Password Protected
Port of Walla Walla

- Port District Background
- History of Progress
- Port Properties
- Legislative Priorities – State and Federal
- On-Going Port Initiatives
Port District Background
Founded in 1952, the Port of Walla Walla is a municipal corporation responsible for fostering economic development throughout Walla Walla County. The Port is also the Economic Development Council for Walla Walla County.

**Mission:**

Working to enhance the economic vitality of Walla Walla County.

- Create and retain family wage jobs
- Expand the region's tax base
- Maintain multi-modal transportation linkages
- Provide leadership in enhancing Walla Walla County's overall economic vitality and quality of life
Port’s Various Business Parks

- Avery Business Park - 12.3 acres – Walla Walla
- Burbank Business Park - 137 acres – Western WW County
- Burbank Industrial Park - 120 acres - Western WW County
- Dell Avenue Industrial Park - 40 acres – Walla Walla
- Dodd Road Industrial Park - 182 acres - Western WW County
- Isaacs Business Park - 9 acres – Walla Walla
- Melrose Business Park - 37 acres – Walla Walla
- Waitsburg Business Park - 9 acres - Waitsburg
- Wallula Gap Business Park – 1,900 acres - Western WW County

- Port manages over 2,500 acres of industrial zoned properties and over 540,000 SQFT of industrial buildings.
- Port manages over 50 building and land lease with lease revenue over $2 million annually.

Port has approximately $125 million in assets to manage.
Airport and Airport Industrial Park

Walla Walla Regional Airport (3,700 total acres)

• Walla Walla Regional Airport Business Park +/- 832 Acres - Industrial & Commercial
• Various Farms north of Airport (Clear Zone)
• Approximately 400 acres for Airport Business Park
• 124+ Buildings (Does not include hangars or anything on aviation side).
• 80 Business Tenants (does not include our monthly storage tenants or hangar tenants.)
History of Progress

All projects and developments rely on various transportation infrastructure.
Boise Cascade (1957)
700 Family Wage Jobs
$3 million annually in property taxes
Nelson Irrigation – Headquarters (1972)
100 + Family Wage Jobs
Key Technology – Corporate Headquarters (1989)
$8.8 Million Port Investment
320 Family Wage Jobs
Walla Walla Regional Airport
January 1, 1989 Port assumes ownership of Airport
Walla Walla Regional Airport - $10.5 million
New Terminal dedicated December 2000
Cliffstar/Cott Corporation
Juice Manufacturer (2002)
$1,600,000 Port Investment
Cliffstar/Cott Corporation – Juice Manufacturer

$1,600,000 Port Investment

$4,000,000 Cliffstar Investment

70+ Family Wage Jobs

AgriFrozen Facility – Dell Avenue
Railex Project
(Union Pacific Cold Connect)
Walla Walla County, Washington
“Streamlining Produce Distribution”
Railex Wine Distribution Warehouse
(Northwest Wine Services)
Transportation System Reliance

- Air – Walla Walla Regional Airport
- Roadways – US Highway 12
- Navigation – Columbia Snake River System
- Rail – Union Pacific, BNSF and Port
Port of Walla Walla

WE'RE CLOSER THAN YOU THINK

Seattle, WA .................. 273 miles
Portland, OR .................. 262 miles
Spokane, WA ................. 157 miles
Boise, ID ..................... 258 miles

ARE A SNAPSHOT

Population ................... 67,280*
Median home price .......... $96,600
Median household income ... $34,938

*Walla Walla County, Milton-Freewater, Columbia County
Walla Walla Regional Airport

Snapshot of Walla Walla Regional Airport
Walla Walla Regional Airport
Walla Walla Regional Airport
Commercial Air Service

Air Carrier
- Alaska Airlines
- Q400 Bombardier
- 76 Seats
Walla Walla Regional Airport
Commercial Air Service

Walla Walla Regional Airport
Inbound Passengers: 2003 - 2018 YTD Thru April

2017 YE vs. 2003 YE: = 88% Increase
2018 YTD vs. 2017 YTD = 5.5% Increase
Walla Walla Regional Airport
Commercial Air Service

Walla Walla Regional Airport
Outbound Passengers: 2003 - 2018 YTD Thru April

2017 YE vs. 2003 YE: = 88% Increase
2018 YTD vs. 2017 YTD = 4.7% Increase
Tourism in Walla Walla, WA

National Recognition for its:

WINE, FOOD, FUNKINESS, FRIENDLIEST SMALL TOWN, HISTORY

- Seattle Times
- USA Today
- ForbesLife
- Northwest Travel
- Yahoo! Travel
- Atlanta Journal-Constitution
- Sunset Magazine
- Rand-McNally
- VOGUE Magazine
- CNN Money and many, many more!

Walla Walla County wine industry impact estimated at over $500 million annually
Walla Walla Valley and Region

Relies on the Various Modes of Transportation to Support the Diverse Economy

Manufacturing
Agriculture
Tourism
Education
Health Care
Financial
Government

(Community Accolades Handout)
Walla Walla Regional Airport

Other Airport Investments

Taxiway Reconstruction = $13.8 Million
Walla Walla Regional Airport

Other Airport Investments

Taxiway Reconstruction = $13.8 Million
Walla Walla Regional Airport

Other Airport Investments

Taxiway Reconstruction = $13.8 Million
Walla Walla Regional Airport

Other Airport Investments

New Parking Lot = $770,000 / 200 new stalls
FLY WALLA WALLA FIRST!
Burbank Industrial Park
&
Burbank Business Park

Transportation System Reliance on
Navigation, Rail Access/Service and
US Highway 12
Burbank Business Park
Burbank Business Park
Port of Walla Walla
Burbank Business Park
Port of Walla Walla
Burbank Business Park
Wallula Gap Business Park

Transportation System Reliance on Navigation, Rail Access/Service and US Highway 12
Wallula Gap Business Park

- ± 1,400 acre mega site zoned heavy & mixed industrial site adjacent to U.S. Highway 12; adjacent to a dual access rail spur (UPRR & BNSF); 14 miles from the Tri-Cities, WA MSA (270K population); and Interstate 395.
- 6 million gallon per day municipal potable, process and fire suppression water system.
- Two (2) low cost electrical providers.
- TransCanada GTN Natural Gas Transmission Line with a 42” & 36” natural gas lines with excess capacity.
- Formal site due diligence completed including survey maps, utility information, archaeological, geotechnical, biological and environmental reports.

For more information contact Paul Gerola, Port of Walla Walla at 509-525-3100 or pg@portwallawalla.com
Port of Walla Walla

Dodd Road Industrial Park

Port of Walla Walla
Dodd Road Industrial Park
Railex →
Dodd Road Industrial Park

P4 - 2022
800K SQFT

P3 - 2019
300K SQFT

P1 – 2013
500K SQFT
Railex Wine Dist. Warehouse

P2
2016-17
280K SQFT

UPRR Intermodal Facility
2017-2018

210K SQFT Railex Produce Distribution Warehouse
Port of Walla Walla

Intermodal Facilities Map & Profiles

Coming to the Dodd Road Industrial Park 2018-2019
Railex (Union Pacific Cold Connect)
Walla Walla County, Washington
“Streamlining Produce Distribution”
SHIPPING VOLUMES

Approximately 1.0 billion pounds of produce and wine is shipped to the East Coast annually.
<table>
<thead>
<tr>
<th>Item</th>
<th>Volume</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apples</td>
<td>250 million pounds</td>
</tr>
<tr>
<td>Onions</td>
<td>275 million pounds</td>
</tr>
<tr>
<td>Other Tree Fruit</td>
<td>65 million pounds</td>
</tr>
<tr>
<td>Potatoes</td>
<td>60 million pounds</td>
</tr>
<tr>
<td>Wine</td>
<td>Over 1.5 million cases</td>
</tr>
<tr>
<td>Other items</td>
<td>125 million pounds</td>
</tr>
</tbody>
</table>
Railex Wine Distribution Warehouse
(Northwest Wine Services)
Northwest Wine Services Warehouse (Northwest Wine Services)

Northwest Wine Services Warehouse is capable of storing 7 million cases of wine.
PACIFIC NORTHWEST WINES

1. Anew
2. Chateau Ste. Michelle
3. Col Solare
4. Columbia Crest
5. Erath
6. Michelle
7. Northstar
8. O Wines
9. Red Diamond
10. Seven Falls
11. Snoqualmie
12. Spring Valley
13. Stimson Estate Cellars
14. Two Vines
15. 14 Hands
California
1. Conn Creek
2. Hawk Crest
3. Stag's Leap Wine Cellars
4. Villa Mt. Eden

Partnerships
1. Antica Napa Valley
2. Antinori
3. Eroica
4. Esk Valley
5. Haras
6. Jean Leon
7. La Braccesca
8. Miguel Torres Chile
9. Montenisa
10. Champagne Nicolas Feuillatte
11. Palmes D'or
12. Prunotto
13. Santa Cristina
14. Tormaresca
15. Torres Spain
16. Torres Brandy
17. Villa Maria New Zealand
Port of Walla Walla

On-Going Port Initiatives/Legislative Priorities

• Technology cluster for Downtown Walla Walla area.
• Large heavy industrial business leads in the western portion of Walla Walla County.
• Agriculture and Wine Distribution
• Transportation Improvements (Freight Mobility)
• Commercial Air and General Air Service
• Industrial Park Development
• Capital Infrastructure Investment
  – Wallula Dodd Water System - $25M
  – US 12 Phase 7 Construction - $146M Funded (Construction 2019-2020)
  – US 12 Phase 8 Construction - $180M Unfunded
Port of Walla Walla

Legislative Priorities

2018 WASHINGTON STATE LEGISLATIVE PRIORITIES

Capital Request: Wallula Gap Industrial Park Development - $10 Million
The Wallula Gap Industrial Park is a 1,900+ acre heavy and light industrial zoned industrial park that is in need of infrastructure installation in order to provide services to the manufacturing leads that have shown interest in this property. The property is properly zoned, but lacks the necessary infrastructure to compete with other national sites. The infrastructure needs include: Construction of a potable water system to include storage reservoirs, additional wells for reliability and redundancy, fire flow capacity for large manufacturing facilities, process water delivery system, wastewater disposal system (large storage reservoirs for land application) and the construction of a roadway network system to serve the industrial park.

U.S. Highway 12 Projects
Funding for U.S. Highway 12 four-laning Phase 8. Total federal funding needed for construction is $146 million. State has already earmarked $42 million. Seek Phase 8 placement on the Federal Highway Administrations Projects of National and Regional Significance. Work with congressional delegation to have project listed as a Tier I or Tier II project.

Support the City of Walla Walla informing the Legislature on future transportation funding necessary to construct an overpass on US 12 at the Clinton Street/Lower Waitsburg Rd intersection, to provide safety and efficiency on a critical travel corridor, per City of Walla Walla Resolution 2017-109.

Packing Corporation of America (PCA) – Business Retention
In July 2015, Governor Inslee directed the Washington State Department of Ecology to take regulatory steps to develop a cap on carbon emissions. The Governor set a very aggressive timeframe for regulatory action in 2016. Port needs to work with legislative delegation to minimize the impact to Boise Paper and other potential manufacturers that could potentially locate in Walla Walla County. Need to monitor the implementation of Executive Order 14-04: Washington Carbon Pollution Reduction and Clean Energy Action.

2018 FEDERAL LEGISLATIVE PRIORITIES

U.S. Highway 12
Funding for U.S. Highway 12 four-laning Phase 8. Total federal funding needed for construction is $146 million. State has already earmarked $42 million. Seek Phase 8 placement on the Federal Highway Administrations Projects of National and Regional Significance. Work with congressional delegation to have project listed as a Tier I or Tier II project.

Mill Creek Channel
Seek Federal Funding for a “General Investigation Study” by the U.S. Army Corps of Engineers. The non-federal sponsor funding requirement has been secured.

Full Support of the River Navigation System, including Full and Proper Maintenance of the Columbia and Snake River Dams
The Columbia and Snake River navigation system is critical infrastructure to the Pacific Northwest economy. Full protection of the navigation system is paramount to the continued economic vitality of the Pacific Northwest. Proper ongoing maintenance ensures the longevity of the system and will allow for continued use and benefit of the inland waterway.

Wallula Gap Industrial Park Development
The Wallula Gap Industrial Park is a 1,900+ acre heavy and light industrial zoned industrial park that is in need of infrastructure installation in order to provide services to the manufacturing leads that have shown interest in this property. The property is properly zoned, but lacks the necessary infrastructure to compete with other national sites. The infrastructure needs include: Construction of a potable water system to include storage reservoirs, additional wells for reliability and redundancy, fire flow capacity for large manufacturing facilities, process water delivery system, wastewater disposal system (large storage reservoirs for land application) and the construction of a roadway network system to serve the industrial park.
RESOLUTION NO. 2017-109

A RESOLUTION ADOPTING STATE LEGISLATIVE Ppriorities FOR THE CITY OF WALLA WALLA

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a nonchartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, section 35A.11.020 of the Revised Code of Washington provides in pertinent part that “[t]he legislative body of each code city shall have all powers possible for a city or town to have under the Constitution of this state, and not specifically denied to code cities by law;” and

WHEREAS, it is part of the normal and regular conduct of the City of Walla Walla to identify its legislative priorities to provide input to state legislators; and

WHEREAS, the Walla Walla City Council has considered this matter during a regularly and duly called public meeting of said Council, has given this matter careful review and consideration, finds that good government and the best interests of the City of Walla Walla will be served by identifying its legislative priorities, and members of the legislative body and members of the public have been afforded an approximately equal opportunity for the expression of an opposing views,

NOW THEREFORE, the City Council of the City of Walla Walla do resolve as follows:

Section 1: The City of Walla Walla hereby adopts the following legislative priorities for the 2018 state legislative session:

• The City supports funding US Highway 12 Phase 8, which completes the Walla Walla/Tri-Cities segment and improves safety and efficiency on this critical travel corridor.
• The City supports amending REET 2 to provide cities within GMA opt-in counties the same privileges as those currently provided to cities within GMA mandated counties.
• The City supports informing the Legislature on future transportation funding necessary to construct an overpass on US 12 at the Clinton Street/Lower Wailtsburg Rd interception, to provide safety and efficiency on a critical travel corridor.

RESOLUTION NO. 2017-110

A RESOLUTION ADOPTING FEDERAL LEGISLATIVE Ppriorities FOR THE CITY OF WALLA WALLA

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WHEREAS, the Walla Walla City Council has considered this matter during a regularly and duly called public meeting of said Council, has given this matter careful review and consideration, finds that good government and the best interests of the City of Walla Walla will be served by identifying its legislative priorities, and members of the legislative body and members of the public have been afforded an approximately equal opportunity for the expression of an opposing views,

NOW THEREFORE, the City Council of the City of Walla Walla do resolve as follows:

Section 1: The City of Walla Walla hereby adopts the following federal legislative priorities for 2018:

• The City supports funding US Highway 12 Phase 8, which completes the Walla Walla/Tri-Cities segment and improves safety and efficiency on this critical travel corridor.
• The City encourages appropriation of federal funding for a General Investigative Study for flood control improvement within the reach for Mill Creek that runs through the city.
• The City supports federal funding to support local and state infrastructure improvements.
Key Issues

Economic Development/Infrastructure

- SUPPORT - Timely passage of a Capital Budget.
- SUPPORT - Sustainable funding for the Public Works Trust Fund program.
- SUPPORT - Maximize Capital budget funding for granting programs such as Storm water, Youth Athletic Facilities, and Safe Routes to School programs.
- SUPPORT - Legislative initiatives reestablish local economic development tools such as Local Revitalization Financing or create Tax Increment Financing authority.
- SUPPORT - Funding US 12 Phase 8 which completes the Walla Walla/Tri-Cities segment and improves safety and efficiency on this critical travel corridor.
- SUPPORT - Apply Lean principles to lodging tax reporting requirements.
- SUPPORT - Update bidding laws and procedures to allow greater latitude in using design-build method of public works processing and allow greater latitude in electronic bids.
- SUPPORT - Alternate compliance paths for wastewater systems regarding PCB’s.
- SUPPORT - City of Walla Walla Department of Transportation TIGER grant request for the South Walla Walla Connectivity Project.
- SUPPORT - Simplifying the process for pursuing Federal grants and loans such as USDA-Rural Development grant dollars.
- SUPPORT - The Walla Walla Regional Airport and preservation of Federal funding for maintaining the facility.
- SUPPORT - Funding for the US Forest Service to improve wildland fire fighting capacity and fire prevention through fuel reduction in the Walla Walla Watershed.
- SUPPORT - Funding US 12 Phase 8, which completes the Walla Walla/Tri-Cities segment and improves safety and efficiency on this critical travel corridor.
Port of Walla Walla

U.S. Highway 12 Coalition
Port of Walla Walla

<table>
<thead>
<tr>
<th>Phase</th>
<th>Description</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>US 12/SR 124</td>
<td>Intersection Build Interchange</td>
<td>$21.3 million</td>
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<tr>
<td>Phase 1</td>
<td>McNary Pool to Attalia</td>
<td>$11.2 million</td>
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<tr>
<td>Phase 2</td>
<td>SR 124 to McNary Pool</td>
<td>$12.1 million</td>
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<tr>
<td>Phase 3</td>
<td>Attalia Vicinity</td>
<td>$16.0 million</td>
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<tr>
<td>Phase 4</td>
<td>Wallula Junction to Walla Walla Corridor Study</td>
<td>$5.4 million</td>
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<tr>
<td>Phase 5</td>
<td>Attalia Vicinity to US 730 — Preliminary Design Only</td>
<td>$0.8 million</td>
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<tr>
<td>Phase 6</td>
<td>Frenchtown Vicinity to Walla Walla</td>
<td>$51.9 million</td>
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<tr>
<td>Phase 7</td>
<td>Nine Mile Hill to Frenchtown Vicinity</td>
<td>$140.1 million</td>
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<tr>
<td>Phase 8</td>
<td>Wallula to Nine Mile Hill — Design and Right of Way</td>
<td>$34.0 million</td>
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US 12 – Wallula to Frenchtown Vicinity – Add Lanes
Four-laning US Highway 12 (Phases 7 and 8)

US Highway 12 - Phase 7 – Draft Schedule

<table>
<thead>
<tr>
<th>Phases</th>
<th>Schedule</th>
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<tbody>
<tr>
<td>Design</td>
<td>Currently underway</td>
</tr>
<tr>
<td>Begin Right of Way Acquisition</td>
<td>Winter 2016</td>
</tr>
<tr>
<td>Project out for Bids</td>
<td>Spring 2019</td>
</tr>
<tr>
<td>Begin Construction</td>
<td>Summer 2019</td>
</tr>
<tr>
<td>Complete Project</td>
<td>Summer 2021</td>
</tr>
</tbody>
</table>
Port of Walla Walla

**Current Projects**

- **Airport Terminal Parking Lot Expansion** - $670K
- **Airport Taxiway Project** - $13M
- **Mill Creek Channel - Flood Control General Investigative Study with COE** - $3M
- **Wallula Gap Water System Improvements** - $25M
- **US Highway 12 Phase 7 Construction** - $126M
- **US Highway 12 Phase 8 Engineering/ROW Acquisition/Environmental/Construction** - $250M
- **Second Avenue Reconstruction (Burbank)** - $600K
- **Grain Terminal Loop Road – Burbank Industrial Park** - $275k
- **Gateway Improvements - Burbank Business Park** - $350k
- **Build to Suit at Airport - Reiff MFG and Burwood Brewery** - $750K