



Whitman County Economic Development Informational Meeting

July 10, 2024
11:45 am – 1:30 pm
The Center, Colfax

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

1. **Welcome and Introductions** – 12:00 pm

2. **2024 Economic Development Plan**
 - a. **Small Business Development**
 - Washington Small Business Development Center (SBDC) Quarterly Report **(Exhibit 1)**
 - Washington State LLC Registration Process – Aziz Makhani, SBDC

 - b. **Economic Profiling**
 - Select Economic Indicators **(Exhibit 2)**
 - Whitman County Site Reuse and Revitalization Program **(Exhibit 3)**

 - c. **Existing Business Retention & Expansion**
 - Colfax Business & Restaurant Incubators – Allie Cofer, Colfax Downtown Association **(Exhibit 4)**

 - d. **Business Recruitment/Marketing & Advertising**
 - Update on Recent and/or New Business Leads **(Exhibit 5)**

 - e. **Site & Infrastructure**
 - Palouse Trails Story Map – Becky Couch, Palouse Regional Transportation Planning Organization

 - f. **Economic Development Advocacy**
 - Transportation Impacts of Lower Snake River Dam Removal Study – Jim Mahugh, Washington State Department of Transportation
 - Associate Development Organization (ADO) Report Card / Year One Recap

3. **Closing and Discussion**

The next EDIM is scheduled for **September 25, 2024**. Port staff will keep EDIM participants informed if there are any changes to the meeting format.



Washington SBDC & ADO Partnership
County Activity & Impact Report

County: Whitman

Report Dates: 4.1.24...6.30.24

| Data Elements | Quarter Total |
|--|----------------------|
| CASE TOTALS (Clients) | |
| Number of Clients Counseled | 25 |
| Number of New Clients | 7 |
| Company Status | |
| Pre-venture/Nascent | 22 |
| Startups | 2 |
| In Business | 13 |
| CASE TOTALS (Total Hours) | |
| All Prep + Contact Client Hours | 84 |
| New Client Hours | 13 |
| CASE TOTALS (Impacts) | |
| Capital Infusion | \$65,000 |
| Number Businesses Created | 0 |
| Jobs Created | 0 |
| Jobs Saved/Retained | 0 |
| Jobs Supported (In Business) | 58 |
| DEMOGRAPHICS (Type of Business, # of Clients) | |
| Accommodation and Food Services | 6 |
| Agriculture, Forestry, Fishing and Hunting | 4 |
| Arts and Entertainment | 0 |
| Construction | 1 |
| Educational Services | 0 |
| Finance and Insurance | 0 |
| Healthcare and Social Assistance | 2 |
| Management of Companies and Enterprises | 0 |
| Manufacturing | 1 |
| Professional/Technical Services | 5 |
| Real Estate, Rental and Leasing | 0 |
| Research and Development | 0 |
| Retail | 1 |
| Service | 4 |
| Technology Services | 0 |
| Transportation and Warehousing | 0 |
| Wholesale | 0 |
| No Response | 1 |

| DEMOGRAPHICS (Business Ownership Gender) | |
|---|----|
| Male | 10 |
| Female | 5 |
| Male/Female | 7 |
| No Response | 3 |
| DEMOGRAPHICS (Ethnic Background - Race) | |
| American Indian or Alaskan Native | 0 |
| Asian | 2 |
| Black or African American | 0 |
| Native Hawaiian or Pacific Islander | 0 |
| Multiracial | 0 |
| White | 17 |
| No Response | 6 |
| DEMOGRAPHICS (Ethnicity) | |
| Hispanic | 3 |
| Non-Hispanic | 18 |
| No Response | 4 |
| DEMOGRAPHICS (Business Ownership Vet. Status) | |
| Veteran | 0 |
| Service-Disabled Veteran | 0 |
| Non-veteran | 19 |
| No Response | 6 |
| COUNSELING ACTIVITY (Areas of Counseling, # of Sessions) | |
| Business Accounting/Budget | 0 |
| Business Plan | 2 |
| Buy/Sell Business | 0 |
| Cash Flow Management | 1 |
| COVID-19 Related | 0 |
| Financing/Capital | 3 |
| Human Resources/Employee Mg't | 0 |
| International Trade | 1 |
| Managing a Business | 17 |
| Marketing/Sales | 1 |
| Start-up Assistance | 15 |
| No Response | 0 |
| Other | 25 |

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.



Economic and Revenue Forecast Council

Economic & Revenue Update

June 14, 2024

Paper copies of both reports available upon request.

Summary

- U.S. employment increased by 272,000 jobs in May; the unemployment rate increased to 4.0%.
- The second estimate of U.S. real GDP indicated growth of 1.3%(SAAR) in the first quarter of 2024 down from 1.6% in the initial estimate.
- In May, U.S. consumer prices were unchanged compared with April and were up 3.3% over the year.
- Washington job growth has been strong, but data revisions have lowered the level of employment.
- Seattle-area home price growth is weakening, and Seattle-area inflation continues to outpace the national average.
- Major General Fund-State (GF-S) revenue collections for the May 11 - June 10 2024 collection period came in \$74.4 million (2.0%) higher than forecasted in February.
- Cumulatively, tracked collections are now \$13.8 million (0.1%) higher than forecasted.

Scan QR code for complete report:



The Monthly Employment Report

May 2024

Prepared by Anneliese Vance-Sherman, chief labor economist

On a seasonally adjusted basis, preliminary estimates from the federal Bureau of Labor Statistics (BLS) indicate nonfarm employment in Washington increased by 16,000 in May 2024.^a BLS estimates that employment in the private sector expanded by 15,300 jobs over the month and employers in the public sector added 700 jobs.

On a not seasonally adjusted basis, estimates for May 2023 through May 2024 indicate an increase in employment of 48,800 for the state. The private sector added 30,700 jobs while the public sector gained an estimated 18,100 jobs over the year.

Washington's preliminary seasonally adjusted unemployment rate for May 2024 was 4.9%. The revised estimated unemployment rate for April 2024 was 4.8%. The unemployment rate in May 2023 was 4.1%.

BLS estimates of monthly job gains and losses are based on a survey of businesses. Preliminary estimates are subject to revision. The April 2024 preliminary estimated addition of 5,200 jobs was revised up to 6,800.

Scan QR code for complete report:



May 2024 Unemployment Rates by County

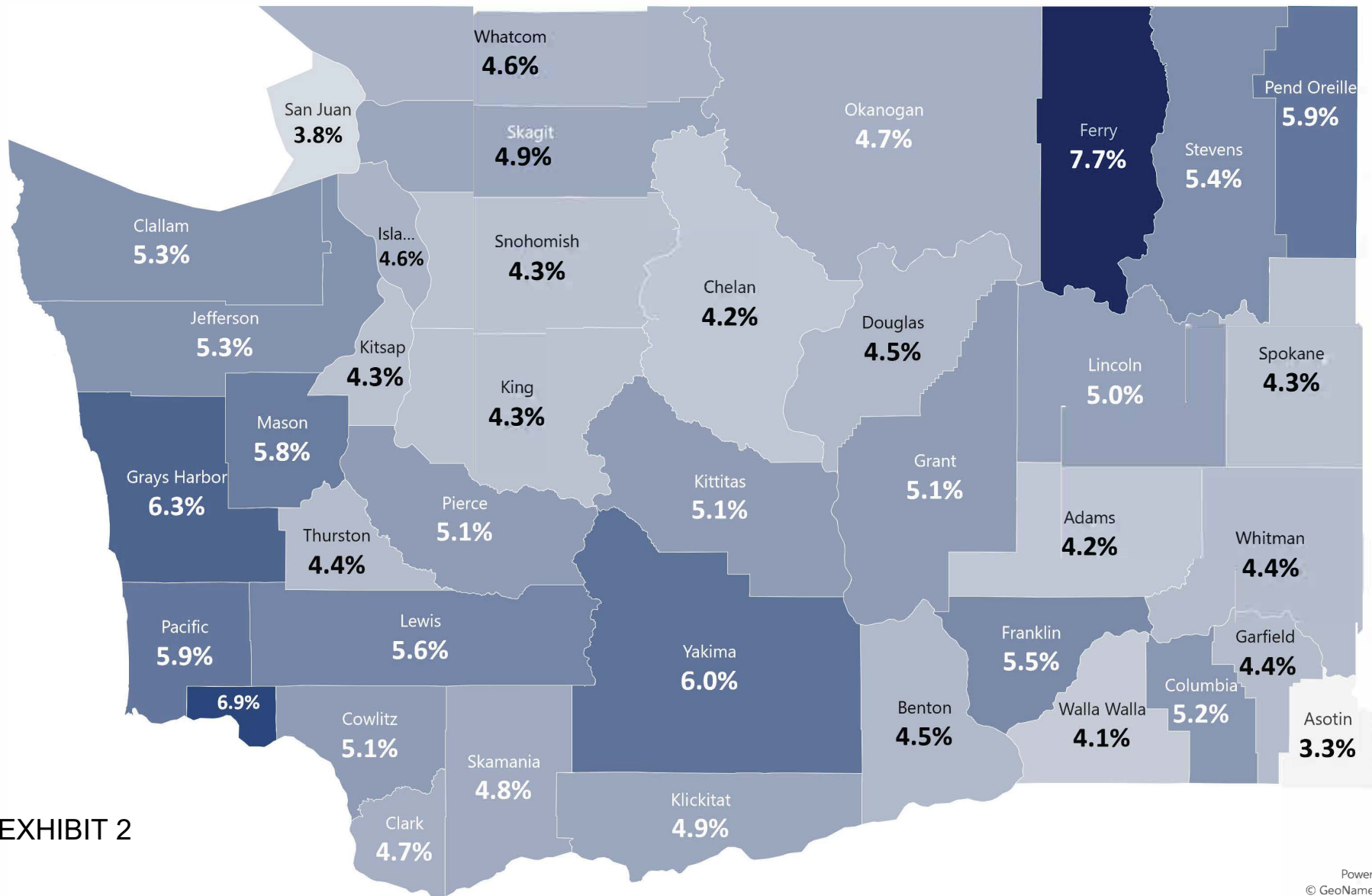
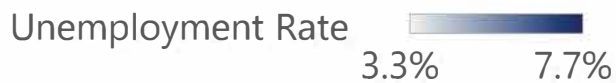
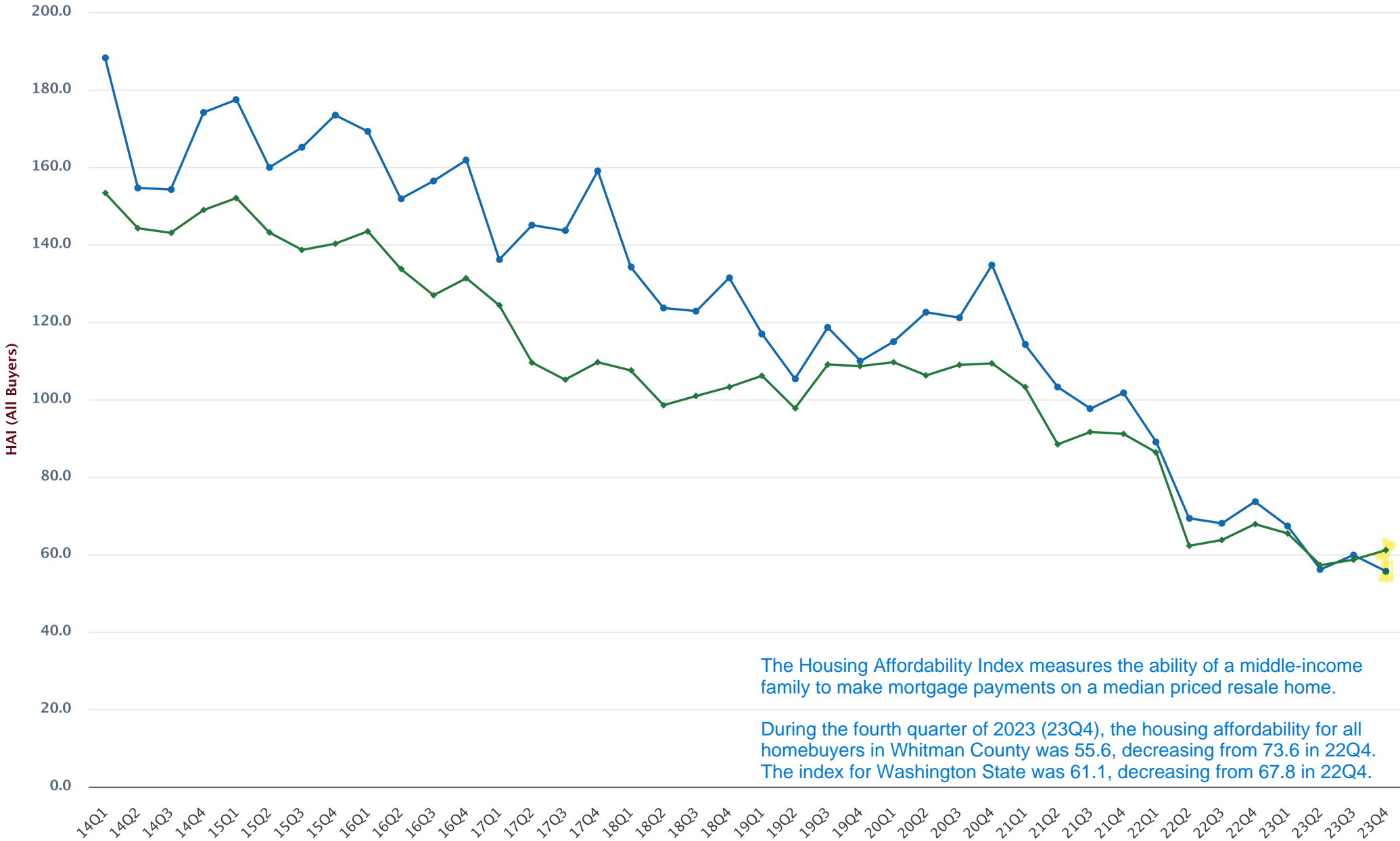


EXHIBIT 2

6.3.2 Housing Affordability Index for All Buyers



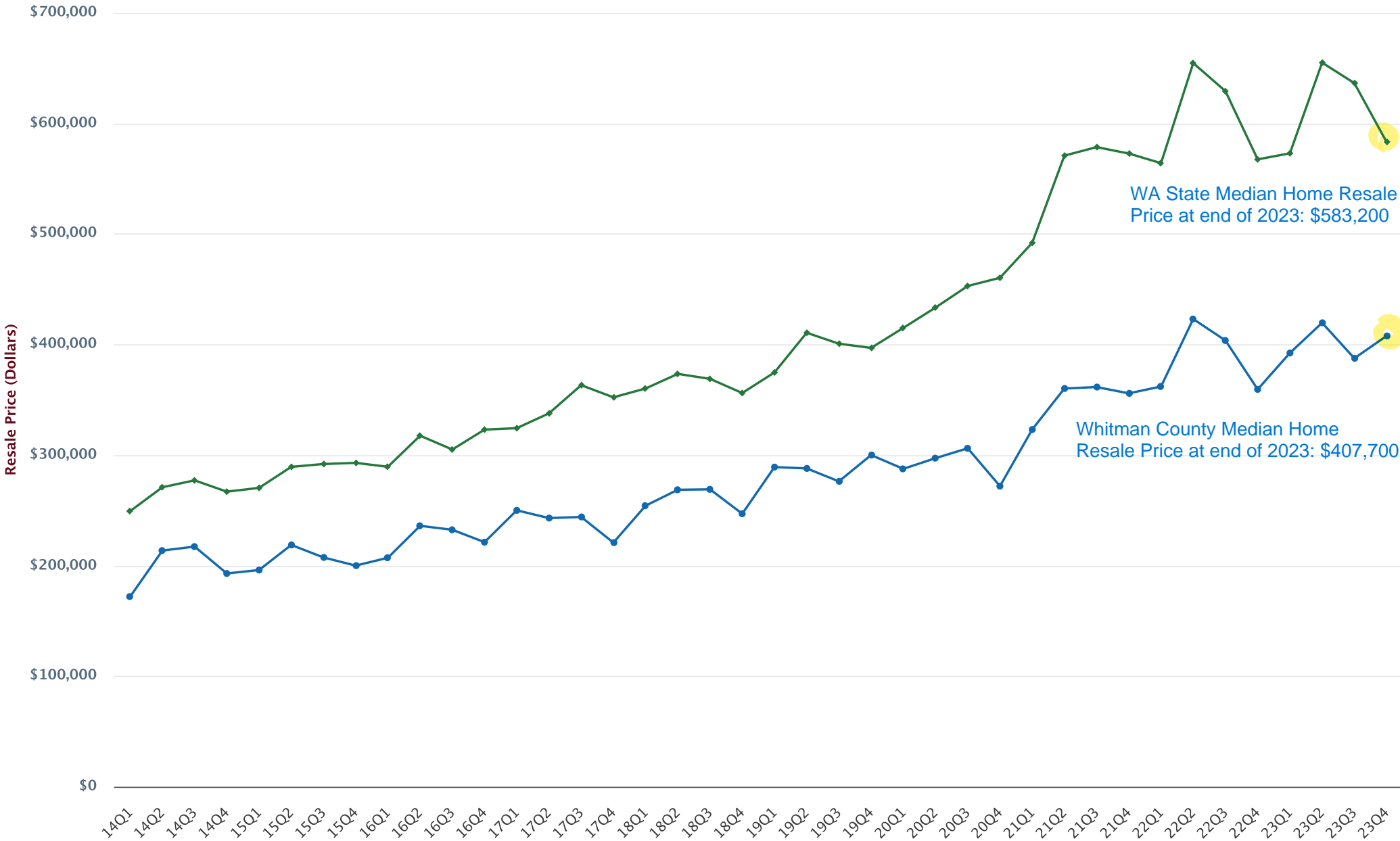
The Housing Affordability Index measures the ability of a middle-income family to make mortgage payments on a median priced resale home.

During the fourth quarter of 2023 (23Q4), the housing affordability for all homebuyers in Whitman County was 55.6, decreasing from 73.6 in 22Q4. The index for Washington State was 61.1, decreasing from 67.8 in 22Q4.

This graph was downloaded on 7/3/2024 from www.whitmancountytrends.org

—●— Whitman County - Housing Affordability Index
 —◆— Washington State - Housing Affordability Index

6.3.1 Median Home Resale Price



This graph was downloaded on 7/3/2024 from www.whitmancountytrends.org

—●— Whitman County – Median Home Resale Price
—◆— Washington State – Median Home Resale Price

The Port of Whitman County is proud to announce the award of a \$500,000 grant from the U.S. Environmental Protection Agency (EPA) to support planning for reuse and revitalization of underutilized properties through brownfields assessment. This program aims to support owners and operators of properties that are not being used to their full potential and that face barriers to redevelopment such as real or perceived environmental issues through funding for assessments to determine if remediation is necessary.

Opportunities for Property Owners

- Enhanced marketability and usability of properties
- Increased property values through cleanup and redevelopment
- Access to resources for environmental assessments and remediation
- Assistance in overcoming barriers to redevelopment caused by environmental issues
- Potential for new commercial or residential development opportunities

Opportunities for the Community

- Improved environmental and public health through the cleanup of contaminated sites
- Enhanced community amenities and public spaces
- Increased local tax revenues to support public services and infrastructure
- New jobs and economic opportunities
- Revitalization of blighted areas, leading to safer and more attractive neighborhoods

Do you know a property that could qualify? We want to hear from you!

Your local knowledge is invaluable in identifying potential brownfield sites in Whitman County. By nominating a site, you help us focus our efforts on properties that can contribute to creating jobs, providing space for new businesses to flourish, and improving quality of life in our communities.



Together, we can transform brownfields into vibrant, usable spaces for Whitman County. Your participation and support are essential to our success.



Frequently Asked Questions (FAQ)

What is a brownfield?

- A brownfield is an underused or abandoned property that may face barriers to revitalization due to real or perceived environmental issues, like contamination from previous industrial or commercial activities. Examples include former factories, gas stations, dry cleaners, and agricultural sites.

What kinds of properties are eligible for the program?

- Underutilized, vacant, or undeveloped public and privately owned properties
- Must have known or perceived environmental concerns

What activities can the grant pay for?

- Phase I and II Environmental Site Assessments
- Regulated Building Material (Lead Paint / Asbestos) Surveys
- Redevelopment Planning (i.e.: market analysis or site-specific pro forma)
- Cleanup Planning

What activities does the grant not pay for?

- Environmental assessment or cleanup work already completed
- Cleanup (soil remediation, groundwater treatment, etc.) and demolition
- Property purchase

How can I nominate a brownfield site?

- Fill out a Site Nomination Form online at [link]. Nominated sites will be reviewed for eligibility and necessary steps for cleanup and redevelopment.

How long will the project run?

- Funds will be available on a first come, first served basis until September 2027.

How can I get involved?

- Beyond nominating a site, you can attend public meetings and open houses to stay informed about the project's progress, provide feedback, and share your ideas.

How can I stay informed about the project's progress?

- Visit the Port website at www.portwhitman.com/projects/sitereuseprogram
- Follow us on Facebook, Instagram or LinkedIn at [portofwhitmancounty](#)
- Find us on Twitter/X at [portofwhitman](#)



For more information, contact Kara Riebold, Port Executive Director: kara@portwhitman.com // 509-288-0179

Colfax Downtown Association Business Incubators

The Coco Bee



The Cellar



Wild Ember Kitchen



BUSINESS RECRUITMENT - ACTIVE BUSINESS LEAD REPORT

| Project Completed or Permit Phase | | New or Re-Activated Business Lead | Still Active Business Lead | Business Lead Cold or on Hold | Business Lead Closed | |
|-----------------------------------|--------|-----------------------------------|--|---|---|--|
| # | Date | Lead Source | Type of Business | Criteria | Benefits | Status |
| 1 | Jul-23 | Private | Project Distribution | Industrial zoned property | 15-20 FTE in Yr. 1-2 | Funding secured. Engineering underway |
| 2 | Jul-23 | Private | Project Hydrogen Green Energy | Industrial zoned property | ~5 FTE | Lease executed. Design and permitting underway |
| #REF! | Jul-23 | Private | Project Fresh Food Distribution | 6,000-8,000 sq. ft. | 15-20 FTE Private investment ~\$3mil | Site identified. |
| 7 | Aug-23 | Private | Project Bean Food & Beverage Industry | Existing building | Private investment unknown 1-2 FTE | Seeking Whitman County locations for expansion |
| 11 | Oct-23 | DOC | Project Condor Aerospace & Defense | access to airport/airfield hangar 20-30K sq. ft. existing or greenfield | 10-20 FTE private investment unknown | Company reviewing/conducting virtual site visits with locations of interest through end of 2023. If sites move forward, then an in-person visit will be arranged in Q1 2024. |
| 19 | Dec-23 | Private | Project Azul | 10-100 acres w/ rail access | FTE unknown, private investment unknown | Site search conducted in November. Company reviewing site options. |
| 20 | Jan-24 | Private | Project Magenta Technology | 1 acres site with covered area/shop and existing electrical | FTE unknown, private investment unknown | Company determined it would prefer to locate in Idaho |
| 21 | Jan-24 | Private | Project Canary Aviation | Airplane Hangar | 5 FTE, private investment unknown | Company reviewing site options |
| 22 | Jan-24 | DOC | Project Organic Farming | 500 acre sites conducive to organic farming, consideration for sites exceeding 300 acres with minimal soil / groundwater contamination. | FTE unknown, private investment unknown | No existing sites meeting preferred criteria |
| 23 | Jan-24 | DOC | Project Dominic Contact Support Center | 15,000 – 25,000 sq. ft.; 100 – 300 workstations in place. Prefer a plug & play or at least office space that is easily occupied | 300-400 FTE: 50-100 in first 3-6 months, 10% bilingual Spanish speaking; private investment unknown | No existing sites meeting preferred criteria |
| 24 | Feb-24 | DOC | Project EcoFarm Organic Farming / Agribusiness | 400-625 acres; land, soil, and groundwater support organic farming; Gas: 120,000 L / year; Gasoline: 105,000 L / year; Diesel: 115,000 L / year; Electricity: 4.3 million kWh with peak load of 5-7 MW; Irrigation Water: 15 million L / year | 400+ FTE, farmworkers expected to comprise ½ of FTE private investment unknown | No existing sites meeting preferred criteria |

Internal Information - Please do not distribute.

BUSINESS RECRUITMENT - ACTIVE BUSINESS LEAD REPORT

| Project Completed or Permit Phase | | New or Re-Activated Business Lead | Still Active Business Lead | Business Lead Cold or on Hold | Business Lead Closed | |
|-----------------------------------|--------|-----------------------------------|---------------------------------------|--|--|--|
| # | Date | Lead Source | Type of Business | Criteria | Benefits | Status |
| 25 | Feb-24 | DOC | Project Apollo Solar Manufacturing | 30 acres / 100,000 sq. ft. building with 15MW+ power available by April 2025, ability to grow to 25MW AND 200+ acres / 2M sq. ft. building, within reasonable distance from each other | 900 FTE, 200+ by Phase 1 \$900 mil private investment | No existing sites meeting preferred criteria |
| 26 | Mar-24 | DOC | Project Civil Manufacturing | 2 facilities, prefer co-locate but flexible: 350-450,000 sq. ft., 36' clearance height min. First site needs 40MVA total connected load & 100,000 gal/day water. Second site needs 8MVA total connected load with avg. water. | Facility 1: 400 FTE, \$250 mil investment Facility 2: 300 FTE, \$30-50 mil investment | No existing sites meeting preferred criteria |
| 27 | Apr-24 | DOC | Project Railport | 20+ buildable acres; 150,000-200,000 RSF across multiple buildings; 13,000 KVA | FTE: 250 Capital investment: \$228M | No existing sites meeting preferred criteria |
| 28 | Apr-24 | DOC | Project Spring Center | Data 20-30 acres; 25MW, 25-30,000 gal/day water | 20-30 FTE | No existing sites meeting preferred criteria |
| 29 | Apr-24 | DOC | Project Core Housing Facility | Must be located within 30 miles of a hospital and 60 miles of an airport, preferably with international access. Accomodate 500-1500 people. May expand to include onsite medical clinic, dining center and 1-acre outdoor recreational facility. | FTE unknown, private investment unknown | No existing sites meeting preferred criteria |
| 30 | Apr-24 | DOC | Project Charge Clean Technology | 200 acres; 400MW at peak demand; needs 200 MW by mid 2026, and another 200 MW by mid 2027. 161,000 gal/day water. 500KT material rail transport | FTE: 1500 Capital investment: \$1.5 billion | No existing sites meeting preferred criteria |
| 31 | Jun-24 | Private | Project Farm | Seeking to expand | | |
| 32 | Jun-24 | Private | Project Manufacturing | Industrial zoned property | | Seeking Whitman County locations for expansion |