industrial Revolution

The port's work on land and infrastructure development, including broadband deployment – and now the IT3 Discovery Center (see page 2) are not separate, siloed port projects or assets. Collectively they embody our long-held strategy to position our community and Southwest Washington for success in a modern economy – a 21st Century economy or what's referred to as the Industry 4.0 economy. In this new reality, businesses, schools, healthcare and other industries will be required to move further into the realm of automation, artificial intelligence and digital operations if they wish to stay relevant and competitive.

Recent data available (*McKinsey Global Survey, July 2020*) indicates that in only eight months, the presence of the coronavirus moved automation efforts forward as much as seven years, pushing automation advancements – i.e. working smarter with fewer humans employed – to a frenzied pace. So, while a few years ago we viewed this as positioning for a future economy, Covid-19 has shifted that “future” economy to NOW. The good news is we're not caught flat-footed – we have a community-based solution coming to fruition.

While we're in the formative stages of the IT3 Discovery Center, we're out of the gate and at a dead run to be ready for this new economic phase. Why is it important? Because the growth of new businesses, up-skilling for new and existing jobs, and business competitiveness all hinge on Industry 4.0 technologies and preparedness.

There's no doubt this significant change to the economic landscape comes with some angst. Even the language of Industry 4.0 is new to many – including our port staff and commissioners. Resources, information and collaboration are necessary to help our community make this shift. If you're feeling ill-prepared for this big change, understand that you're not alone, and local resources will be available to our business community and our workforce in 2021. Stay tuned.

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PORT OF RIDGEFIELD NAMES WITTE TO VP INNOVATION AND DEVELOPMENT, MANAGING DIRECTOR FOR CENTER OF INNOVATION



A person familiar to many in Clark County, Kevin Witte, a longtime Vancouver resident, was named in October as vice president innovation and development for the Port of Ridgefield. Additionally, Witte will be the managing director for the port's latest economic development initiative, a center of innovation called the IT3 Discovery Center (see page 2).

Witte most recently served as vice president of economic & community development at Clark College.

Prior to his position at Clark College, Witte was Hewlett-Packard's director of the Worldwide Imaging and Printing Group Go-To-Market Talent & Development organization, leading a global team that developed the talents of 6,800 employees.

In the new roles, Witte's work will encompass continued port efforts to bring tenants to its properties, forward its broadband dark fiber deployment and secure support and funding for the IT3 Discovery Center. The center will help

Port CEO Brent Grening said his many conversations with Witte over the years led to the idea of an innovation center.

"I've been talking with Kevin about this for the last four years," Grening said. "And from that came the idea, a significant amount of due diligence and ultimately moving ahead on the development of the IT3 Discovery Center."

Grening noted the vast amount of relevant experience Witte brings to this role with the port.

"Kevin has a vision, connections, experience and knowledge in this arena; he can successfully engage with kids on this subject as well as business owners and policy makers," Grening said. "This all works to make him the right person for the economic development opportunity IT3 brings to our region."

Witte is excited about working with the Port of Ridgefield and the Ridgefield community.

"Considering the fast pace of growth here, Ridgefield and the Discovery Corridor are in

"If we don't find a way to help our companies adapt to compete in this environment, our businesses will be left behind."

Kevin Witte, V.P. Innovation & Development, Port of Ridgefield

stimulate technology-based education within the K-12 environment, provide current and prospective employees advanced training in Industry 4.0 skills, create a trained, relevant workforce pipeline for employers; generate new, skills-dependent, family wage jobs, and provide technology and innovation consulting to companies.

Based on similar center models with which Witte is knowledgeable, IT3 is expected to attract new businesses to the Discovery Corridor and the greater Southwest Washington region.

"Economists have calculated that approximately 50% of the U.S. annual GDP growth is attributed to increases in innovation," Witte said. "If we don't find a way to help our companies adapt to compete in this environment, our businesses will be left behind."

a position to build the future this community wants." Witte said. "And the Port of Ridgefield," he added, "is willing to lean in to change, creating new economic development activities that ensure it brings lasting, positive change enhancing Ridgefield's and Southwest Washington's quality of life."

In addition to his professional life, Witte volunteers locally. He currently serves as the chair of non-profit Bridgeview Housing, which works to break intergenerational poverty cycles, and is a board member for Southwest Washington Accountable Community of Health (SWACH), a non-profit organization working on Medicaid reform for a three-county region. He's married to Christine, a CPA. Together they have two adult children.

For more information contact the Port of Ridgefield or Kevin Witte by calling 360.887.3873.

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