

*Economic Development Informational Meetings (EDIMs) are updates on the Port's implementation of the ADO's economic development plan. No business or official actions will be taken by the Port Commissioners.*

## Agenda Details

1. **Welcome and Introductions** – 12:00 pm
2. **2023 Economic Development Plan**
  - a. **Small Business Development**
    - Washington Small Business Development Center (SBDC) **(Exhibit 1)**
  - b. **Economic Profiling**
    - Economic monthly Indicators **(Exhibit 2)**
  - c. **Existing Business Retention & Expansion**
    - Agrow Solutions – Port of Central Ferry
    - Plug Power - Port of Whitman Business Air Center
    - Colfax Childcare Grant Application
  - d. **Business Recruitment/Marketing & Advertising**
    - Update on Recent and/or New Business Leads
      - Hunga Dunga
    - Update on Previous Business Leads
    - Business Leads Closed
      - Site Selection Materials Development **(Exhibit 3)**
  - e. **Site & Infrastructure**
    - Presentation – Waste Management Adams County Project (Ken Gimpel)
    - Presentation - Palouse Brownfields Phoenix Award (Tim Sievers, Mayor)
    - Presentation - Washington, Idaho & Montana Railway – Palouse
    - Update on Whitman County Broadband Action Team
  - f. **Economic Development Advocacy**
    - Other Economic Development Organization Reports **(Exhibit 4)**

The next EDIM is scheduled for **January 10, 2024**. Port staff will keep EDIM participants informed if there are any changes to the meeting format.



Washington SBDC & Associate Development Organizations Partnership  
County Activity & Impact Report

County: \_\_\_\_\_

Report Dates: \_\_\_\_\_

**Case Totals (Clients)**

Number of Clients Advised \_\_\_\_\_

Number of New Clients \_\_\_\_\_

**Company Status**

Pre-venture \_\_\_\_\_

Start-ups \_\_\_\_\_

In Business \_\_\_\_\_

**Case Totals (Total Hours)**

All Prep + Contact Client Hours \_\_\_\_\_

New Client Hours \_\_\_\_\_

**Case Totals (Impacts)**

Capital Infusion \$ \_\_\_\_\_

Number Businesses Created \_\_\_\_\_

Jobs Created \_\_\_\_\_

Jobs Saved \_\_\_\_\_

Jobs Supported (In Business) \_\_\_\_\_

**Demographics (Type of Business, # of Clients)**

Accommodation and Food Service \_\_\_\_\_

Agriculture, Forestry, Fishing and Hunting \_\_\_\_\_

Arts and Entertainment \_\_\_\_\_

Construction \_\_\_\_\_

Educational Services \_\_\_\_\_

Finance and Insurance \_\_\_\_\_

Healthcare and Social Assistance \_\_\_\_\_

Management of Companies and Enterprises \_\_\_\_\_

Manufacturing \_\_\_\_\_

Professional/Technical Services \_\_\_\_\_

Real Estate, Rental and Leasing \_\_\_\_\_

Research and Development \_\_\_\_\_

Retail \_\_\_\_\_

Service \_\_\_\_\_

Technology Services \_\_\_\_\_

Transportation and Warehousing \_\_\_\_\_

Wholesale \_\_\_\_\_

No Response \_\_\_\_\_

**Demographics (Business Ownership Gender)**

Male \_\_\_\_\_

Female \_\_\_\_\_

Male/Female \_\_\_\_\_

No Response \_\_\_\_\_

*All impacts are attributed and validated by clients and verified by SBDC management.*

The Washington SBDC network, hosted by Washington State University, is an accredited member of America's SBDC. Funded in part through a cooperative agreement with the U.S. Small Business Administration, institutions of higher education, economic development organizations and other public and private funding partners.

**Demographics (Ethnic Background – Race)**

American Indian or Alaskan Native	_____
Asian	_____
Black or African American	_____
Native Hawaiian or Pacific Islander	_____
Multiracial	_____
White	_____
No Response	_____

**Demographics (Ethnicity)**

Hispanic	_____
Non-Hispanic	_____
No Response	_____

**Demographics (Business Ownership Vet. Status)**

Veteran	_____
Service-Disabled Veteran	_____
Non-Veteran	_____
No Response	_____

**Counseling Activity (Area of Counseling, # of Sessions)**

Business Accounting/Budget	_____
Business Plan	_____
Buy/Sell Business	_____
Cash Flow Management	_____
COVID-19 Related	_____
Financing/Capital	_____
Human Resources/Employee Management	_____
International Trade	_____
Managing a Business	_____
Marketing/Sales	_____
Start-up Assistance	_____
No Response	_____
Other	_____

*All impacts are attributed and validated by clients and verified by SBDC management.*

The Washington SBDC network, hosted by Washington State University, is an accredited member of America's SBDC. Funded in part through a cooperative agreement with the U.S. Small Business Administration, institutions of higher education, economic development organizations and other public and private funding partners.

# The Monthly Employment Report

## Washington 3.6%

Seasonally adjusted  
August 2023

## United States 3.8%



### Employment Security Department

WASHINGTON STATE



For workers and businesses affected by COVID-19, Employment Security has updated information on the website at [esd.wa.gov](http://esd.wa.gov). For labor market information questions, please send your emails to [data@esd.wa.gov](mailto:data@esd.wa.gov).

Employment estimates in this report are generated by the U.S. Bureau of Labor Statistics (BLS). Monthly employment estimates are subject to revision in subsequent months when more sample data become available. BLS data in this report are rounded to the nearest 100.

On a seasonally adjusted basis, preliminary estimates from the federal Bureau of Labor Statistics (BLS) indicate nonfarm employment in Washington rose by 2,900 in August 2023.<sup>1</sup> BLS estimates the private sector gained 2,700 jobs during the month and the public sector gained 200 jobs.

On a not seasonally adjusted basis, estimates for August 2022 through August 2023 indicate an increase in employment of 55,200 for the state. The private sector gained 46,600 jobs while the public sector gained an estimated 8,600 jobs over the year.

Washington’s preliminary seasonally adjusted unemployment rate for August 2023 is 3.6 percent. The revised estimated July 2023 unemployment rate is at 3.6 percent. The August 2022 unemployment rate was 4.3 percent.

BLS estimates of monthly job gains and losses are based on a survey of businesses. Preliminary estimates are subject to revision. The July 2023 preliminary estimated loss of 6,400 jobs was revised to a loss of 6,300 jobs.

For more information, call Paul Turek at 360-706-3044

## Resident civilian labor force and unemployment, seasonally adjusted

The resident civilian labor force is the total number of people in the workforce, employed and unemployed, ages 16 and up.

The number of unemployed is the estimated number of people who currently do not have a job, are available for work and have actively looked for work in the last four weeks.

The unemployment rate is the ratio of the estimated number of unemployed divided by the civilian labor force.

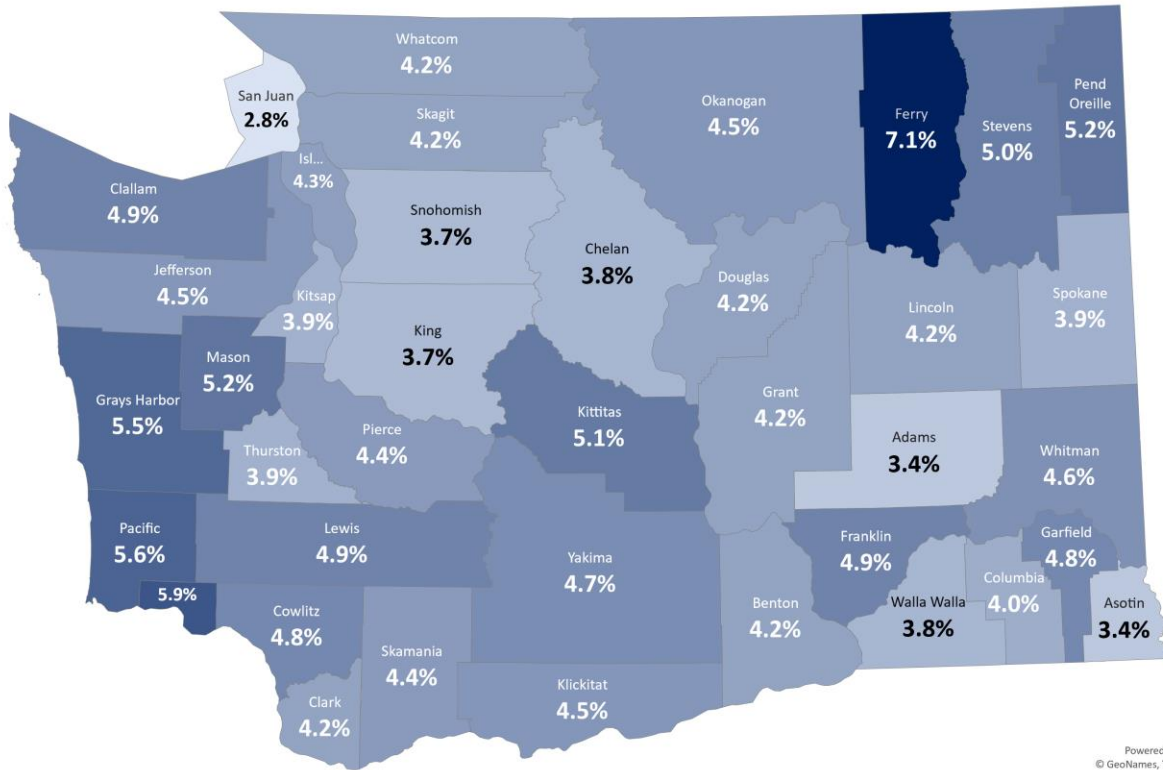
Resident civilian labor force and unemployment, seasonally adjusted  
United States and Washington state, July and August 2022 and 2023  
Source: Employment Security Department/DATA Division; U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics

	August 2023 (Preliminary)	July 2023 (Revised)	August 2022 (Revised)	July 2022 (Revised)
<b>United States</b>				
Unemployment rate	3.8%	3.5%	3.7%	3.5%
<i>Seasonally adjusted</i>				
<b>Washington</b>				
Unemployment rate	3.6%	3.6%	4.3%	4.1%
Resident labor force	4,067,300	4,069,300	4,001,000	3,994,800
Unemployed	146,100	147,400	170,300	162,800
<b>Seattle/Bellevue/Everett</b>				
Unemployment rate	3.2%	3.1%	3.1%	2.9%
Resident labor force	1,821,600	1,817,200	1,776,900	1,774,900
Unemployed	57,900	55,900	54,500	52,100

<sup>1</sup>Most of the employment numbers discussed in this report refers to jobs, not people. For example, if a person holds two positions, these positions are counted as two jobs in the employment series. In the section titled “Unemployment,” these positions refer to individuals, not jobs. In this case, a person holding two jobs is counted only once.

### August 2023 Unemployment Rates by County

Unemployment Rate   
2.8% 7.1%



Powered by Bing  
© GeoNames, TomTom

**August 2023**  
**Washington state resident civilian labor force and employment**  
(not seasonally adjusted)

County	Civilian labor force	Employment	Unemployment	Unemployment rate
San Juan	9,226	8,964	262	2.8%
Adams	10,368	10,012	356	3.4%
Asotin	10,544	10,188	356	3.4%
King	1,363,013	1,312,733	50,280	3.7%
Snohomish	463,220	446,170	17,050	3.7%
Chelan	46,227	44,469	1,758	3.8%
Walla Walla	31,066	29,872	1,194	3.8%
Kitsap	130,053	124,960	5,093	3.9%
Spokane	263,641	253,246	10,395	3.9%
Thurston	149,781	143,928	5,853	3.9%
Columbia	1,768	1,698	70	4.0%
Benton	108,033	103,546	4,487	4.2%
Clark	251,825	241,245	10,580	4.2%
Douglas	22,636	21,678	958	4.2%
Grant	50,869	48,734	2,135	4.2%
Lincoln	4,614	4,421	193	4.2%
Skagit	62,689	60,061	2,628	4.2%
Whatcom	112,750	107,976	4,774	4.2%
Island	36,731	35,168	1,563	4.3%
Pierce	456,727	436,509	20,218	4.4%
Skamania	5,606	5,359	247	4.4%
Jefferson	12,219	11,669	550	4.5%
Klickitat	9,826	9,382	444	4.5%
Okanogan	19,963	19,069	894	4.5%
Whitman	21,690	20,701	989	4.6%
Yakima	138,949	132,461	6,488	4.7%
Cowlitz	49,127	46,785	2,342	4.8%
Garfield	805	766	39	4.8%
Clallam	29,027	27,607	1,420	4.9%
Franklin	45,292	43,094	2,198	4.9%
Lewis	34,458	32,764	1,694	4.9%
Stevens	19,021	18,066	955	5.0%
Kittitas	21,190	20,117	1,073	5.1%
Mason	24,809	23,528	1,281	5.2%
Pend Oreille	5,105	4,839	266	5.2%
Grays Harbor	29,175	27,574	1,601	5.5%
Pacific	8,337	7,871	466	5.6%
Wahkiakum	1,366	1,286	80	5.9%
Ferry	2,253	2,092	161	7.1%

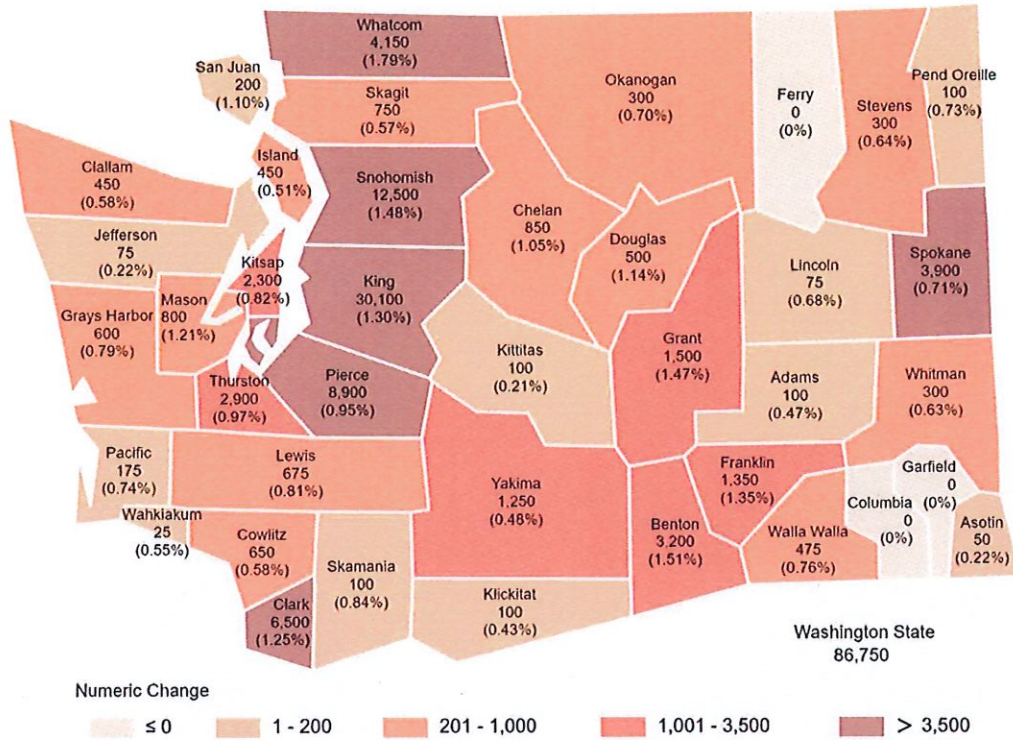


## WA Population, Change and Rank

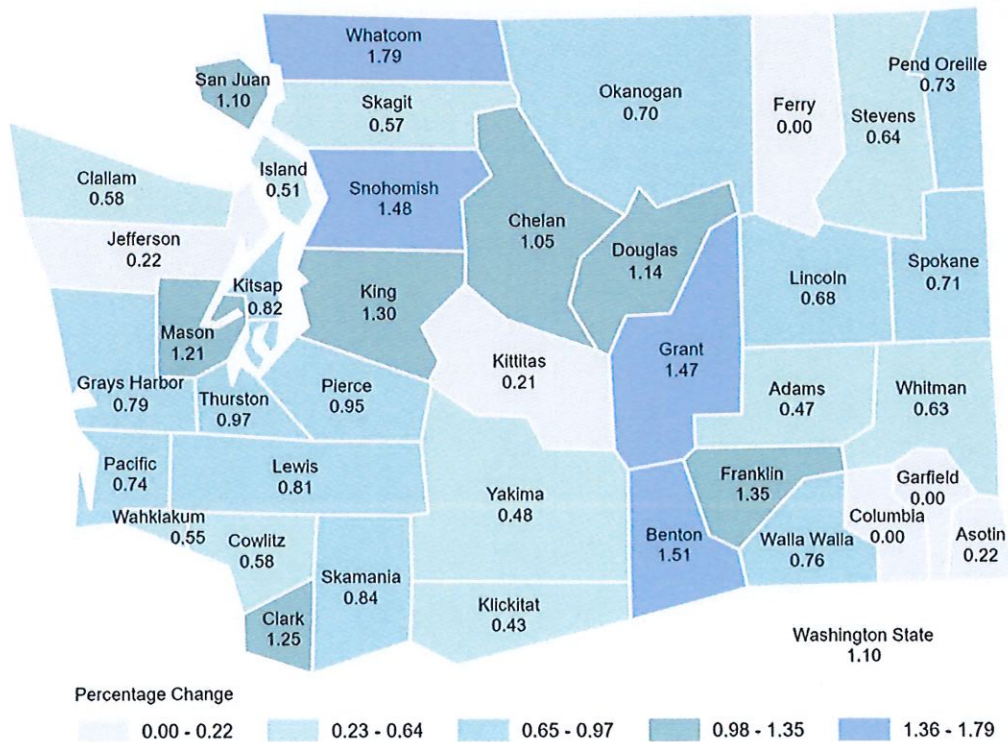
County	Total Population			Numeric Change		Percentage Change		Rank by Size	
	2020 Population Census	2022 Population Estimate <sup>1</sup>	2023 Population Estimate	2021-2022 Numeric Change in Population <sup>1</sup>	2022-2023 Numeric Change in Population	2021-2022 Percentage Change in Population <sup>1</sup>	2022-2023 Percentage Change in Population	2020 Rank by Population Size	2023 Rank by Population Size
Adams	20,613	21,100	21,200	200	100	0.96%	0.47%	31	31
Asotin	22,285	22,600	22,650	100	50	0.44%	0.22%	30	30
Benton	206,873	212,300	215,500	2,900	3,200	1.39%	1.51%	10	10
Chelan	79,141	80,650	81,500	650	850	0.81%	1.05%	17	17
Clallam	77,155	77,625	78,075	-125	450	-0.16%	0.58%	18	18
Clark	503,311	520,900	527,400	7,800	6,500	1.52%	1.25%	5	5
Columbia	3,952	3,950	3,950	0	0	0.00%	0.00%	38	38
Cowlitz	110,730	112,350	113,000	850	650	0.76%	0.58%	12	12
Douglas	42,938	44,000	44,500	450	500	1.03%	1.14%	25	25
Ferry	7,178	7,300	7,300	50	0	0.69%	0.00%	36	36
Franklin	96,749	99,750	101,100	1,400	1,350	1.42%	1.35%	14	14
Garfield	2,286	2,300	2,300	0	0	0.00%	0.00%	39	39
Grant	99,123	101,800	103,300	1,000	1,500	0.99%	1.47%	13	13
Grays Harbor	75,636	76,400	77,000	350	600	0.46%	0.79%	19	19
Island	86,857	87,700	88,150	600	450	0.69%	0.51%	15	15
Jefferson	32,977	33,350	33,425	250	75	0.76%	0.23%	27	27
King	2,269,675	2,317,700	2,347,800	30,650	30,100	1.34%	1.30%	1	1
Kitsap	275,611	280,900	283,200	3,200	2,300	1.15%	0.82%	7	7
Kittitas	46,468	47,200	47,300	1,975	100	4.37%	0.21%	23	24
Klickitat	22,735	23,150	23,250	150	100	0.65%	0.43%	29	29
Lewis	82,149	83,400	84,075	700	675	0.85%	0.81%	16	16
Lincoln	10,876	11,050	11,125	150	75	1.38%	0.68%	35	35
Mason	65,726	66,200	67,000	450	800	0.68%	1.21%	20	20
Okanogan	42,104	42,700	43,000	350	300	0.83%	0.70%	26	26
Pacific	23,365	23,600	23,775	175	175	0.75%	0.74%	28	28
Pend Oreille	13,401	13,625	13,725	150	100	1.11%	0.73%	33	33
Pierce	920,393	937,400	946,300	9,200	8,900	0.99%	0.95%	2	2
San Juan	17,788	18,150	18,350	300	200	1.68%	1.10%	32	32
Skagit	129,523	131,250	132,000	1,250	750	0.96%	0.57%	11	11
Skamania	11,604	11,900	12,000	150	100	1.28%	0.84%	34	34
Snohomish	827,957	847,300	859,800	9,500	12,500	1.13%	1.48%	3	3
Spokane	539,339	550,700	554,600	8,600	3,900	1.59%	0.71%	4	4
Stevens	46,445	47,050	47,350	325	300	0.70%	0.64%	24	23
Thurston	294,793	300,500	303,400	2,700	2,900	0.91%	0.97%	6	6
Wahkiakum	4,422	4,525	4,550	50	25	1.12%	0.55%	37	37
Walla Walla	62,584	62,625	63,100	525	475	0.85%	0.76%	21	21
Whatcom	226,847	231,650	235,800	5,350	4,150	2.36%	1.79%	9	9
Whitman	47,973	47,800	48,100	3,200	300	7.18%	0.63%	22	22
Yakima	256,728	259,950	261,200	1,850	1,250	0.72%	0.48%	8	8
State Total	7,706,310	7,864,400	7,951,150	97,425	86,750	1.25%	1.10%		



### Numeric Change in Population: 2022–23

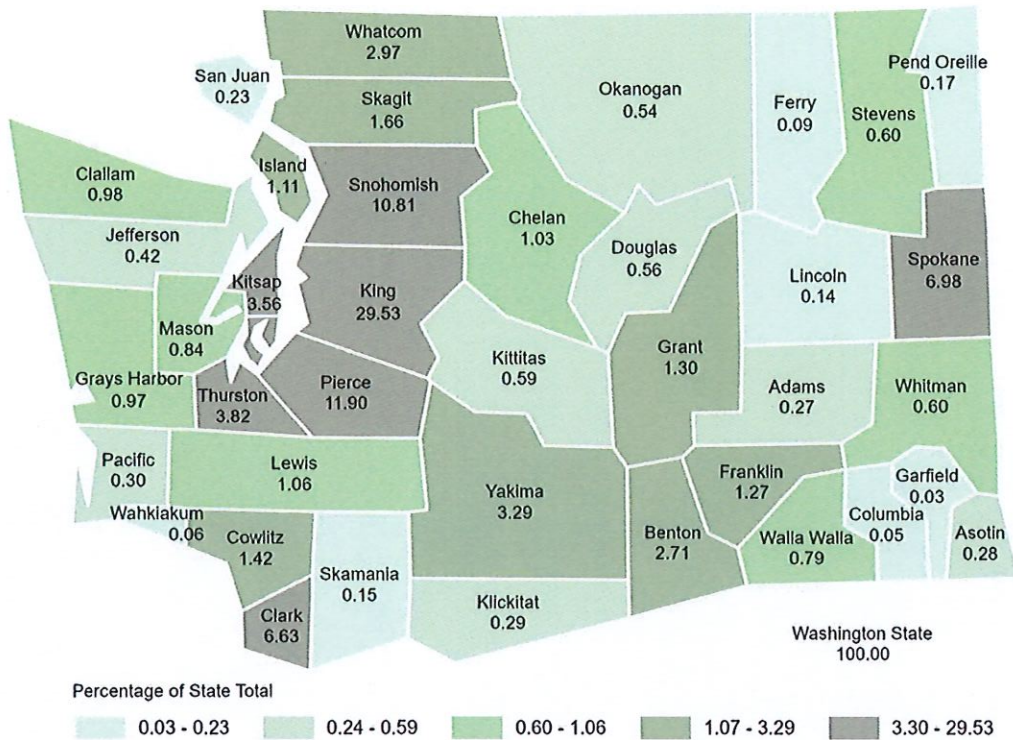


### Percentage Change in Population: 2022–23

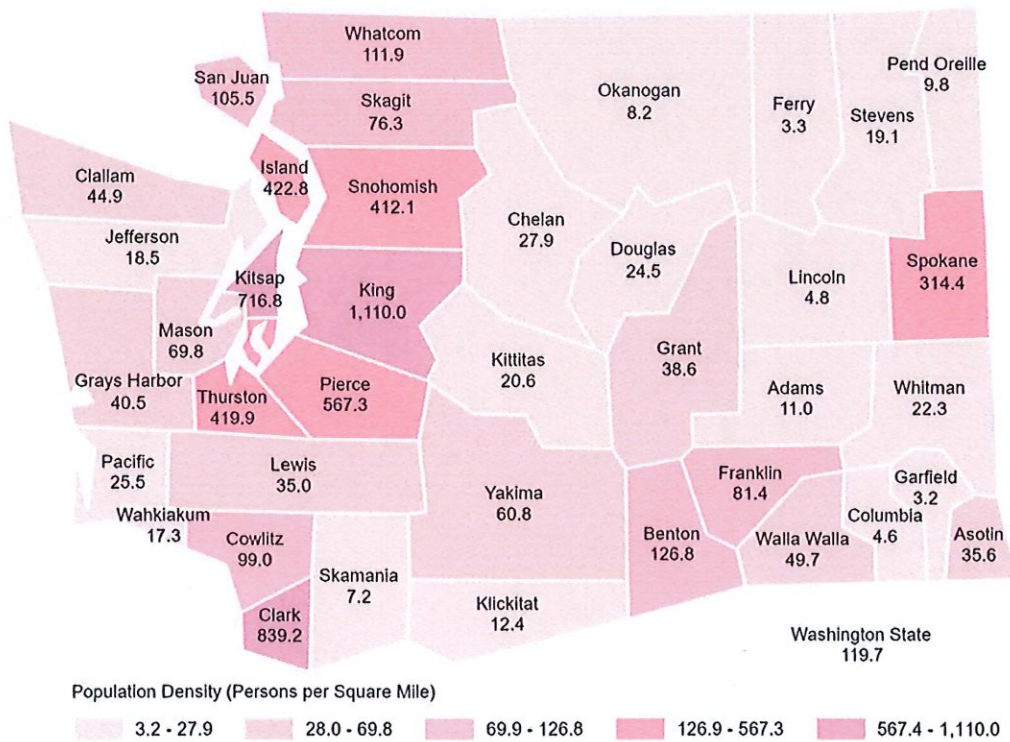




Percentage of State Total Population: 2023



Population Density: 2023



# MEDIAN HOME PRICES

## State of Washington and Counties Annual, 2015-2022

County	2015	2016	2017	2018	2019	2020	2021	2022
Adams	\$140,800	\$145,900	\$154,100	\$160,600	\$192,700	\$216,900	\$257,900	\$299,200
Asotin	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000	\$216,900	\$250,800	\$292,500
Benton	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800	\$329,500	\$378,200	\$440,300
Chelan	\$269,800	\$275,600	\$305,100	\$337,200	\$357,000	\$418,600	\$502,800	\$589,200
Clallam	\$219,300	\$250,700	\$270,300	\$293,000	\$309,800	\$352,600	\$420,600	\$452,400
Clark	\$263,200	\$294,600	\$332,800	\$359,100	\$371,700	\$403,700	\$481,600	\$543,700
Columbia	\$166,900	\$140,000	\$152,700	\$162,700	\$186,400	\$214,700	\$256,200	\$269,400
Cowlitz	\$179,100	\$199,900	\$225,600	\$246,900	\$275,200	\$307,500	\$362,100	\$383,200
Douglas	\$238,300	\$259,000	\$283,000	\$318,200	\$347,800	\$373,200	\$450,000	\$458,100
Ferry	\$127,500	\$95,000	\$146,700	\$164,000	\$160,000	\$172,900	\$229,200	\$237,500
Franklin	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800	\$329,500	\$378,200	\$440,300
Garfield	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000	\$216,900	\$178,000	\$207,100
Grant	\$165,400	\$182,400	\$190,500	\$202,300	\$227,900	\$258,500	\$311,700	\$357,100
GraysHarbor	\$138,800	\$151,600	\$169,400	\$191,600	\$215,200	\$251,100	\$309,900	\$353,900
Island	\$290,400	\$316,900	\$340,400	\$366,000	\$388,100	\$442,700	\$532,500	\$574,300
Jefferson	\$276,600	\$320,200	\$355,200	\$371,800	\$402,000	\$455,900	\$569,400	\$606,800
King	\$486,100	\$566,200	\$637,700	\$689,900	\$677,700	\$729,600	\$838,300	\$914,300
Kitsap	\$260,200	\$288,400	\$316,600	\$346,800	\$381,400	\$425,100	\$497,500	\$539,800
Kittitas	\$243,700	\$259,900	\$285,300	\$336,000	\$346,200	\$411,000	\$485,400	\$567,500
Klickitat	\$204,900	\$236,600	\$244,100	\$270,000	\$283,100	\$370,800	\$399,100	\$387,100
Lewis	\$158,700	\$174,000	\$199,200	\$227,400	\$258,700	\$304,100	\$364,300	\$400,100
Lincoln	\$80,000	\$80,000	\$105,000	\$115,600	\$142,500	\$202,100	\$215,600	\$239,300
Mason	\$170,800	\$194,100	\$213,600	\$242,900	\$271,900	\$319,600	\$378,300	\$409,900
Okanogan	\$166,500	\$182,900	\$198,700	\$217,800	\$220,400	\$254,500	\$309,000	\$352,500
Pacific	\$141,600	\$143,500	\$165,000	\$189,100	\$206,000	\$234,300	\$303,100	\$317,400
Pend	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900	\$242,000	\$289,400	\$322,800
Pierce	\$251,900	\$279,000	\$315,700	\$347,400	\$372,200	\$424,300	\$508,300	\$554,400
SanJuan	\$444,300	\$467,100	\$516,700	\$550,000	\$652,000	\$694,800	\$887,500	\$958,300
Skagit	\$281,000	\$287,300	\$317,000	\$349,900	\$374,100	\$421,800	\$499,500	\$548,200
Skamania	\$217,600	\$256,500	\$271,600	\$292,000	\$323,100	\$340,500	\$400,000	\$432,600
Snohomish	\$358,900	\$391,700	\$439,300	\$482,100	\$493,000	\$549,400	\$676,900	\$760,600
Spokane	\$192,200	\$207,300	\$222,600	\$246,200	\$276,600	\$318,200	\$390,200	\$440,000
Stevens	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900	\$242,000	\$289,400	\$322,800
Thurston	\$247,000	\$266,100	\$285,800	\$315,800	\$341,200	\$383,600	\$460,500	\$502,500
Wahkiakum	\$167,500	\$212,500	\$226,800	\$240,900	\$256,800	\$313,900	\$393,700	\$412,500
WallaWalla	\$186,700	\$212,300	\$217,900	\$244,900	\$260,300	\$305,500	\$376,400	\$422,900
Whatcom	\$290,400	\$311,700	\$343,600	\$382,300	\$401,300	\$444,400	\$547,400	\$608,300
Whitman	\$204,100	\$228,700	\$241,200	\$264,100	\$287,500	\$291,300	\$355,900	\$393,000
Yakima	\$166,800	\$189,000	\$204,200	\$226,600	\$249,000	\$281,500	\$327,200	\$351,000
<b>Statewide</b>	<b>\$438,000</b>	<b>\$316,400</b>	<b>\$289,100</b>	<b>\$315,900</b>	<b>\$397,900</b>	<b>\$452,400</b>	<b>\$560,400</b>	<b>\$647,900</b>

WCRER Estimates

Due to a change in data providers, home sales for Asotin and Garfield counties are reported separately starting with the 4th Quarter 2022 Housing Market Report, which affects estimates for both median price and seasonally adjusted rate of sales back to Q1 2021.

# HOUSING MARKET SNAPSHOT

State of Washington and Counties  
Second Quarter 2023

County	SAAR	% Change by qtr	% Change by year	Building Permits	% Change by year	Median Resale Price (\$)	% Change by year	HAI	First- time HAI
Adams	150	7.1	-6.2	14	-46.2	\$355,600	13.0	71.3	50.8
Asotin	80	-11.1	-38.5	14	-26.3	\$288,500	6.7	89.7	64.0
Benton	3,370	-7.7	-13.1	388	-0.3	\$429,000	-3.8	79.7	56.9
Chelan	910	0.0	-11.7	105	-36.0	\$565,000	-11.3	52.2	37.3
Clallam	890	0.0	-18.3	71	-20.2	\$513,900	9.8	55.4	39.5
Clark	6,870	-6.5	-18.1	935	11.4	\$555,800	-3.8	68.2	48.7
Columbia	100	11.1	0.0	3	-81.2	\$277,100	12.1	95.7	68.3
Cowlitz	1,200	-8.4	-22.1	66	-65.8	\$400,000	2.7	82.8	59.1
Douglas	460	-8.0	-28.1	70	2.9	\$462,500	3.9	61.0	43.5
Ferry	110	-8.3	-15.4	8	60.0	\$248,700	0.3	93.5	66.8
Franklin	1,130	-8.1	-13.1	159	0.0	\$429,000	-3.8	86.8	62.0
Garfield	0	NA	NA	1	NA	\$245,800	30.3	116.7	83.3
Grant	970	-12.6	-28.1	111	-34.7	\$330,800	-11.3	86.0	61.4
Grays Harbor	1,900	-7.8	-20.8	93	-21.2	\$361,400	-1.9	67.2	47.9
Island	1,630	-4.1	-20.5	101	-14.4	\$577,900	-2.5	57.4	40.9
Jefferson	570	3.6	-9.5	51	-37.0	\$636,500	-3.7	43.4	31.0
King	22,110	-5.8	-29.0	2,755	-50.2	\$913,200	-7.2	56.4	40.2
Kitsap	4,340	-5.7	-19.9	599	68.7	\$544,900	-5.4	73.0	52.1
Kittitas	1,060	-4.5	-22.6	100	-51.7	\$561,800	0.4	47.0	33.5
Klickitat	350	-5.4	9.4	29	-3.3	\$481,200	0.1	59.4	42.5
Lewis	1,230	-6.8	-21.7	83	-37.6	\$396,800	-4.3	74.3	53.0
Lincoln	100	-9.1	-41.2	22	-12.0	\$218,500	28.5	135.4	96.6
Mason	1,170	-5.6	-20.9	56	-34.9	\$402,100	-6.5	84.0	60.0
Okanogan	460	-9.8	-23.3	72	-29.4	\$380,000	5.7	65.5	46.8
Pacific	520	-1.9	-16.1	21	-51.2	\$350,000	13.7	75.5	53.8
Pend Oreille	250	4.2	-16.7	0	-100.0	\$315,800	-11.2	72.9	51.9
Pierce	12,500	-4.9	-26.0	773	-40.8	\$542,600	-6.4	72.8	51.9
San Juan	240	0.0	-29.4	29	-46.3	\$890,000	-8.7	33.6	24.0
Skagit	1,810	-4.2	-16.2	191	10.4	\$569,600	-1.3	51.3	36.6
Skamania	270	3.8	-20.6	14	-33.3	\$450,000	-7.4	79.5	56.7
Snohomish	9,510	-5.5	-26.3	1,095	9.7	\$761,500	-6.3	60.4	43.1
Spokane	6,530	-5.9	-17.1	877	26.9	\$440,500	-5.8	69.6	49.7
Stevens	720	1.4	-19.1	111	35.4	\$315,800	-11.2	86.9	62.0
Thurston	4,310	-8.9	-29.3	352	-34.1	\$508,000	-3.5	71.2	50.8
Wahkiakum	70	0.0	-30.0	11	0.0	\$437,300	11.8	67.0	47.8
Walla Walla	610	-3.2	-20.8	60	53.8	\$434,400	-3.1	65.9	47.0
Whatcom	2,830	-4.4	-20.1	232	-47.9	\$603,300	-6.8	52.5	37.5
Whitman	400	-7.0	-14.9	112	-42.6	\$419,600	-0.8	56.1	40.0
Yakima	1,960	-6.7	-18.7	155	-43.0	\$356,700	-1.9	77.9	55.6
<b>Statewide</b>	<b>93,680</b>	<b>-5.7</b>	<b>-23.6</b>	<b>9,939</b>	<b>-28.0</b>	<b>\$654,900</b>	<b>0.1</b>	<b>57.2</b>	<b>40.8</b>

1. Home Resales are Center estimates based on MLS reports or deed recording.

2. SAAR means data presented at Seasonally Adjusted Annual Rates allowing qtr-to-qtr comparison.

3. Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census. For less populous counties, building permit data since 2017 may be based upon sampled estimates.

4. Median prices are Center estimates of the point at which half of existing home sales occurred at higher prices and half at lower prices.

5. Affordability index measures the ability of a typical family to make payments on median price resale home. It assumes 20% downpayment and 30-year amortizing mortgage. First-time buyer affordability index assumes a less expensive home, lower downpayment, and lower income.



**PROJECT PAPILLON MONARQUE – Site Selection Information Request****Cell-meat manufacturing plant recruitment project**

This is an EU FDI company who is actively seeking support to locate sites, with a preference to brownfields sites that they can lease. The company would like to locate in proximity to biomanufacturing/pharmaceutical industries and to a highway and airport.

The company is seeking proposals and supporting information for their review. *The RFI is for a response with property information and the completion of the company's data request, with information requested on HR costs, real estate, and regional company information, including the number of cell-meat companies and in the BioTech sector.*

Project Papillon Monarque details can be found below.

**Project Overview:**

- Capital Investment: \$20 to 50 million USD
- Employment: 50 at start (75% blue collar - 25% white collar), 90 in 3-5 years
- Site Size: 2.9 to 4 acres
- Purchase Type: Preferably lease
- Site Type: Brownfield for leasing (1st choice), Greenfield (2nd choice), Industrial Zoning

**Key Details:**

- Products: cell meat
- Utilities:
  - Electricity: *Peak 500 kw/h, annual consumption of approximately 5.25 GwH.* The electricity must be from sustainable generation and supply (green, with hydroelectricity as a preferred source). Steam, compressed air and Glycol needed as well
  - Water: *Peak – 52,864 gallons per day*
  - Natural Gas: *(annual & peak demand) 73,305,013,200 Cubic Feet | 176,553,500 Cubic feet*
  - Sewage: *Annual discharge 34,400,000 gallons*
- Timeline:
  - Client to review sites at the end of this month, early next month before their next board meeting
  - Validation of final location: March 2024
  - Plant delivery: Q3/Q4 2026

## PROJECT PAPILLON MONARQUE – Site Selection Information Request

Location and Transport links
Street, Postcode, Town, Region
Distance to Seattle
Proximity to airport
Proximity to roads (highways/interstate)
Proximity to railway (include class of rail)
Average elevation (above sea level)
Population density (county or metro area)
Proximity power substation
Site characteristics
Built-up area (sq.ft)
Building dimensions (ft.)
Plot (Acres)
Topography
Pollution (contaminated land)
Water table
Distance to closest residential area
Technology / Industrial Park
Building
Building type
Building usage
Structure
Ceiling height (ft.)
Floor carrying capacity (t/sq.ft)
General condition
Number of stories
Year of construction
Flexibility / future expansion
Overhead cranes
Fire system
Fence
Facades
Office space
Access road for trucks

Utility services
Electricity / Power connection
Fiber Network (accessibility)
Water
Gas
Sewer system
Heating
Administrative issues
Contract terms
Lease price (USD/sq.ft)
Sale Price (USD)
Sale Price (USD/ sq.ft)
Sale Price (\$)
SEZ (Special Economic Zone)
Real Estate Agent / Invest. Agency
Contacts broker or agent
Possibility of purchase of additional land
Natural dangers
Earthquake Zone
Hurricane Zone
Land Slide Zone
Flooding Zone
Drought Zone
Volcano Zone
Any additional environmental studies or considerations
Additional information
Comments
Links
Local Incentives offered
Site Latitude and Longitude



# 2023 PALOUSE BASIN WATER SUMMIT

## THIRST ~ *Transforming our relationship with water*

Thursday, October 26, 2023  
SEL Event Center 4:30pm – 8:00pm

### **Program** (Draft 7 / 10.17.23)

- **Welcome/Introductions** – Emcee Robin Nimmer, Hydrogeologist, Alta Science and Engineering
- **Nez Perce Tribe Welcome and Remarks** – Tribal Chairman, Shannon Wheeler
- **The Honorable Glenn Johnson and Art Bettge** (Wyland Mayor's Water Conservation Challenge / Palouse Basin Water Advocate Awards)
- **Idaho Water Resources Update** - Brian Patton, P.E., Executive Officer, Idaho Water Resources Board
- **Seasonal Weather Outlook** - Laurie Nesbit, Meteorologist, National Weather Service
- **Woods Hole Oceanographic Institute Groundwater Findings** - Dr. Alan Seltzer (remote) w/ Dr. Jeff Langman, UI, to introduce
- **A Local Water Conservation Success! SEL's Printed Circuit Board Manufacturing Facility**  
Kirby Johnson, Manufacturing Supervisor, Schweitzer Engineering Laboratories, Inc.
- **Advancing Water Resilience – The Pacific Institute** – Morgan Shimabuku, Senior Researcher
- **State of the Basin** – Mike Faupel, PBAC Executive Director
- **Keynote** – Erica Gies, Author, *"Water Always Wins"*
- **Closing Remarks / Drawing for Low-Flow Toilet, Wisescape plantings, Irrigation audit**

*Short videos w/ Maude Barlow and Amy Vickers getting produced. Polling questions, too!*

Visit: <http://palousebasinwatersummit.org>