

November 6, 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)

www.portwhitman.com



Core Elements of Work

- Small Business Development
- Economic Profiling
- Existing Business Retention/Expansion
- Business Recruitment, Marketing & Advertising
- Site and Infrastructure Development
- Economic Development Advocacy

* Elements of work are not listed in any order of importance. Each element is important in this economic development plan.

Small Business Development Center (SBDC)

- Juan Garcia, Business Advisor, juan.garcia@wsbdc.org



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County

Washington SBDC CYBERSECURITY WORKSHOP IN PULLMAN



November 20, 2024
9 a.m. - 12 p.m.

Location:

Pullman Parks and Recreation Center
190 SE Crestview St., Bldg B
Pullman, WA 99163

Small Business Development Center (SBDC)

- SBDC Business Testimonial: True North Moving Company;
truenorthmovingco.com/



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Economic Profiling



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- Whitman County Trends – Dr. Patrick Jones, Eastern Washington University
- www.whitmancountytrends.org

Additional data and reports available in Exhibit 2 of your handout.

Existing Business Retention & Expansion



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County

- Today's caterer: Mr. TacCo



Our Metrics



Port of
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County

Metric	Annual Goal (July 2024 – June 2025)	Current (July – November 2024)
Marketing Plan	1	1
Start-ups (businesses started within the last 2 years)	10	10
Business Outreach Interactions	78	13
Business Recruitment (initiated contact with out-of-state businesses)	8	2
Export Assistance	4	0
Business Training Opportunities	16	1

Business Recruitment, Marketing & Advertising



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COMMERCE LEADS

DATE	TYPE OF BUSINESS	CRITERIA	BENEFITS
09/2024	Manufacturing	700 - 1,300 acres, 250MW, 3 million gallons water/day	FTE: 1000+ Capital Investment: \$1 billion
09/2024	Nuclear Fuel Manufacturing and Recycling	65-150 acres, 57.5MW, 165,000 gallons water/day, access to rail or year-round barge waterway	FTE: 600 Capital Investment: \$1.3 billion
09/2024	Manufacturing	1-15 acres, 6-7MW, 13MCFH, 1500 gallons water/minute, rail access	FTE: 200 Capital Investment: Unknown
09/2024	Manufacturing / Distribution	500,000+ sq. ft, 50-100MW	FTE / Capital Investment: Unknown
09/2024	Solar	100,000 sq. ft, 2.5-3 MW	FTE: 100 Capital Investment: Unknown
10/2024	Modular Manufacturing	60 acres, rail terminal access, water supply needed	FTE: 160 Capital Investment: Unknown
10/2024	Data Mining	50,000-80,000 sq. ft. building	FTE: 60+ Capital Investment: Unknown

Sites & Infrastructure



Port of
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County

- St. Elmo Feasibility Study Update – Mayor Tim Sievers, City of Palouse
- Whitman County Site Reuse & Revitalization Program – Ward McDonald, Haley & Aldridge



PALOUSE
WASHINGTON

The St. Elmo Hotel

Tim Sievers, Mayor
City of Palouse

mayor@palousewa.gov



www.palousewa.gov

The St. Elmo Hotel

- History & Uses



St. Elmo Hotel, circa 1906

The St. Elmo Hotel

- History & Uses



The St. Elmo Hotel

- History & Uses



The St. Elmo Hotel

- History & Uses



The St. Elmo Hotel

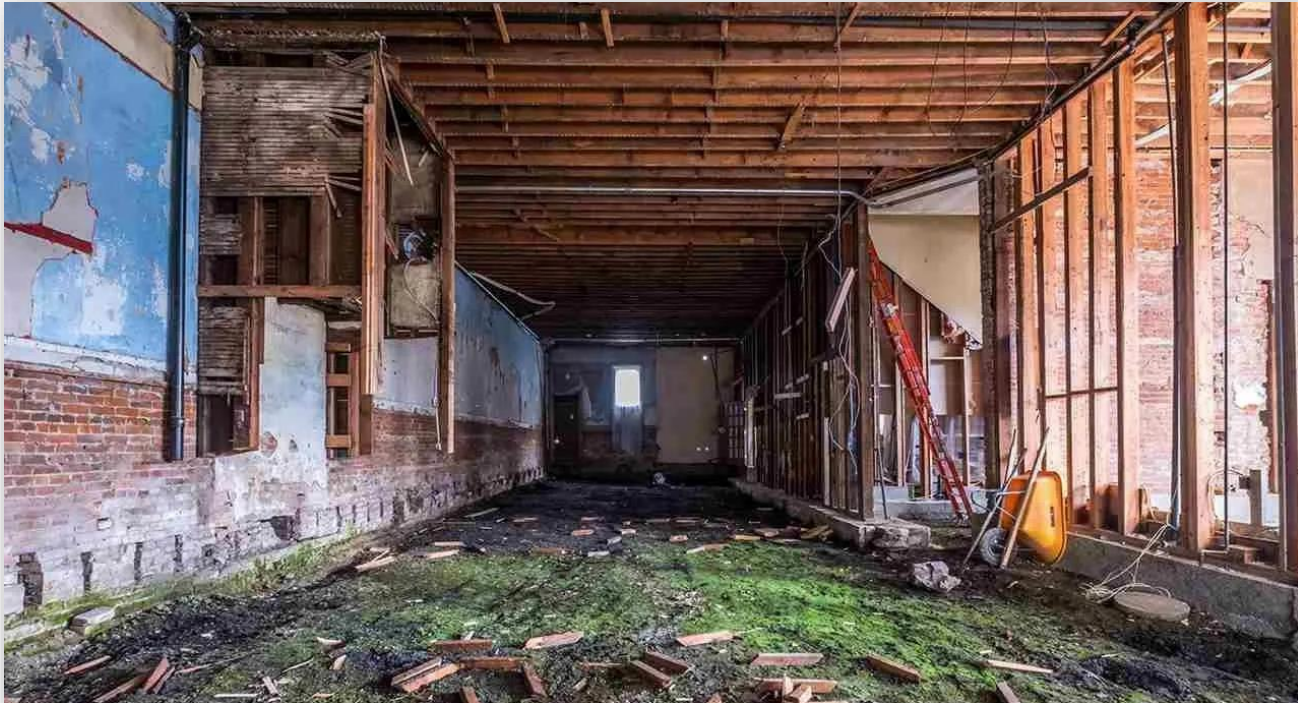
- History & Uses
- Current Condition



St. Elmo Hotel, 2023

The St. Elmo Hotel

- History & Uses
- Current Condition



- Unreinforced Masonry
- Mud Window Sills Collapsing
- Spliced Floor Joists

The St. Elmo Hotel



- History & Uses
- Current Condition
- Community Action

The St. Elmo Hotel



- History & Uses
- Current Condition
- Community Action
- A Lengthy (But Important) Rabbit Trail



DEPARTMENT OF
ECOLOGY
State of Washington



The St. Elmo Hotel



- Results
 - Structurally Unsound
 - Economically Unfeasible

The St. Elmo Hotel



- **Options**
 - City-Led Redevelopment
 - Private Redevelopment
 - Public/Private Partnership

The St. Elmo Hotel



- **Conclusion**
 - Courage
 - Challenges = Opportunities



PALOUSE
WASHINGTON

The St. Elmo Hotel

Tim Sievers, Mayor
City of Palouse

mayor@palousewa.gov



www.palousewa.gov

Whitman County Economic Development Informational Meeting (EDIM)

November 6, 2024

Kara Riebold, Executive Director and
Ward McDonald, L.G., Haley & Aldrich, Inc.



**Port of
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Overview of Current Brownfield Grant Status

EPA Community-wide Grant Implementation

- October 2023- \$500,000 awarded in funding for site assessments.
- September 2027- Current closing period for services.
- Supports Phase I and Phase II Environmental Site Assessments (ESAs).
- Supports redevelopment planning: community engagement, market analyses, and site-specific redevelopment plans.

Application for EPA Cleanup Grant

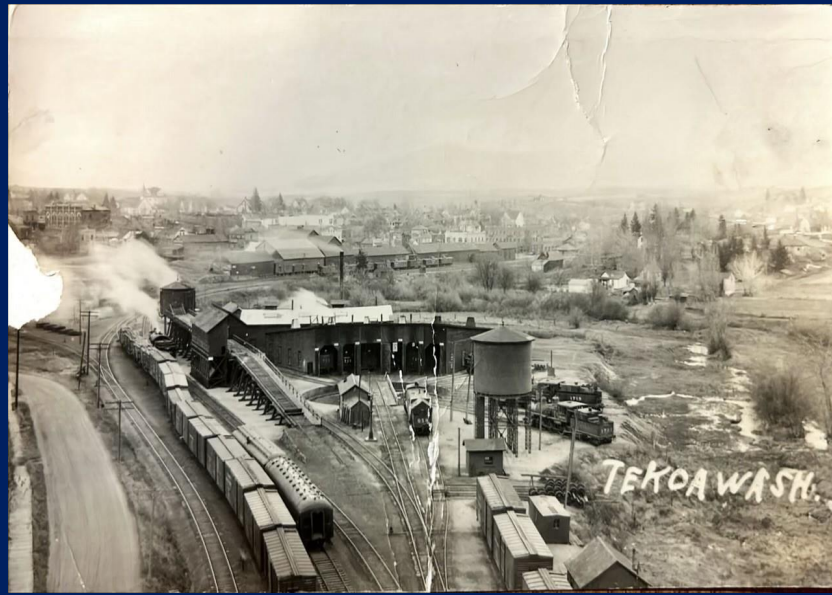
- Application due on November 14, 2024, with results in May 2025.
- Supports cleanup and remediation activities of select brownfield sites.
- The cleanup grant will target the St. John property



Current Brownfield Projects



St. John: Former service station



Tekoa: Former roundhouse



Oakesdale: Former flour mill

Identified Brownfield Site No. 1: St. John

- The former service station was used for various businesses since 1909 including a print shop and a retail service station.
- Whitman Hospital & Medical Clinics' (WHMC) interest in the site began in 2021.
 - Potential contamination stalled the project.
- **Phase I** → indicated that potential contamination exists
- **Phase II** → confirmed petroleum contamination exists
- Priority site for EPA Cleanup Grant
- In 2024, WHMC and The Port of Whitman County (Port) partnered to redevelop the site into a **new health clinic** for the community.
 - WHMC has designated funds for construction of the clinic.



Identified Brownfield Site No. 2: Oakesdale

- The former Oakesdale Flour Mill was developed in the 1890s with operations ceasing by 1962
 - Vacant and undeveloped since.
- **Phase I** → indicated that potential contamination exists
- **Phase II** → confirmed limited contamination exists near southwest.
- Numerous ideas for reuse:
 - Previously awarded \$75,000 Washington Community Economic Revitalization Board (CERB) Feasibility Study Grant which will examine **potential future uses that would diversify the local economy.**



Identified Brownfield Site No. 3: Tekoa

- The former Tekoa Roundhouse
- Eligibility Determination Form and site assessments in process
- There is community momentum and ideas for reuse, however, the project is less progressed



Next Steps for the Assessment Grant and Cleanup Grant Application

Public meeting to review draft grant application and ABCA at November 7 Port Commission Meeting

Submit cleanup grant application on or before November 14, 2024

Continue Phase I ESAs on additional sites

Market analyses to support reuse of priority sites

May 2025: EPA will notify the Port about the outcome of its application for Brownfields Clean Funds

Fall 2025 - 2029: Implement Brownfields Cleanup Grant



Next Steps Continued

- Tekoa Roundhouse, Tekoa Washington
 - Phase I ESAs
- Roger Brother's Site, Colfax Washington
 - Eligibility Form Submission
- St. Ignatius Hospital, Colfax Washington
 - ESAs and conversation with property owner needed
 - Potential market analysis to support existing vision plans

Economic Development Advocacy



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- Palouse Scenic Byway Video Project – Alexis Foran, Pullman Chamber of Commerce & Dan Walker, Dan Walker Productions

The Palouse Scenic Byway

Past, Present and Future



Visit
Pullman
WASHINGTON



PULLMAN
CHAMBER of
COMMERCE

The Palouse Scenic Byway

A 200-mile network of roads weaving through verdant rolling hills, charming rural communities, historical homesteads and an abundance of year-round natural beauty.



The Palouse Scenic Byway Communities



**The
Palouse
Scenic
Byway**

- Colfax
- Colton
- Dusty
- Fairfield
- Garfield
- LaCrosse
- Latah
- Oaksdale
- Palouse
- Pullman
- Rockford
- Rosalia
- Tekoa
- Uniontown



The Palouse Scenic Byway

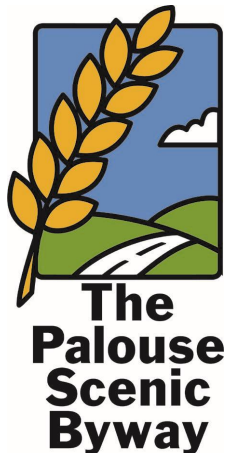
Vision Statement

The Palouse Scenic Byway preserves, protects and interprets historic, cultural and natural resources associated with The Palouse Region. In doing so, it will help stimulate tourism and economic development, thereby improving the quality of life for the region's residents and providing the opportunity for visitors to appreciate the unique landscape that is The Palouse.



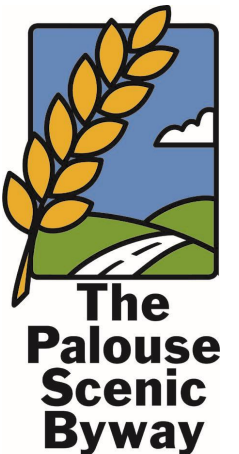
The Palouse Scenic Byway: Past

- The City of Pullman formed The Palouse Scenic Byway Committee in 2001, inviting representation from each of the Byway communities, elected officials, Whitman County, related organizations and residents along the Byway.
- Funds necessary to support the Corridor Management Plan are provided by The City of Pullman through lodging tax.



The Palouse Scenic Byway: Tourism Assets

- Geological history: Missoula Flood, volcanic formations - lead to a unique landscape
- Kamiak Butte
- Steptoe Butte
- Palouse Falls
- Charming and inviting hamlets found along the way.
- Architectural beauty: generational farms, homesteads and barns.
- Photography opportunities year-round.











The Palouse Scenic Byway: Present

- In 2013, The Pullman Chamber of Commerce contracted with Dan Walker Productions to produce a series of 2 minute long videos of each of the several PSB communities
- The series was last updated in 2019
- Covid-19 paused collaborative efforts
- Jan/Feb 2024 - contracted once more with Dan Walker to refresh series, outreach to the PSB communities and interested parties
- Series wrapped in August and is live on the both the brand new Visit Pullman website (www.visit-pullman.com) and The Palouse Scenic Byway site (www.palousescenicbyway.org)



The Palouse Scenic Byway: Future

- Corridor Maintenance - replacing damaged signs
- Continuing marketing efforts to promote the region
- Fam Tours & Agritourism development
- Reviving community interest: scheduled quarterly check-ins with stakeholders
- TravelStorysGPS - a downloadable audio tour app



palousescenicbyway.org



The Palouse Scenic Byway

Funding for this video provided by these businesses and organizations:



The Palouse Scenic Byway: Thank you!

Questions?





**The
Palouse
Scenic
Byway**





Economic Development Advocacy

- Federal Funds Grant Writing Assistance Program

Federal Grant Writing Services

Proposal Writing and Development

Aligning Federal Opportunities to Organizational & Community Projects

Navigating Federal Rules and Regulations

Proposal Design and Project Management

Grant Writing Technical Support

Grant Writing Workshops

Toolkits: Proposal & Project Design Templates

Reporting Requirements and Compliance

Webinars on IIJA and IRA proposal development

Closing

Follow us on
social media:



Email: ado@portwhitman.com



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www.portwhitman.com