

*Port of Whitman County*

# COMPREHENSIVE PLAN REPORT CARD

*2016-2020*



# LETTER TO THE COMMUNITY

On behalf of the Commissioners and staff of the Port of Whitman County, we are pleased to present our first Comprehensive Plan Report Card.


While we transition to a new way of documenting Port plans, this report will assess the past five years of Port accomplishments and progress, as measured by the 2016-2020 Comprehensive Plan. Moving forward, report cards will be published once every year.

We created this Report Card to bring our Comprehensive Plan to life. We are committed to delivering on the promises of our Port plans, and we hope this new format shows, rather than tells, how we served the people of Whitman County between 2016 and 2020.

Whether you regularly attend Commission meetings, or you're just learning about what we do, we invite you to explore the findings within this report. Please join us in assessing our progress, celebrating our accomplishments and looking for ways to continually improve our public service. Your input is of the utmost importance.

For more Port plans, please visit [www.portwhitman.com](http://www.portwhitman.com). We welcome your comments by email to [port@portwhitman.com](mailto:port@portwhitman.com). We look forward to working with you as we evaluate our past and set a new direction for the future.

Sincerely,



Karl Webber  
District 1

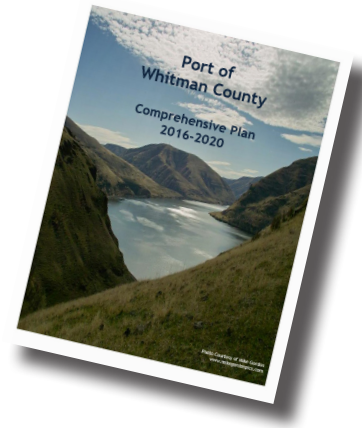


Kristine Meyer  
District 2



Tom Kammerzell  
District 3

*In 2016, we published the 2016-2020 Comprehensive Plan. The Port Commission held a public hearing on February 4, 2016, to obtain public opinion on its contents. The plan was also guided by periodic economic analysis reports conducted by University of Idaho economist Steve Peterson. Here's how the plan stands today:*



**7** strategic goals

**35** completed projects

**21** ongoing projects



## STRATEGIC GOAL 1: ECONOMY



### COMPLETED PROJECTS

- Sponsored the 2019 Inland Northwest Artisan Grains Conference, which supports the development of terroir-based, artisan grain value chains for emerging specialty markets in the Inland Northwest



### ONGOING PROJECTS

- Support value-added agricultural projects with Washington State University and Southeast Washington Economic Development Association (SEWEDA)
- Maintain Henley Court within Pullman Industrial Park to house businesses that drive economic growth
- Offer site-ready lots for sale or lease to business owners across county

“ In addition to its on-going emphasis on agricultural-related industries, the Port will actively encourage diversification of the District’s economic base. ”

“ Encourage a balanced and economical multi-modal transportation system serving agriculture, commerce and industry. ”



### COMPLETED PROJECTS

- Rehabilitated rail spurs at Port of Wilma in 2016
- Founded annual Snake River Family Festival to celebrate the wide-ranging benefits of the Columbia-Snake River System, including on-river transportation, in 2017
- Rebuilt runway at Port of Whitman Business Air Center in 2017
- Hired first Communications Director to perform community outreach relating to the river system in 2019
- Participated in Governor’s Lower Snake River Dam Stakeholder Study in 2019
- Submitted public comment on the Columbia River System Operations Draft Environmental Impact Statement and conducted public outreach on the river system in 2020



### ONGOING PROJECTS

- Maintain Port of Whitman Business Air Center
- Partner with Pacific Northwest Waterways Association, Washington Public Ports Association and Northwest RiverPartners to communicate the value of the river system to a broader Northwest audience
- Provide board direction to the Palouse River and Coulee City Rail System

## STRATEGIC GOAL 2: TRANSPORTATION

## STRATEGIC GOAL 3: PARTNERSHIPS



### COMPLETED PROJECTS

- Held a Port Charette/Master Planning process in 2018
- Provided financial assistance to the City of Tekoa for fuel service facilities at the Tekoa Airport in 2019
- Entered into a two-year Cooperative Agreement with Washington State University to support the Washington Small Business Development Center (SBDC) in 2020
- Contributed funding to LaCrosse Community Pride's project to rehabilitate historic basalt homes in 2020



Maintain Boyer Park & Marina physically and operationally in recognition of the importance of the park to the quality of life in the Port District.



### COMPLETED PROJECTS

- Installed four new cabins, 13 new RV hook up sites, a new drain field, a sprinkler system and a new playground structure in 2016
- Replaced pump house roof in 2016
- Made electrical repairs at docks in 2017
- Replaced cabin that was damaged in fire in 2019
- Completed day-use restroom roofing project in 2019
- Replaced roof on legacy RV restroom in 2020
- Completed shell house electrical project in 2020
- Replaced interpretive signs along the Snake River Trail in 2020



Assist District communities by supporting economic development facilities, services and by coordinating communication and partnerships with entities engaging in economic development activities.



### ONGOING PROJECTS

- Pledged support to Washington State University's proposed Agricultural Innovation Center
- Collaborate with Whitman County's Authorized Development Organization (ADO)
- Support the Palouse Knowledge Corridor, which unifies efforts among the regional universities, private sector, economic development agencies and governments to create economic opportunities on the Palouse
- Collaborate with regional grain, pea and lentil producers to enhance agricultural economy



## STRATEGIC GOAL 4: RECREATION



### ONGOING PROJECTS

- Replacing and rehabilitating original docks at Boyer Park & Marina



## STRATEGIC GOAL 5: REAL ESTATE



### COMPLETED PROJECTS

- Revamped sign and entrance to Pullman Industrial Park in 2016
- Entered into utility reimbursement agreement with the City of Pullman at Pullman Industrial Park-West in 2017
- Replaced roof at Henley Court Building in 2018
- Built shop at Port of Whitman Business Air Center (POWBAC) in 2018
- Landscaped Henley Court at Pullman Industrial Park in 2019
- Rezoned Pullman Industrial Park-West in 2019
- Completed POWBAC flightline drive realignment and drainage project in 2020
- Lot 8 development planning process at POWBAC in 2020



Maintain the District's fiscal ability to provide needed resources and services to all clients while seeking to minimize the reliance on local tax revenue. Seeking to minimize reliance on tax revenue should not take precedence over any other goals.



### COMPLETED PROJECTS

- The assessed valuation for the county has increased 22% from 2016 to 2020 while the Port has decreased its levy per \$1,000 by \$0.05 during the same time frame, according to the Whitman County Assessor.
- Revenue from operations such as property and telecommunications leases exceeded operations expenditures each year. This allowed the Port to invest local tax revenue in infrastructure and economic development projects and maximize the return on investment for tax dollars invested in Whitman County.
- The Port secured state and federal grants and low-interest loans to fund airport, road and rail improvements, telecommunications projects and improvements at Boyer Park and Marina.



Continue acquisition, development and management of Port property and facilities.



### ONGOING PROJECTS

- Full-time Maintenance Director ensures all Port properties are in good repair
- Full-time Properties and Development Manager oversees the acquisition, development, leasing and sale of property
- A long-term concessionaire manages the day-to-day operations of Boyer Park & Marina.



## STRATEGIC GOAL 6: FINANCES



### ONGOING PROJECTS

- The Port continues to minimize reliance on local tax revenue for operations by investing and reinvesting in economic development, transportation, telecommunications and infrastructure projects that generate revenue. Operating revenues exceed the expenses for management of the Port, its projects and properties. Tax revenue funds the continued growth of Port infrastructure.
- The Port continues to seek and apply for grant funding and low-interest loans to complete capital infrastructure projects.
- Annual financial and performance audits will be performed by the Office of the Washington State Auditor (SAO).

## STRATEGIC GOAL 7: BROADBAND



### COMPLETED PROJECTS

- Continued expansion of fiber extensions to cell towers in Colton and Spangle in 2015
- Completed various fiber builds in the cities/towns of Palouse, Pullman, Clarkston, Tekoa, Colton, Spangle, Colfax, Uniontown, Oakesdale, Garfield, Rosalia and Plaza between 2016-2020
- Completed fiber build to Pullman-Moscow Airport in 2017
- Completed fiber optic construction from Oakesdale to Tekoa in 2017
- Along with five other port districts, formed Petrichor Broadband LLC to help solve broadband issues across Washington State in 2020
- Completed fiber designs to Rosalia and Palouse in 2020

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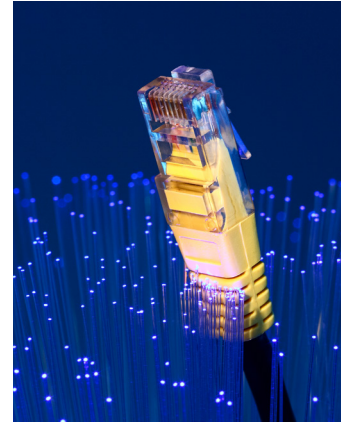
Develop a telecommunications plan and infrastructure to facilitate enhanced telecommunications services countywide.

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### ONGOING PROJECTS

- Constructing fiber-to-home network in Rosalia, Tekoa, Oakesdale, Garfield and Palouse
- Constructing fiber extensions in the rural areas around Tekoa, Lamont, Oakesdale, Garfield, Farmington and Plaza.
- Assisting Ports of Clarkston, Lewiston and Garfield County with fiber project management
- Advocating for equitable taxes on the leasing of dark fiber from public entities



## FUTURE STRATEGIC GOALS

The Port of Whitman County's future strategic goals are outlined in the 2021-2025 Strategic Plan. In keeping with the format of this report, the next annual report card will be issued December 2021. For more Port plans, please visit [www.portwhitman.com/port-planning](http://www.portwhitman.com/port-planning). We welcome your comments by email to [port@portwhitman.com](mailto:port@portwhitman.com).





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