



THE DAILY ASTORIAN

142nd YEAR, No. 195

TUESDAY, MARCH 31, 2015

ONE DOLLAR

Great Ocean has big dreams, little reality

Proposal for Tongue Point isn't the first

By EDWARD STRATTON
The Daily Astorian

Earlier this month, The Daily Astorian reported on a proposal by Capt. Huy Ying Chen of Great Ocean Capital Holdings to develop a private shipping terminal at North Tongue Point, an international airport on the Astoria Regional Airport, a homeport for cruise ships and a 30-acre tourist center.

But negotiations on Tongue Point, the first domino in the chain of ideas, appear to be falling victim to a lack of communication.

Chen, a Taiwanese-American from the Puget Sound area, is the head of Great Ocean, a federally approved EB-5 regional center through

the U.S. Citizenship and Immigration Services. Each investor can earn his citizenship by investing at least \$500,000 into a qualified project and creating or preserving 10 full-time jobs. Chen has said his proposal can create thousands, with a priority on hiring locally and building the infrastructure needed to accommodate such a massive leap in employment.

Chen said Great Ocean offered the Port of Astoria an undisclosed sum in exchange for the remaining five years of its lease on 32.85 acres of North Tongue Point with Missoula, Mont.-based Washington Development Company.

After Great Ocean's offer, Chen said, "the Port gave us a number, but unofficially. Their number is too

huge; we can't afford it. The number is more than it (would) cost to buy Tongue Point."

Chen wouldn't reveal the offer made by Great Ocean or a counter-offer by the Port.

"There has been no specific offer, no specific discussion about what that offer would be," the Port's Executive Director Jim Knight said late last week, adding that he hasn't spoken with Chen in at least a couple of weeks.

The Port pays about \$350,000 a year to lease the property through 2019. As a government agency, it doesn't pay any property taxes to Clatsop County. In 2009, the last year property taxes were paid on North Tongue Point, it brought the county \$85,451.

In 2014, the appraised land value



Capt. Huy Ying Chen

of Port's leased property was more than \$6.2 million, along with more than \$1.7 million in improvements by the Port and/or Washington Development Company. That's not including the millions in improvements by tenants at North Tongue Point such as Pacific Coast Seafoods, Del Mar Seafoods, J.E. McAmis and others.

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Ideas span Columbia, West Coast

Talks in Longview never developed

By EDWARD STRATTON
The Daily Astorian

Great Ocean Capital Holding's and Capt. Huy Ying Chen's main website, goastoria.us, or goshipline.com, reads like Great Ocean already owns 500,000 square feet of temperature controlled storage, a shipping fleet, refrigerated containers and inland barges.

The group's ideas range from bringing produce down the Columbia on barges from as far east on the Columbia and Snake rivers as Lewiston, Idaho, to shipping it up the Pacific Coast from as far south as San Antonio, Chile.

But Great Ocean largely doesn't exist beyond a rented office in Kirkland, Wash., and a string of Port officials who said they've had nothing but talks.

"I spoke to him a few years ago, and a few months ago," General Manager Kim Puzey of the Port of Umatilla said, adding that he's had conversations with Chen over the past decade.

With so many container shippers leaving Portland, Puzey said, he'd love to have another outlet to the world market. Hanjin Shipping Co. left the Port of Portland in February. The Oregonian reported that Hanjin moved 1,600 containers a week at the port's Terminal 6, including most of Oregon's agricultural exports to Asia.

"What Chen's providing is a route for Umatilla to get to LA or the Puget Sound without using Portland," Puzey said, adding that there's a lot of exports sitting idle upriver.

Great Ocean is a federally approved regional center through the EB-5 Immigrant Investor Program, created by Congress in 1990 to spur foreign investment. An immigrant investor can put \$500,000 into a qualified project to create 10 full-time jobs, in exchange for their citizenship.

New frontier

There are more than 600 such centers around the U.S., and they've been used on projects as close as two hotels in downtown Portland financed partially by EB-5 money and developed by Williams/Dame & Associates. But Chen said his is the first such EB-5 project for international shipping.

A main part of Great Ocean's proposals in the Astoria-Warrenton region is to make North Tongue Point a privately owned shipping terminal for packing and loading products barged down the Columbia River on Marine Highway 84, which follows Interstate 84, and up the Pacific Coast on

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GIMME SHELTER

Astoria on target for portable homes

By KYLE SPURR
The Daily Astorian

Pvgz Addams knows firsthand what a shelter with four walls can mean to a homeless person.

As a teenager 15 years ago, Addams was homeless with his mother on the Big Island of Hawaii. A church gave them a tent and sleeping bags. Eventually, Addams and his mother moved into a house made from construction scraps. It was a huge difference, he said.

"It didn't have any electricity, but it was a step up," Addams said.

Addams uses his past experience as motivation for his newly formed project Hvgz Portable Homeless Shelters, a nonprofit group that builds portable shelters for people in need of a dry, warm place to sleep and keep their belongings.

The 20-square-foot shelters are built for Northwest terrain with four durable wheels. The shelters keep the homeless drier and warmer than in a tent or no shelter at all.

Since starting the Long Beach (Wash.) Peninsula-based group in November, Addams' effort has gained national attention through features in Seattle and Portland media outlets.

"It was pretty overwhelming," Addams said of the recent attention. "I started getting emails left and right. I have a heart condition already

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JOSHUA BESSEX — The Daily Astorian

TOP: Pvgz Addams stands outside a portable homeless shelter in his front yard in Ocean Park, Wash. As a teenager, Addams was homeless with his mother on the Big Island of Hawaii. Addams uses his past experiences as motivation for his newly-formed project, Hvgz Portable Homeless Shelters, a nonprofit group that builds portable shelters for people to sleep in and keep their belongings. ABOVE: The Hvgz portable shelter comes with about \$150 worth of survival equipment including water, a solar shower, a propane stove and a sleeping bag. The floor of the shelter is covered with a soft mat and the walls are insulated.



HOW TO HELP

Those interested in donating to Hvgz Portable Homeless Shelters can visit <http://bit.ly/1100cFI> or www.hutsforhope.org

State IT project management understaffed

By HILLARY BORRUD
Capital Bureau

SALEM — Oregon has taken steps over the last year to prevent major information technology project failures such as Cover Oregon, but the effort remains understaffed and incomplete, according to an audit released Monday.

Auditors also concluded the new project management strategy would not prevent many of the common problems that arose with state IT projects over the last 10 years.

Auditors at the Secretary of State's Office reviewed a new project management model developed by Ore-

gon's chief information officer in the wake of the Cover Oregon fiasco. Although the strategy is a positive step, auditors found the CIO's office has taken more than a year to develop the model and still has not finished it. One reason is the agency where the CIO works, the Department of Administrative Services, does not have enough employees assigned to the project.

Michael Jordan, who was chief operating officer for the state and director of DAS until March 5, agreed with most of the findings. Jordan agreed the chief information officer's office was understaffed, and pointed out in a Feb. 24 written response that



Associated Press File

Michael Jordan was the former chief operating officer for the state and director of DAS until March 5.

the agency had asked for 12 more employees in the next two-year budget starting in

July. Without additional employees, Jordan estimated his agency would finish devel-

oping the new project management strategy by summer 2017.

However, Jordan took issue with the auditors' recommendation for clear consequences when IT projects fail to meet goals during the development process; Jordan wrote that it was also important to be "supportive and collaborative."

The Governor's Office initially asked for more time so that George Naughton could write "an enhanced response" to the audit after Jordan resigned March 5, said Secretary of State's office spokesman Tony Green. Kristen Grainger, a spokeswoman

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