Outlook

Re: LOI for purchase of the Lower mill site

From Medenbach, Anne [redacted]
Date Mon 8/3/2026 1:10 PM
To Amanda Rose <amanda.rose@portofhoodriver.com>
Cc Kevin Greenwood <kgreenwood@portofhoodriver.com>

Thanks Amanda,
This is a complex deal. I suspect that a face to face soon, would be the most efficient use of your and our time. I have listed the lots and what the general plans and immediate jobs associated with them are, however, a more in depth presentation is needed to convey what you are looking for. What specific economic benefits are you referring too? Thanks.

lot 1017- provides expansion for Neal Creek operations. They currently employe 40 people and would add about 20 jobs with this expansion. They will need to relocate ouf of the county if they cannot expand here. So that would be retention of 20-40 jobs. They have been looking for space for 10 years.

Lot 1015- This would provide expansion space for Champion tool manufacturing. Currently have 35 jobs and would add 15-20 immediately. They would build a 30-40,000 sf facility to expand manufacturing. They will need to relocate out of the county if they cannot expand. They have been looking for space for over 5 years.

1101- This would be lot line adjusted to provide Level excavating with more yard space and potentially a small structure. They would add about 5 jobs. They have been looking for more space for over 5 years.

Remainder of lot 1101 and Lot 902. Jon Davies and Bob Benton would develop and build industrial buildings to be leased and/or sold to local light industrial businesses in multiple industries. The space needed is from 1,500sf-10,000sf+. They would build flexible buildings with loading facilities that could accomodate: service providers like HVAC, plumbing, electrical companies, high tech industry businesses, small production and manufacturing space for value added food companies, recreation companies and other local small business. They do not know how many jobs this would add or retain at this time.

I think this should suffice until we have an opportunity to present face to face to you.

With Gratitude

COPPER WEST REAL ESTATE COMMERCIAL

August 12, 2026

RE: Final & Best, Letter of Intent to Purchase the Lower Hanel Mill Site ("Property")

Amanda Rose, Property and Development Manager
Cc: Kevin Greenwood, Executive Director

Dear Ms. Rose,

This letter outlines a revised proposal from a collective of local business owners, detailed below as the "Buyer," to acquire the property situated at 3301 Neal Creek Mill Rd (the "Property") under the following terms and conditions. Comprised of established operators within the Hood River Valley, this group intends to either expand their current operations or construct facilities to accommodate other local business growth. As experienced developers and business owners with deep roots and solid reputations in the County, the Buyers present a locally oriented development option for the Port. This joint proposal aims to streamline the negotiation process while preserving the opportunity for direct, individual discussions between each Buyer and the Port. Further details regarding business plans are attached to this proposal.

In addition, this is both a jobs retention and jobs expansion opportunity. Neal Creek and Champion Tools will need to leave the County should they not be able to expand here. Levell Excavation will continue to stagnate without the sufficient land to expand operations. These are Hood River County grown, owned and operated businesses which, with expansion, will employ nearly 100 people on Port developed land. Lot 902 is intended to be split and developed into light industrial properties for lease and for sale to small and mid sized businesses, adding more jobs.

There are three changes to the original proposal. When the Port developed the property, they did not deed the ROW of the southern driveway to the County. This is not a public road nor is it up to industrial road standards. The Port made this decision in order to allow for a single buyer for the entire project who wouldn't need to meet those standards. However, if the lots are purchased by separate buyers, then a full sized ROW and road up to industrial standards may be needed. Instead of the Buyers asking the Port to provide this or extend closings to accommodate long land use processes, the group has revised their development plans, this is a significant concession. Due to this concession, they will keep their offer price at $5.50/sf.

The second change is that 02N10E25B01015 & 02N10E25B01011, are reducing their due diligence by half to 45 days, closing within 50 days.

The third change is that all three of the smaller lots are cash deals with Buyer providing proof of funds with the PSA.

1. **PROPERTY DESCRIPTION:** 4 parcels and approximately 11 acres located in Hood River County. Parcel numbers:, 02N10E25B01015, 02N10E25B01017, 02N10E25B01011 & 02N10E25C00902

2. **BUYERS:**

   LLC TBD- Jon Davies
   Alloy holdings LLC- Garin Buckles
   Catapult Properties LLC - Bob Benton
   Neal Creek Forest Products LLC- Paul Jones
   Level Excavating inc. - Corey Level

3. **USE PROPOSITION:** The Buyers intend to implement a multi-faceted development strategy that facilitates the expansion of Neal Creek, Level Excavating, and Champion Tools. This growth is projected to generate approximately 50 new jobs within the County. It is essential to these three businesses that they acquire expansion land. They have all been looking for over 5 years and should they not be able to purchase these lots, Champion and Neal Creek will need to leave the County, taking most of their jobs with them.

   Concurrently, the remaining parcel will be developed into light industrial facilities tailored to the specific requirements of local industries. By offering these spaces for lease or purchase, the project addresses a long-standing deficit in local industrial inventory while further stimulating job creation.

   This proposal aligns directly with the Port's foundational objectives for the Property: to foster local business growth, bolster the County tax base, and create sustainable employment through land and building development. This Buyer collective possesses the necessary capital, regional expertise, and professional drive to finally realize the Port's long-term vision for the Lower Hanel Mill.

   PRICE: Purchase price $2,582,997.5 for all parcels combined or $5.50/sf. (Sf is approximate and will be confirmed during Due Diligence).

   Lot 1015- 1.40 acres (60,984sf)- $335,412- Buyer- Neal Creek Forest Products LLC

   Lot 1017- 2.81 acres (122,403sf) - $637,216.50- Buyer- Alloy Holdings LLC

   Lot 1011- 1.92 acres(83,635sf)-$459,992.50- Buyer-Level Excavating Inc.& Catapult Properties

   Lot 902- 4.81 acres (209,523sf)- $1,152,376.50 Buyers-Catapult Properties LLC & Jon Davies

4. **DEAL STRUCTURE & FEASIBILITY:** The Buyer proposes to purchase each lot individually under 4 separate Purchase and Sale contracts. The general terms will be similar with opportunity to negotiate individually as needed. For efficiency and clarity, the point person for the sales will be the Broker.

   a. Within 15 days of execution of this LOI, Seller will:

      i. Clarify the preferred format of Purchase and Sale agreement

      ii. Provide to Buyer;

1. leases, easements or other known encumbrances;
2. environmental studies, reports and NFA's or other DEQ determinations, specifically any remaining clean up required for lot 902;
3. confirmation of utility sizes, types, number, location and confirmation that SDC's have been paid;
4. preliminary planning documents, plats, surveys, local utility agreements and any other documents, permits or pertinent information regarding the Property.

b. Within 15 days of receipt, Buyer will provide Seller with 4 Purchase and Sale agreements that meet the Port form requirements, one for each parcel.

c. Buyer has financing and cash in place and will provide proof of such financing and funds along with the Purchase and Sale agreements.

5. **DUE DILIGENCE PERIOD: Buyer to have a Due Diligence Contingency Period of forty five (45) days for lots 1101 & 1015 and (90) calendar days for lot 1017 & 902,** after Mutual Acceptance of each PSA. During Due Diligence, Buyer will conduct all inspections, evaluations and investigations, land use planning and standard due diligence tasks. Buyer may terminate the contract for any reason during this Due Diligence Period with all earnest money returned to Buyer.

6. **EARNEST MONEY:** Earnest Money to be deposited with title and escrow company of Seller's choice, within 2 business days of Mutual Acceptance in the amount of $75,000 total with a pro-rata share to each transaction.

7. **TENANTS:** All leases shall be terminated prior to closing.

8. **CLOSING: Closing shall occur as soon as practicable for both parties and within no more than 5 days of Due Diligence completion.**

9. **POSSESSION:** At closing.

10. **LETTER OF INTENT:** All obligations of Buyer and Seller shall be clearly defined in a Purchase and Sale Agreement and shall only be binding after mutual acceptance and execution of the same.

11. **ADDITIONAL PROVISIONS:**

    a. Seller shall provide an ALTA title policy and shall order such policy within 3 business days of Mutual Acceptance of the PSA.

12. **NON-BINDING AGREEMENT:** Buyer and Seller each acknowledge that a purchase transaction of this type involves many essential and non-essential terms and conditions and that there has not yet been a definitive statement of all the terms and conditions of the proposed transaction. Accordingly, this letter is not intended to constitute an agreement to execute a Purchase Agreement or any real estate agreement in the future. Except for the Good Faith and Standstill provisions below, this letter shall not constitute a binding agreement between Seller and Buyer nor create any legal obligation or liability for either party. Except for the Good Faith and

Standstill provisions below, this letter may not serve as the basis for any claim, whether in contract or tort, or for reliance or estoppel, or for any claimed breach of any obligation to negotiate in good faith.   It is the intention and understanding of the Seller and Buyer that only a final, definitive Purchase Agreement that is acceptable to and executed by both parties will create a binding agreement between them with respect to the purchase on the Property, which Purchase Agreement shall contain all the terms and conditions deemed essential by Seller and Buyer with respect to the purchase of the Property as contemplated by this letter

13. **GOOD FAITH AND STANDSTILL:** The parties shall devote reasonable and good faith efforts to negotiate the Purchase Agreement in accordance with the provisions above. Buyer and Seller agree to promptly provide any comments to the Purchase Agreement circulated by either party. During the period from the date of this letter, Seller shall not solicit or accept offers with respect to, nor enter into any negotiations with respect to, any transaction involving or relating to a potential purchase of the Property. During such period Buyer and Seller agree that they will negotiate exclusively and solely with each other to attempt to reach a mutually acceptable agreement regarding the transaction herein contemplated. Notwithstanding the above, the provisions of this paragraph shall be binding on the parties

14. **REPRESENTATION:** Seller and Buyer each herewith represent that they have dealt with no other real estate broker in connection with this transaction except: Anne Medenbach a broker with

    Copper West Real Estate for the Buyer. Commissions shall be paid by Seller per the Port's Real Estate Transaction Policy. Attached to this letter is an Acknowledgement from Buyer's that broker is the Procuring cause and entitled to a 3% commission at closing.

If the foregoing terms are acceptable, please sign where indicated below.

Sincerely,

Anne Medenbach, CCIM DocuSigned by: Anne Medenbach 43811557E0524AE...

Agreed to this ______ of _______ 2026

Buyer Name: Garin Buckles

Buyer Signature: Signed by: Garin Buckles 638032B10EAE4D0...

Signed By:

Date Signed 8/12/2026 | 5:25 PM PDT

Buyer Name: Catapult Properties LLC and/or assigns

Buyer Signature: Signed by: Catapult Properties LLC and/or assigns BFF900883E064CE...

Signed By:

Seller Name:

Seller Signature:

Signed by:

Date Signed:

Date Signed 8/12/2026 | 4:17 PM PDT

Buyer Name: Jon Davies

Buyer Signature: Signed by: Jon Davies A161AE01DF894CD...

Signed By:

Date Signed 8/12/2026 | 4:21 PM PDT

Buyer Name: Level Excavating Inc and/or assigns

Buyer Signature: Signed by: Level Excavating Inc and/or assigns 33366AA3D0D443C...

Signed By:

Date Signed 8/13/2026 | 9:16 AM PDT

Buyer Name: Neal Creek Forest Products LLC and/or assigns

Buyer Signature: Signed by: Neal Creek Forest Products LLC and/ 98196B684CCB458...

Signed By:

Date Signed 8/12/2026 | 4:22 PM PDT

July 30, 2026

RE: Letter of Intent to Purchase the Lower Hanel Mill Site ("Property")

Amanda Rose, Property and Development Manager
Cc: Kevin Greenwood, Executive Director

Dear Ms. Rose,

This letter outlines a proposal from a collective of local business owners, detailed below as the "Buyer," to acquire the property situated at 3301 Neal Creek Mill Rd (the "Property") under the following terms and conditions. Comprised of established operators within the Hood River Valley, this group intends to either expand their current operations or construct facilities to accommodate other local business growth. As experienced developers and business owners with deep roots and solid reputations in the County, the Buyers present a locally oriented development option for the Port. This joint proposal aims to streamline the negotiation process while preserving the opportunity for direct, individual discussions between each Buyer and the Port. Further details regarding business plans and company projections will be provided as specified below.

1. **PROPERTY DESCRIPTION:** 4 parcels and approximately 11 acres located in Hood River County. Parcel numbers: 02N10E25B01015, 02N10E25B01017, 02N10E25B01011, 02N10E25C00902

2. **BUYERS:**

   LLC TBD- Jon Davies
   Alloy holdings LLC- Garin Buckles
   Catapult Properties LLC - Bob Benton
   Neal Creek Forest Products LLC- Paul Jones
   Level Excavating inc. - Corey Level

3. **USE PROPOSITION:** The Buyers intend to implement a multi-faceted development strategy that facilitates the expansion of Neal Creek, Level Excavating, and Champion Tools. This growth is projected to generate approximately 50 new jobs within the County. Concurrently, the remaining parcels will be developed into light industrial facilities tailored to the specific requirements of local industries. By offering these spaces for lease or purchase, the project addresses a long-standing deficit in local industrial inventory while further stimulating job creation.

   This proposal aligns directly with the Port's foundational objectives for the Property: to foster local business growth, bolster the County tax base, and create sustainable employment through land and building development. This collective of Buyers possesses the necessary capital, regional expertise, and professional drive to finally realize the Port's long-term vision for the Lower Hanel Mill.

   PRICE: Purchase price $2,582,997.5 for all parcels combined or $5.50/sf. (Sf is approximate and will be confirmed during Due Diligence).

Lot 1015- 1.40 acres (60,984sf)- $335,412

Lot 1017- 2.81 acres (122,403sf) - $637,216.50

Lot 1011- 1.92 acres (83,635sf)- $459,992.50

Lot 902- 4.81 acres (209,523sf)- $1,152,376.50

4. **DEAL STRUCTURE & FEASIBILITY:** The Buyer proposes to purchase each lot individually under 4 separate Purchase and Sale contracts. The general terms will be similar with opportunity to negotiate individually as needed. For efficiency and clarity, the point person for the sales will be the Broker.

    a. Within 15 days of execution of this LOI, Seller will:

        i. Clarify the preferred format of Purchase and Sale agreement

        ii. Provide to Buyer;

            1. leases, easements or other known encumbrances;

            2. environmental studies, reports and NFA's or other DEQ determinations, specifically any remaining clean up required for lot 902;

            3. confirmation of utility sizes, types, number, location and confirmation that SDC's have been paid;

            4. preliminary planning documents, plats, surveys, local utility agreements and any other documents, permits or pertinent information regarding the Property.

    b. Within 15 days of receipt, Buyer will provide Seller with 4 Purchase and Sale agreements that meet the Port form requirements, one for each parcel.
    c. Buyer has financing and cash in place and will provide proof of such financing and funds along with the Purchase and Sale agreements.

5. **DUE DILIGENCE PERIOD:** Buyer to have a Due Diligence Contingency Period of Ninety (90) calendar days after Mutual Acceptance of each PSA, to conduct all inspections, evaluations and investigations, land use planning and standard due diligence tasks. Buyer may terminate the contract for any reason during this Due Diligence Period with all earnest money returned to Buyer.

6. **EARNEST MONEY:** Earnest Money to be deposited with title and escrow company of Seller's choice, within 2 business days of Mutual Acceptance in the amount of $75,000 total with a pro-rata share to each transaction.

7. **TENANTS:** All leases shall be terminated prior to closing.

8. **CLOSING:** Closing shall occur as soon as practicable for both parties but no later than 120 days from Mutual Acceptance. Preferably within 5 days of Due Diligence completion.

9. **POSSESSION:** At closing.

10. **LETTER OF INTENT:** All obligations of Buyer and Seller shall be clearly defined in a Purchase and Sale Agreement and shall only be binding after mutual acceptance and execution of the same.

11. **ADDITIONAL PROVISIONS:**

    a. Buyer requests a meeting with the Property and Development Manager within the next week. This is a non-traditional LOI and the Buyers would like the opportunity to answer any questions and provide detailed company information and projections.

    b. We understand that the Executive Director will be reviewing all offers and determining if they will proceed to the Commission for discussion. Due to the nature of the Companies involved, the Buyer's request to be on the Commission Executive Session agenda on August 18, 2026.

    c. Seller shall provide an ALTA title policy and shall order such policy within 3 business days of Mutual Acceptance.

12. **NON-BINDING AGREEMENT:** Buyer and Seller each acknowledge that a purchase transaction of this type involves many essential and non-essential terms and conditions and that there has not yet been a definitive statement of all the terms and conditions of the proposed transaction. Accordingly, this letter is not intended to constitute an agreement to execute a Purchase Agreement or any real estate agreement in the future. Except for the Good Faith and Standstill provisions below, this letter shall not constitute a binding agreement between Seller and Buyer nor create any legal obligation or liability for either party. Except for the Good Faith and Standstill provisions below, this letter may not serve as the basis for any claim, whether in contract or tort, or for reliance or estoppel, or for any claimed breach of any obligation to negotiate in good faith. It is the intention and understanding of the Seller and Buyer that only a final, definitive Purchase Agreement that is acceptable to and executed by both parties will create a binding agreement between them with respect to the purchase on the Property, which Purchase Agreement shall contain all the terms and conditions deemed essential by Seller and Buyer with respect to the purchase of the Property as contemplated by this letter

13. **GOOD FAITH AND STANDSTILL:** The parties shall devote reasonable and good faith efforts to negotiate the Purchase Agreement in accordance with the provisions above. Buyer and Seller agree to promptly provide any comments to the Purchase Agreement circulated by either party. During the period from the date of this letter, Seller shall not solicit or accept offers with respect to, nor enter into any negotiations with respect to, any transaction involving or relating to a potential purchase of the Property. During such period Buyer and Seller agree that they will negotiate exclusively and solely with each other to attempt to reach a mutually acceptable agreement regarding the transaction herein contemplated. Notwithstanding the above, the provisions of this paragraph shall be binding on the parties

14. **REPRESENTATION:** Seller and Buyer each herewith represent that they have dealt with no other real estate broker in connection with this transaction except: Anne Medenbach a broker with

Copper West Real Estate for the Buyer. Commissions shall be paid by Seller per the Port's Real Estate Transaction Policy. Attached to this letter is an Acknowledgement from Buyer's that broker is the Procuring cause and entitled to a 3% commission at closing.

If the foregoing terms are acceptable, please sign where indicated below.

Sincerely,

DocuSigned by:
Anne Medenbach
43811557E0524AE...
Anne Medenbach, CCIM

Agreed to this ______ of _______ 2026

Buyer Name: Alloy Holdings LLC

Buyer Signature: Signed by: Garin Buckles 638032B10EAE4D0...

Signed By: Garin Buckles

Date Signed 7/30/2026 | 8:47 AM PDT

Seller Name:

Seller Signature:

Signed by:

Date Signed:

Buyer Name: Catapult Properties,LLC

Buyer Signature: Signed by: Catapult Properties LLC and/or assigns BFF900883E064CE...

Signed By: Catapult Properties LLC and/or assigns

Date Signed 7/30/2026 | 9:09 AM PDT

Buyer Name: Jon Davies or Assigns

Buyer Signature: Signed by: Jon Davies A161AE01DF894CD...

Signed By: Jon Davies

Date Signed 7/30/2026 | 8:48 AM PDT

Buyer Name: Level Excavating Inc.

Buyer Signature: Signed by: Corey Level 33366AA3D0D443C...

Signed By: Corey Level

Date Signed 7/30/2026 | 11:44 AM PDT

Buyer Name: Miiddle Mtn Trucking

Buyer Signature: Signed by: Neal Creek Forest Products LLC and/or assigns

Signed By: Neal Creek Forest Products LLC and/or assigns

Date Signed 7/30/2026 | 8:50 AM PDT

<u>Lot 902</u>
Light Industrial Commercial Development Proposal
Developers: Jon Davies and Bob Benton

Executive Overview
Development of aprox. 2 (4) acre parcels into four **10,000 sq. ft. light industrial buildings** (40,000 sq. ft. total). Designed for local trade professionals, service providers, and small industrial businesses, to purchase or lease under flexible NNN terms. The existing lot will be split in 2 with similar programs providing flex and light industrial buildings.

Property & Site Plan

- **Site Size:** aprox 2 acres each.
- **Building Footprint:** Four 10,000 sq. ft. buildings (~23% site coverage, leaving ample space for parking, vehicle maneuvering, and potential outdoor laydown yards)
- **Unit Layout:**
  - Flex buildings: 4 to 5 bays per building (2,000 to 2,500 sq. ft. per unit)
  - Light industrial buildings: 3 to 4 bays per building (2,500 to 3,300 sq. ft. per unit)
- **Demising Flexibility:** Flexible wall configurations allow single-bay or multi-bay combinations depending on tenant/buyer needs.

Building Design & Features

- **Construction:**
  - Flex Buildings: Quality metal building with upgraded exterior aesthetic (brick stem walls, overhanging eaves, and finished soffits).
  - Light Industrial Buildings: Quality metal building.
- **Interior Finish:** Tailored to tenant/buyer specs; each bay includes finished office space and ADA-compliant restrooms.
- **Utilities & Infrastructure:**
  - High-capacity, multi-option power connections (3-phase access)
  - Fully fire-sprinklered to accommodate diverse light industrial uses
  - Individual utility sub-metering per bay (electric, gas, water)

Target Market & Financial Strategy

- **Target Tenants / Buyers:** Local trade contractors (HVAC, electrical, plumbing), manufacturing, assembly, construction and local distribution companies.
- **Economic Footprint:**
  - Flex buildings: 8–10 businesses operating on-site, employing an estimated 12–26 workers across full buildout.
  - Light Industrial Buildings: 6–8 businesses operating on-site, employing an estimated 12–26 workers across full buildout.
- **Target Rental Rate: $1.00 / sq. ft. / month NNN** ($12.00 / sq. ft. / year base rent).
- **Ownership Model:**

- Flex Buildings: Commercial condo format allowing tenants to transition from renting to owning (leveraging SBA 504 financing options with as little as 10% down).
- Light Industrial Buildings: Purchase with owner-carry for businesses with minimal bank exposure.

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PORT OF HOOD RIVER

Proposed 30,000-square-foot manufacturing facility on Lot 1017

Keeping Champion Tool Storage in Hood River

Champion is already a proven Hood River employer

LOCAL FOUNDATION

Champion has manufactured in Hood River since 2006. The proposed expansion protects an established local employer while creating room for continued national growth.

37

current employees

20 years

manufacturing in Hood River

3070

Lower Mill Drive
current location

Growth now requires expanded production capacity and infrastructure

Production

More floor space will allow Champion to expand fabrication, assembly and throughput to meet rising U.S. demand.

Shipping

A purpose-built shipping area will improve staging, loading and outbound flow as national order volume grows.

People

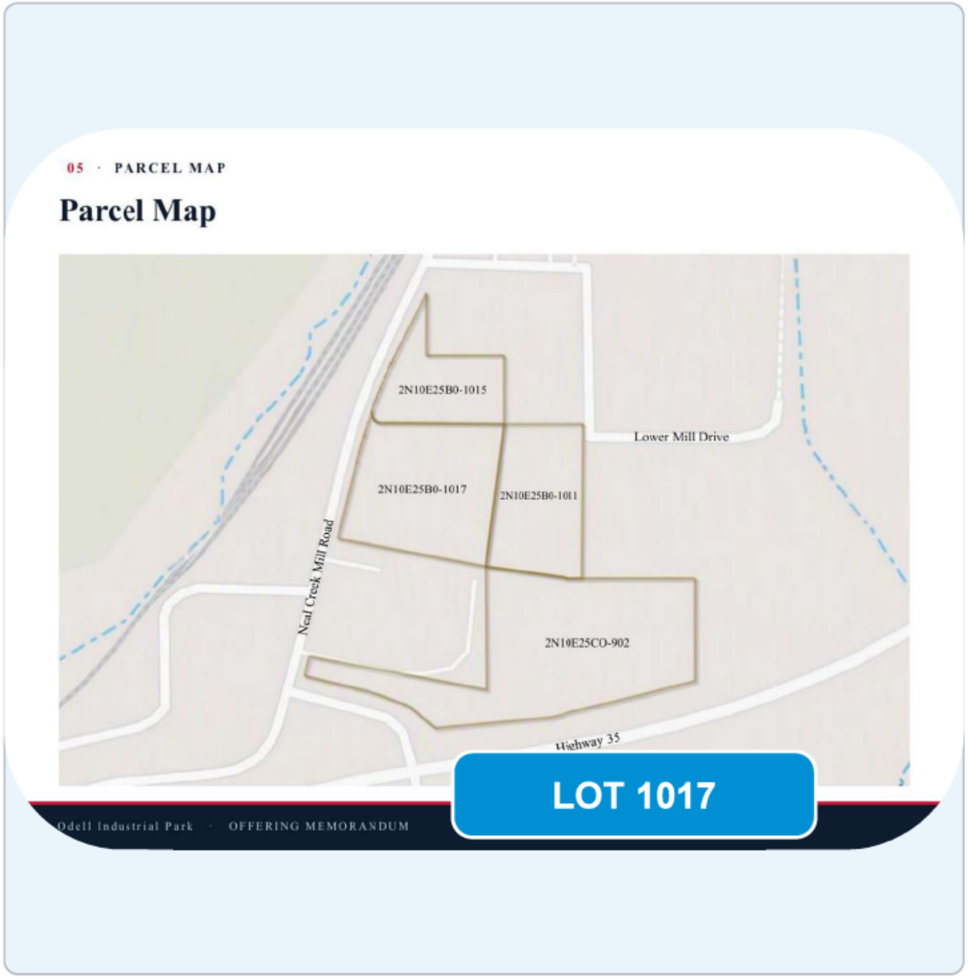
The expansion creates room for additional production, sales and management roles without leaving the local workforce behind.

Lot 1017 keeps Champion local

A practical industrial location

Lot 1017 sits along Lower Mill Drive near Champion's current facility. The broader Odell Industrial Park is zoned industrial, making the site a logical candidate for continued local manufacturing.

Proximity supports workforce continuity and a lower-disruption move.



A 30,000-square-foot facility built around manufacturing flow

30,000 SF | PRODUCTION • ASSEMBLY • SHIPPING • SALES / MANAGEMENT

Build

Expanded production and assembly space for Champion's steel storage systems and workstations.

Move

Dedicated material staging, finished-goods handling and shipping capacity for nationwide delivery.

Support

Sales, management and employee support space sized for the next phase of company growth.

The expansion supports 49–60 Hood River jobs

DIRECT LOCAL EMPLOYMENT

The proposal retains Champion's existing workforce and adds skilled production, sales and management positions as the new facility comes online.

49–60 total local jobs

37

jobs retained

+10–20

new production jobs

+2–3

new sales and management jobs

Champion can complete the project within two years

0–6 MONTHS

Site path

Agree on a property path and complete site, utility and development due diligence.

6–12 MONTHS

Design + permits

Advance facility design, permitting, financing and construction documentation.

12–24 MONTHS

Build + move

Construct, commission and transition operations into the expanded facility.

THE
REQUEST

Create a path for Champion to remain in Hood River

Evaluate Lot 1017 with Champion
Confirm sale or lease and due-diligence steps
Target a site agreement that supports a two-year delivery

Without a suitable Hood River site, Champion will need to pursue relocation options elsewhere.

Company Growth & Community Impact

Wyeast Timber Services • Middle Mountain Trucking • Neal Creek Forest Products • Neal Creek Portable Sanitation

Employment • Payroll • Investment • Local Economic Impact

2022–2025 payroll and current workforce overview

Four-Company Snapshot

Current workforce and 2025 payroll

WYEAST TIMBER SERVICES
37 employees
32 regular • 5 temporary

MIDDLE MOUNTAIN TRUCKING
8 employees
All regular status

NEAL CREEK FOREST PRODUCTS
8 employees
Current workforce

NEAL CREEK PORTABLE SANITATION
10 employees
Current workforce

TOTAL CURRENT WORKFORCE
63 employees
Across all four companies

2025 WTS + MMT PAYROLL
$3,139,804.82
WTS $2,313,120.59 • MMT $826,684.23

2025 NEAL CREEK PAYROLL
$904,259.13
NCFP $362,047.27 • Sanitation $542,211.86

Combined 2025 payroll across all four companies: $4,044,063.95

Wyeast Timber Services

Workforce growth and payroll investment

CURRENT WORKFORCE	4-YEAR WORKFORCE GROWTH	2025 PAYROLL
37 employees	**~4 employees**	**$2,313,120.59**
32 regular • 5 temporary	Approximately 1 employee per year	Largest payroll investment among the four companies

WTS PAYROLL BY YEAR

2025	$2,313,120.59
2024	$2,115,096.82
2023	$1,639,845.70
2022	$1,450,654.64

GROWTH STORY

• Steady workforce growth of approximately one employee per year over the past four years.

• Payroll increased from $1.45 million in 2022 to $2.31 million in 2025.

• Continued employment and payroll investment supports local families and the regional timber economy.

Middle Mountain Trucking

Workforce growth and payroll investment

CURRENT WORKFORCE
8 employees
All regular status

4-YEAR WORKFORCE GROWTH
+2 employees
Net increase over the past four years

2025 PAYROLL
$826,684.23
Strong growth in payroll investment

MMT PAYROLL BY YEAR

2025	$826,684.23
2024	$732,881.48
2023	$369,553.78
2022	$395,224.59

GROWTH STORY

- Employee count increased by two over the past four years.
- 2025 payroll reached more than $826,000.
- Trucking operations provide skilled local employment and support the transportation needs of the broader business group.

Neal Creek Forest Products & Portable Sanitation

Two local businesses — 18 employees and $904,259 in 2025 payroll

NEAL CREEK FOREST PRODUCTS	NEAL CREEK PORTABLE SANITATION	COMBINED
8 employees	10 employees	18 employees
2025 payroll: $362,047.27	2025 payroll: $542,211.86	2025 payroll: $904,259.13

- The businesses have grown significantly in customers served and services provided.
- Growth has required substantial investment in equipment, trucks and fleet capacity.
- Added larger and more capable trucks for septage waste and landscape products.
- Expanded the portable sanitation fleet with newer, cleaner and higher-quality units.
- Expanded capacity creates additional local jobs and allows the companies to take on more work.
- Services support homeowners, farmers, businesses, construction projects and community events.
- The businesses were purchased from local mom-and-pop owners with the goal of continuing their legacy.
- Continued investment strengthens local service capacity and supports the surrounding economy.

Payroll Investment

A measurable commitment to local employment

COMPANY	2025 PAYROLL	2022–2025 PAYROLL
Wyeast Timber Services	$2,313,120.59	$7,518,717.75
Middle Mountain Trucking	$826,684.23	$2,324,344.08
Neal Creek Forest Products	$362,047.27	2025 data provided
Neal Creek Portable Sanitation	$542,211.86	2025 data provided

TOTAL 2025 PAYROLL

$4,044,063.95

All four companies

WTS + MMT 4-YEAR TOTAL

$9,843,061.83

2022–2025

CURRENT WORKFORCE

63 employees

Across all four companies

Growth & Role in Our Community

Creating jobs, investing locally and providing essential services

- Created and sustained local jobs as the companies have expanded.
- Invested in trucks, equipment, fleet capacity and newer service units to meet growing demand.
- Support homeowners, farmers, businesses, construction projects, events and other community needs.
- Support other local businesses through purchasing, contracting, transportation and services.
- Continue the legacy of local businesses acquired from previous mom-and-pop owners.

- Wyeast Timber Services: 37 employees.
- Middle Mountain Trucking: 8 employees.
- Neal Creek Forest Products: 8 employees.
- Neal Creek Portable Sanitation: 10 employees.
- 63 employees across the four companies represent a significant local employment base.

rowth is not only measured in revenue — it is measured in people employed, payroll invested, equipment purchased and services delivered to our comm

A Growing Local Business Group

63 employees • $4.04M in 2025 payroll • Continued investment in people, equipment and community

Wyeast Timber Services | Middle Mountain Trucking | Neal Creek Forest Products | Neal Creek Portable Sanitation