

July 10, 2024
11:45 am – 1:30 pm
The Center
110 S. Main St.
Colfax, WA



**Port of
Whitman
County**

Whitman County Economic Development Informational Meeting (EDIM)

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social media:**



www.portwhitman.com

Small Business Development Center (SBDC)

- Aziz Makhani, Statewide Advisor, aziz.makhani@wsbdc.org
- Juan Garcia, Business Advisor, juan.garcia@wsbdc.org

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



How to Register an LLC in WA State

8-Step guide to establishing your LLC

1. Choose a Name for Your LLC
 - Name must include “Limited Liability Company or an abbreviation like ‘LLC; or ‘L.L.C.’
 - Check availability on the Washington Secretary of State’s website

2. Appoint a Registered Agent

- Person or business entity authorized to receive legal documents on behalf of the LLC
- Must have a physical address in Washington State

3. File online or by mail

- Include LLC's name, registered agent's name and address, principal office address, and duration
- Filing fee: \$200 online, \$180 by mail

4. Create an Operating Agreement

- Not required by the state but highly recommended
- Outlines management structure, ownership, and operating procedures

5. Obtain an EIN (Employer Identification Number)

- Required if LLC has more than one member or plans to hire employees
- Obtain online through the IRS website

6. Register with the WA State Dept. of Revenue

- Register for a state business license and any necessary local licenses
- State business license fee: \$19; local fees vary



7. File Initial Report

- File within 120 days of formation
- Confirms LLC's information
- Filing fee: \$10



8. Comply with Ongoing Requirements

- File an annual report to update LLC's information
- Annual fee: \$60

Tips and Considerations

- Consult with a lawyer and an accountant
- Keep all documents organized
- Stay on top of state requirements to avoid penalties



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Economic Profiling

Select Economic Indicators:

- National and state economic and revenue update for June
- State and county employment rates
- State and county housing affordability
- State and county median home resale price

Want additional data? Visit www.whitmancountytrends.org.

Whitman County Site Reuse & Revitalization Program



- Brownfields and Economic Development
- The Port's EPA Community-Wide Assessment Grant
- Opportunities for Whitman County

Defining Brownfields

- A property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.



Typical Brownfields

- Lumber mills
- Gas stations
- Rail yards
- Auto shops
- Industrial property
- Dry cleaners
- Hospitals



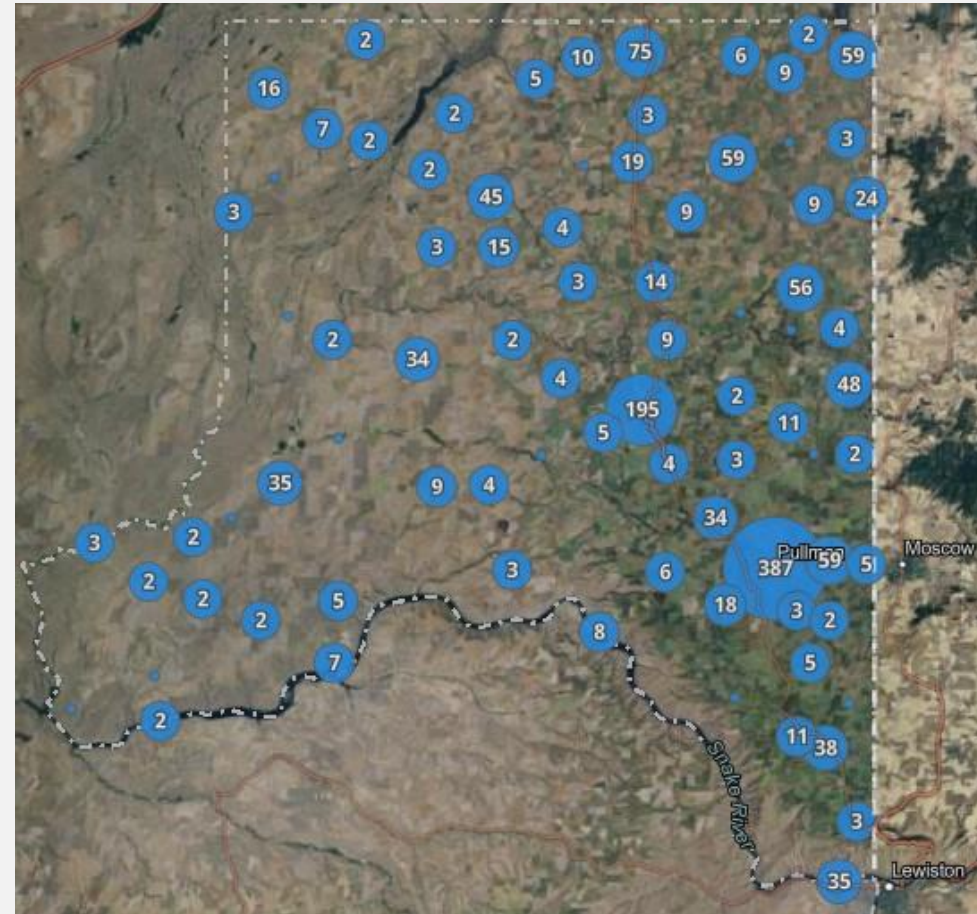
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Brownfields in Whitman County

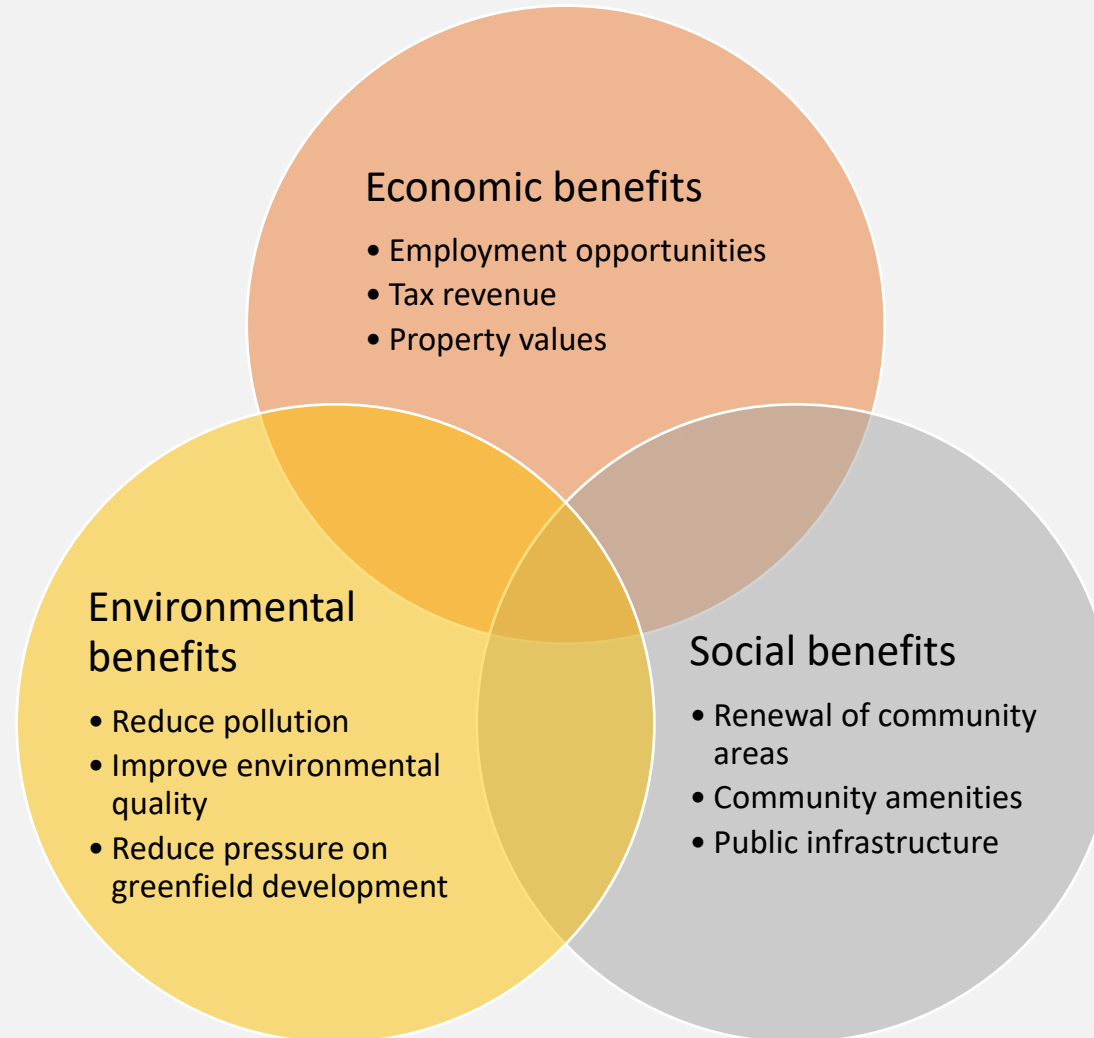


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- Identified Brownfield Sites in Whitman County
- Source: ARCGIS
- Reported to be as many as 1,495 sites in county
- Number will likely grow with inventory



Brownfield Redevelopment Community Benefits



Past Brownfield Redevelopment Success in Whitman County

Rosalia: Former Texaco Station is today the Rosalia Visitors Resource and Interpretive Center



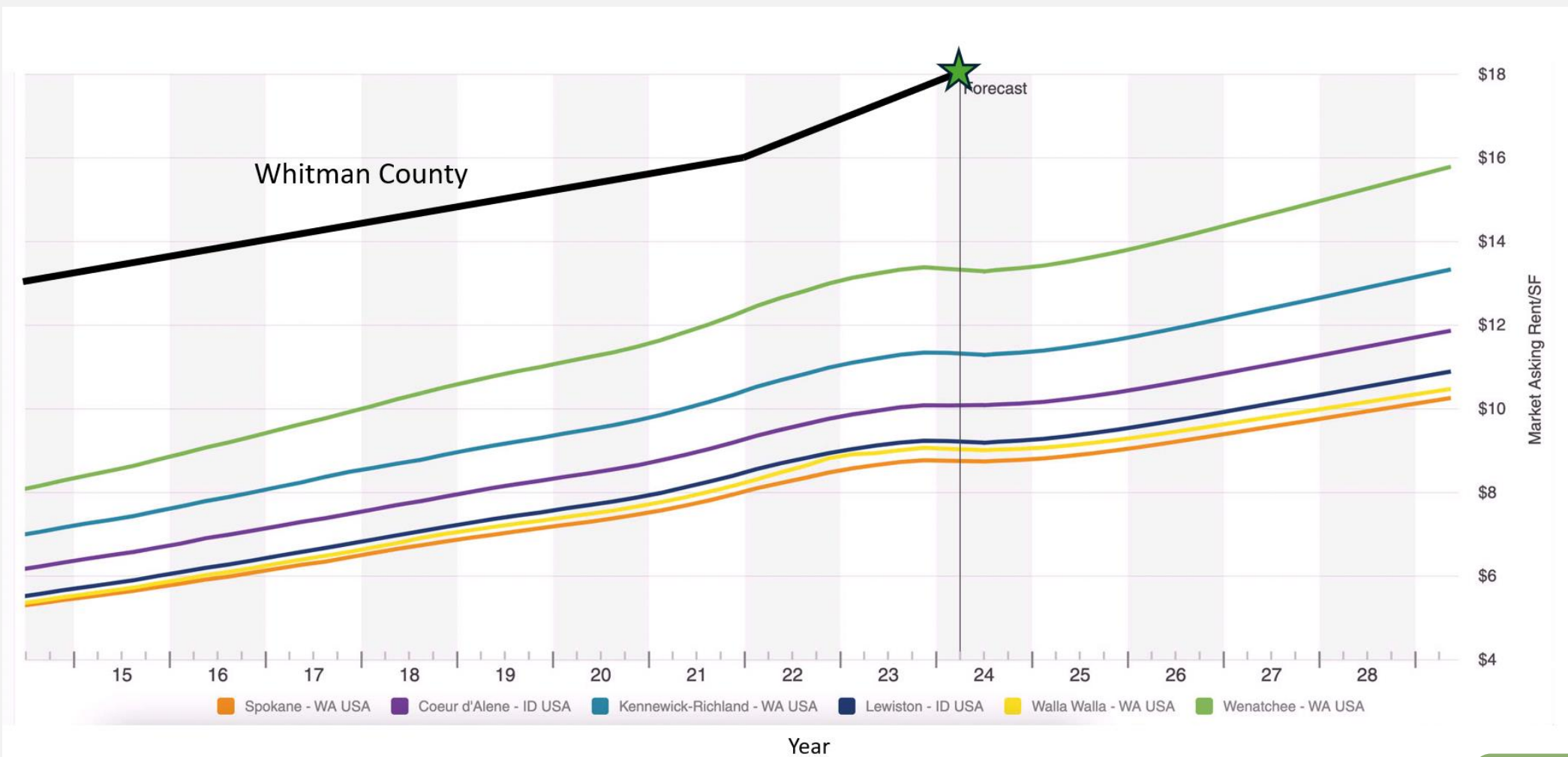
Palouse: Former Palouse Producers' site is today TLC Animal Care and Palouse Brewing Company



Market Rent Trends: Industrial Rents per Square Foot



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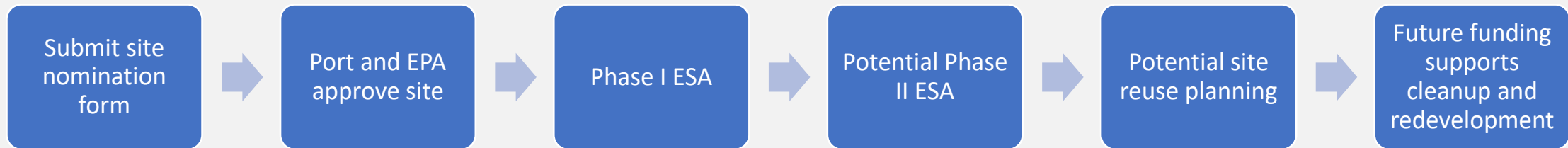
Source: CoStar

EPA Community-Wide Assessment Grant



- \$500,000 grant, closing September 2027
- Supports Phase I and Phase II Environmental Site Assessments
- Also supports redevelopment planning
 - Market analyses
 - Site-specific redevelopment plans
- Goal is to pursue additional state and federal funding to support cleanup


Site Selection and Assessment Process




Get Involved

- Learn more at www.portwhitman.com/projects/sitereuseprogram
- Submit a site nomination form (printed at tables or available on website)





302 N. Mill Street
Colfax, WA 99111
509-397-3791
www.portwhitman.com



HALEY & ALDRICH, INC.
505 West Riverside Ave
Ste 450
Spokane, WA 99201
509.960.7447

**Port of Whitman County Site Reuse and Revitalization Program
Brownfield Site Nomination Form**

In 2023, the Port of Whitman County (Port) received a \$500,000 grant from the United States Environmental Protection Agency (EPA) to identify and assess brownfield properties throughout Whitman County in partnership with interested property owners and communities. The Port will use the grant funding to the best of their ability to conduct a variety of Phase I Environmental Site Assessments (ESAs) and Phase II ESAs, assess potential cleanup requirements and site improvement/reuse plans, and support community outreach activities.

Please complete this form to the best of your ability.

Site Name: _____

Town/Community: _____

Section A – Site Nominator

Completed by: _____

Title/Company: _____

Contact Information (phone, email, etc.): _____

Section B – Site Information

Current Site Owner (Owner) Name: _____

Owner Contact Information (phone, email, address, etc.): _____


Site Address: _____

Parcel Number: _____


Current Use: _____

Historical Uses: _____

Previous Owner: _____



Port of Whitman County



HALEY ALDRICH

JUNE 2024

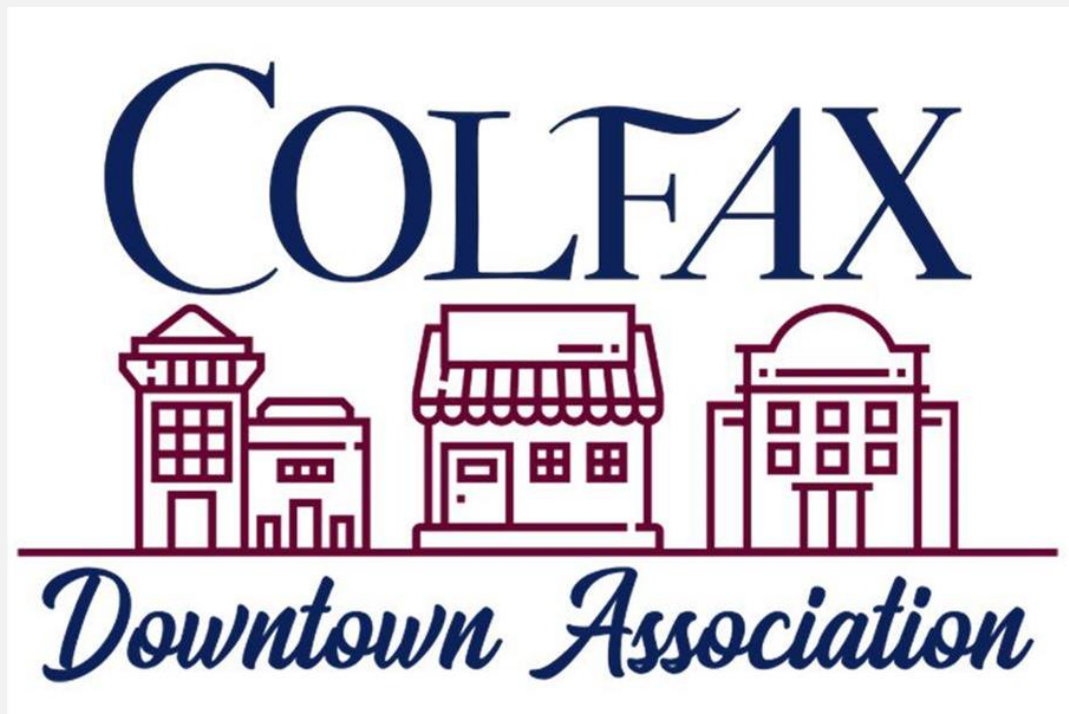




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Existing Business Retention & Expansion

- Colfax Restaurant Incubator – Allie Cofer, Colfax Downtown Association



Business Incubators



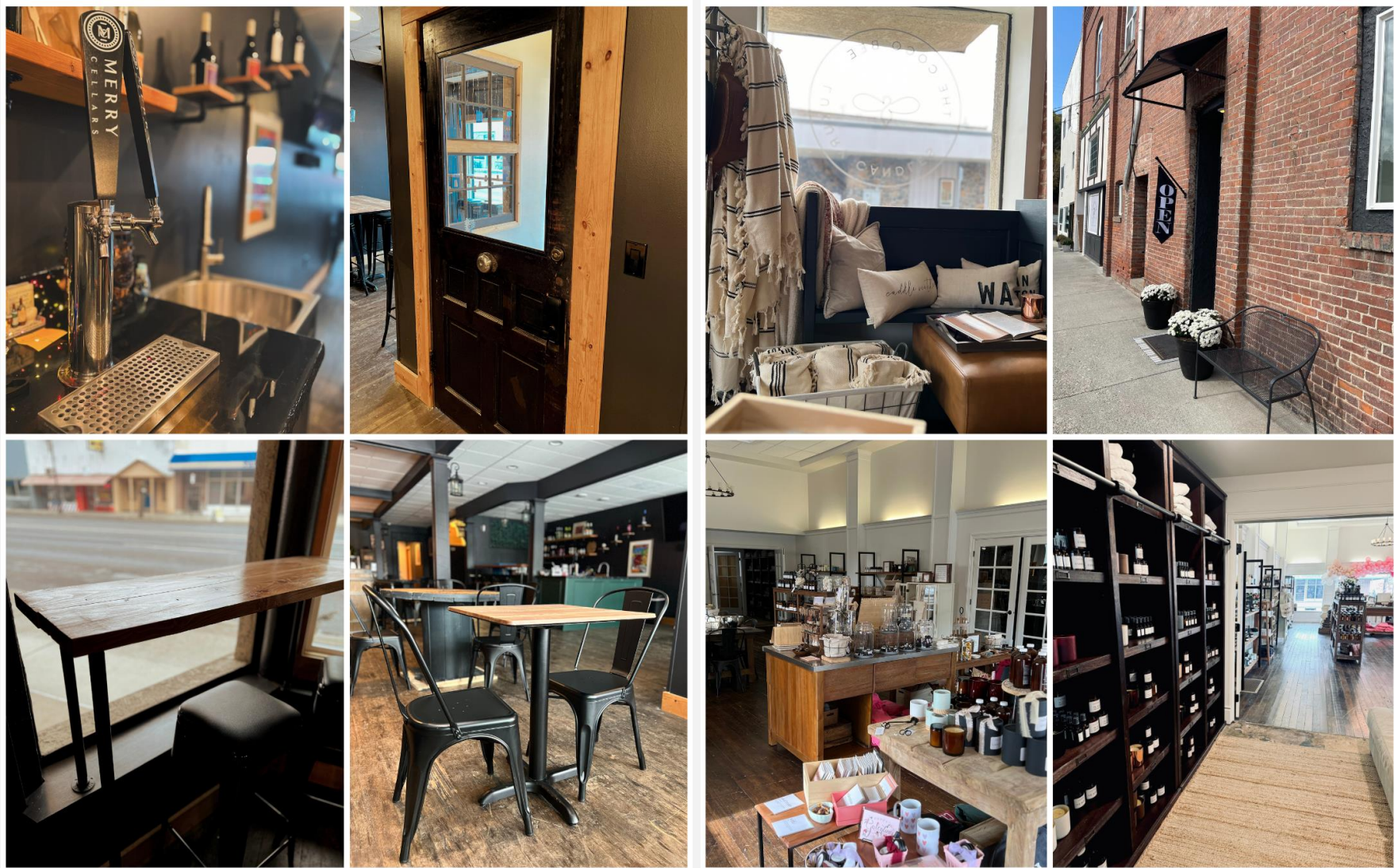
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CDA Business Incubators 203 N Main



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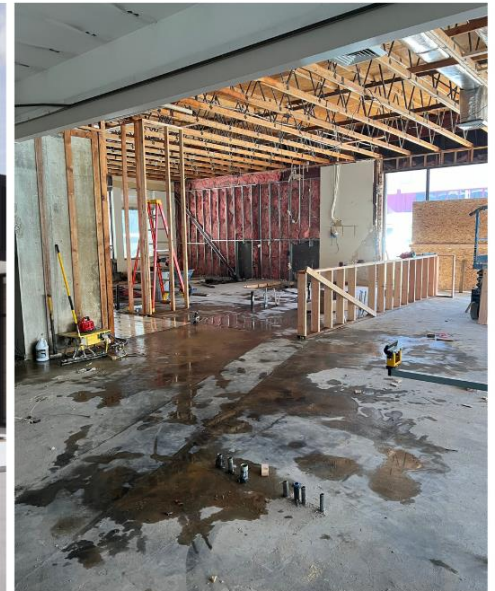
[HOME](#) [MENU](#) [EVENTS CALENDAR](#)

Welcome to The Cellar where every sip tells a story

Downtown Colfax, Washington

(509) 397-3028

CDA Business Incubators 102 N Main





YOU'RE INVITED TO

WILD EMBER KITCHEN SOFT OPENING

AT SUMMER FEST
SATURDAY, JULY 27TH

11 am-9 pm

102 N Main St.
Colfax, WA 99111

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wildemberkitchen.com

Business Recruitment, Marketing & Advertising



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COMMERCE LEADS			
DATE	TYPE OF BUSINESS	CRITERIA	BENEFITS
April 2024	Rail Port	20+ buildable acres; 150,000-200,000 RSF; 13,000 KVA	250 FTE \$228M Capital Investment
April 2024	Data Center	20-30 acres; 25MW, 25-30,000 gal/day water	20-30FTE
April 2024	Housing Facility	Sites must be located near hospital & airport; able to accommodate 500-1500 people	Unknown
April 2024	Clean Technology	200 acres; 400MW at peak demand; 161,000 gal/day water; 500KT material rail transport; site selection June 2024, operational June 2026	1500 FTE

Site & Infrastructure Development

- Palouse Trails Story Map – Becky Couch, Palouse Regional Transportation Planning Organization (Palouse RTPO)

<https://palouserterpo.org/>

<https://storymaps.arcgis.com/stories/0371d71e44e24743bdfde986f0765237>

Economic Development Advocacy



- Transportation Impacts of Lower Snake River Dam Removal Study – Jim Mahugh, Washington State Department of Transportation (WSDOT)
- ADO Report Card / Year 1 Recap

Lower Snake River Dams Transportation Study

Port of Whitman County Update

Jim Mahugh, LSRD Transportation Study Lead

July 10, 2024

LSRD Transportation Study

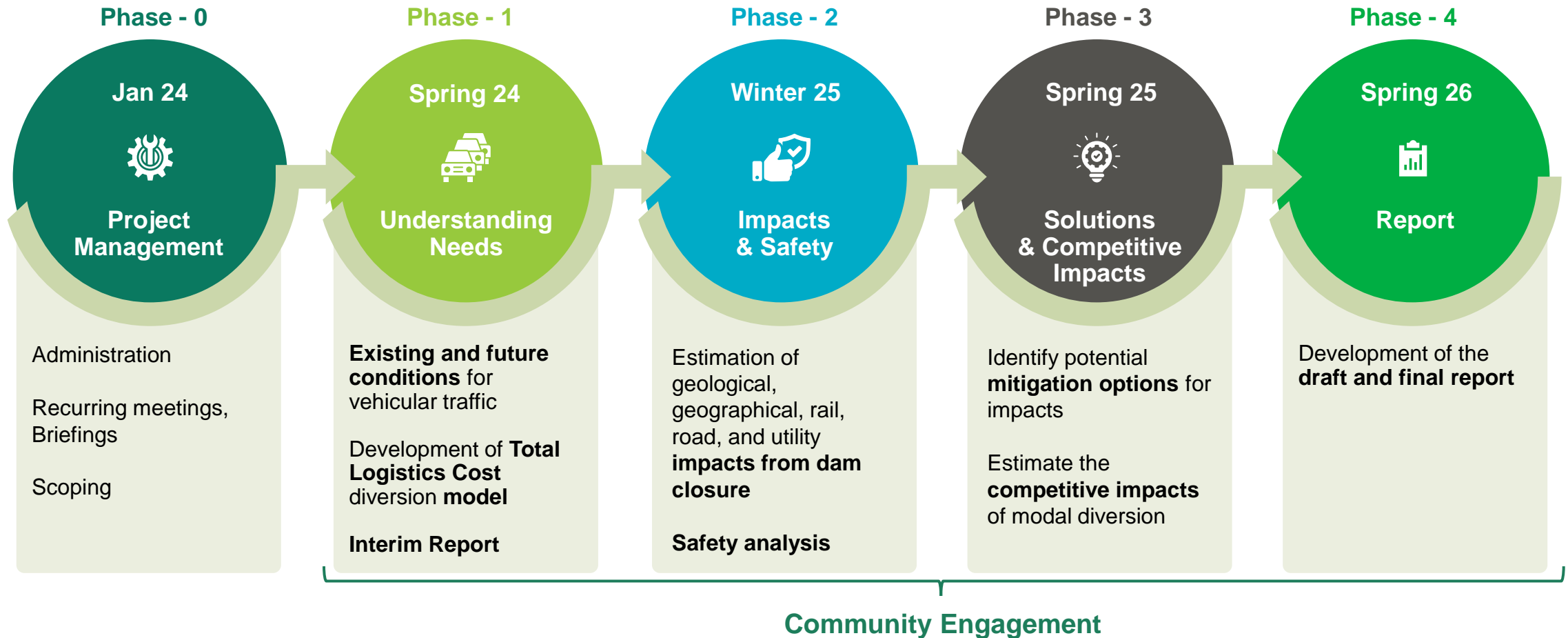
- 2023 Legislative Session Budget Proviso
 - Transportation Impacts of Lower Snake River Dam Removal
 - Joint Transportation Committee Oversight
 - Robust Community Engagement
 - \$5M
 - \$4M for Jacobs Engineering
 - Final Report Due December 31, 2026

Consulting Team

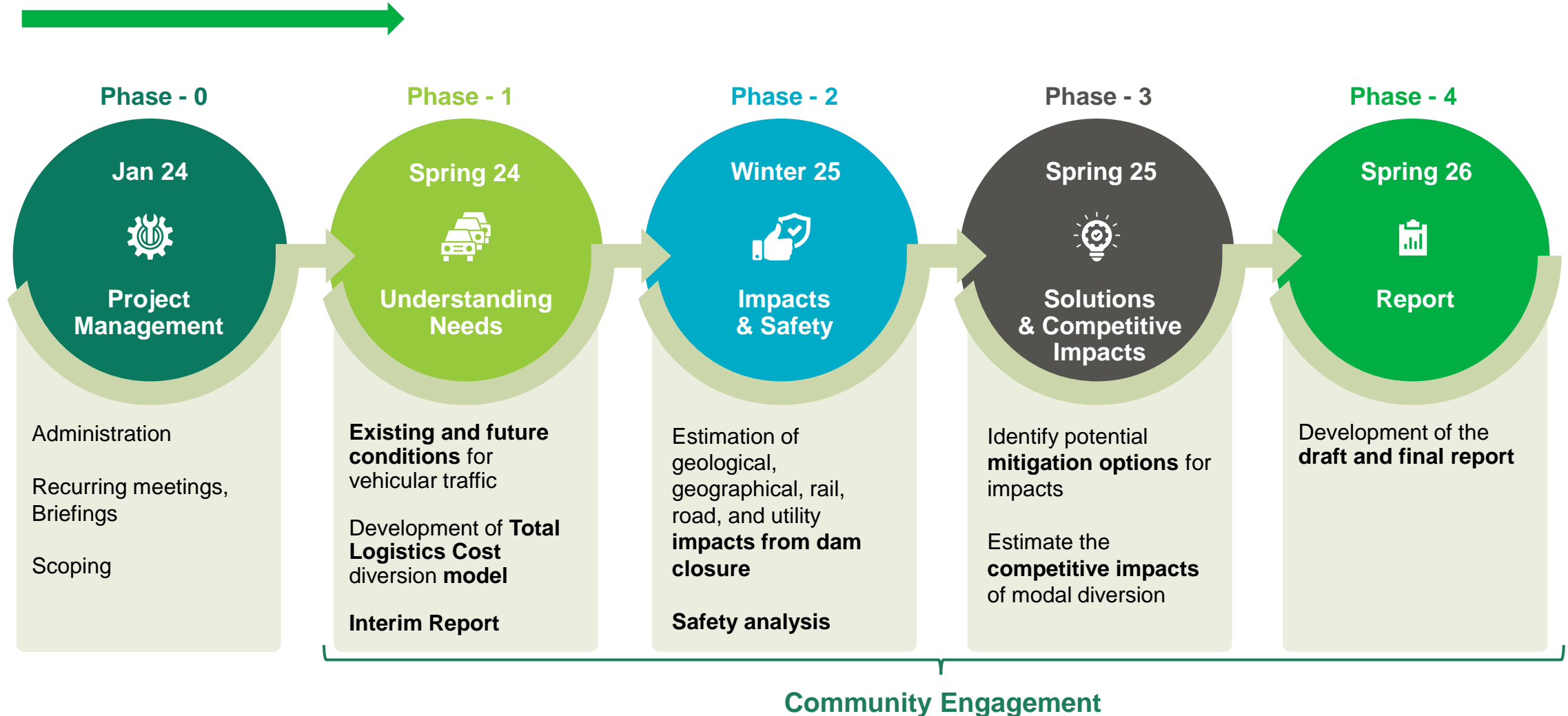
Jacobs



Overview of Study Phases



Overview of Study Phases



Understanding Needs – Community Engagement

Advisory Committee & Technical Engagement	Interest Groups	Local and Tribal Organizations	General Public
<ul style="list-style-type: none">• Grain associations• Port organizations• US Army Corps of Engineers• Class I railroads• Short Line railroads• Port representatives	<ul style="list-style-type: none">• Chambers of Commerce• Trucking Associations• Farm Bureau and Farmers Coalitions• Environmental organizations• Leisure activity organizations	<ul style="list-style-type: none">• Cities• Counties• Rural Transportation Planning Orgs• Metropolitan Transportation Planning Orgs• Tribal governments	<ul style="list-style-type: none">• Residents• Property owners• Business owners• Roadway users

Over 60 individual contacts have been identified across these categories

Phase 1 - Outreach

- Forming an Advisory Committee
- Holding interested party briefings
- Hosting in-person popup event
- Developing and hosting initial online open house
- Sending email updates to all interested parties via [GovDelivery](#)
- Update [website](#) content

Work in Progress



Advisory Committee - Participants

- Washington Grain Commission
- Washington Association of Wheat Growers
- Pacific Northwest Waterways Association
- US Army Corps of Engineers
- Washington Public Ports Association
- Shaver Transportation
- Tidewater Transportation
- UP Railroad
- BNSF Railroad
- PNW Grain Cooperative
- Highline Grain Growers
- United Grain
- Port of Whitman County
- Benton-Franklin RTPO
- Walla Walla Valley Sub-RTPO
- Palouse RTPO
- Washington Trucking Association
- Joint Transportation Committee
- Tribal representative
- Port of Garfield
- FHWA
- Watco
- Omaha Track
- Columbia Walla Walla Railroad
- WSDOT PCC Representative
- Port of Lewiston
- Port of Walla Walla
- Port of Pasco



Work in Progress



Advisory Committee – Proposed Schedule

Month	Topic(s)
Meeting #1 - July 2024	Study introduction, role and responsibilities of the advisory group, total logistics cost model overview
Meeting #2 - September 2024	Review existing conditions, discuss upcoming outreach activities
Meeting #3 - November 2024	Review draft interim report, discuss feedback received from outreach activities, review next steps for phase two of work
Meeting #4 - January 2025	Deep dive into phase two work and next steps

Work in Progress



Understanding Needs – Community Engagement

Planning & kick off	Existing goods Movement	Existing Volumes	Rail and Volume Changes
<ul style="list-style-type: none">• Develop web content and GovDelivery• Develop interested parties database• Develop Community Engagement Plan	<ul style="list-style-type: none">• Form Advisory Committee• Conduct briefings, as needed• Support tribal coordination	<ul style="list-style-type: none">• Conduct briefings and presentations, as needed• Provide website update• Send newsletters• Support tribal coordination• Host in-person pop-up conversation	<ul style="list-style-type: none">• Conduct briefings and presentations, as needed• Provide website update• Send newsletters• Support tribal coordination• Online open house

Work in Progress



Informative Outreach

Month	Topic(s)
Meeting #1 - July 2024	Study introduction, role and responsibilities of the advisory group, total logistics cost model overview
Meeting #2 - September 2024	Review existing conditions, discuss upcoming outreach activities
Meeting #3 -November 2024	Review draft interim report, discuss feedback received from outreach activities, review next steps for phase two of work
Meeting #4 - January 2025	Deep dive into phase two work and next steps

Work in Progress

Contact



**Washington State
Department of Transportation**

Jim Mahugh, P.E.

WSDOT LSRD Study Lead

360-705-7245

Jim.Mahugh@wsdot.wa.gov



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ADO Report Card / One Year Recap

75 business clients served in ADO business retention & expansion

5 Economic Development Informational Meetings

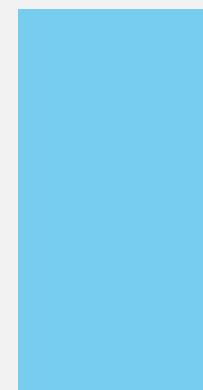
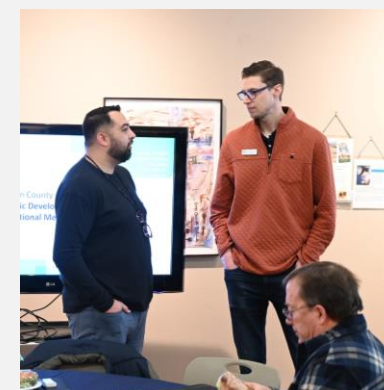
\$447,436 of capital infusion for SBDC-partnered business clients

101 clients served through the SBDC

2 Economic Development & Tourism Agreements administered

\$8,600,000 of investment in ADO-business partnership projects

87 Whitman County students served through partnership with CEDA's youth workforce development conference





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Some of our ongoing projects:

- Host regular EDIMs
- Support small businesses across county
- Develop workforce and business recruitment partnerships
- Maintain Whitman County Trends site and property inventory
- Industrial site planning in Tekoa
- Hunga Dunga facility construction
- Port of Central Ferry infrastructure development
- Colfax Childcare feasibility study
- Community-wide brownfields assessment
- Support Comprehensive Economic Development Strategy (CEDS)

Closing

Follow us on
social media:



Email: ado@portwhitman.com
Next EDIM: September 25, 2024



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www.portwhitman.com



SEWEDA
Southeast Washington Economic Development Association



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Comprehensive Economic Development Strategy (CEDS) Meeting