



Whitman County Economic Development Informational Meeting (EDIM)

September 24
12:00 p.m. – 1:30 p.m.
The Center
110 S. Main St.
Colfax, WA

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social media:**



www.portwhitman.com

Small Business Development Center (SBDC) Update

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



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Whitman
County



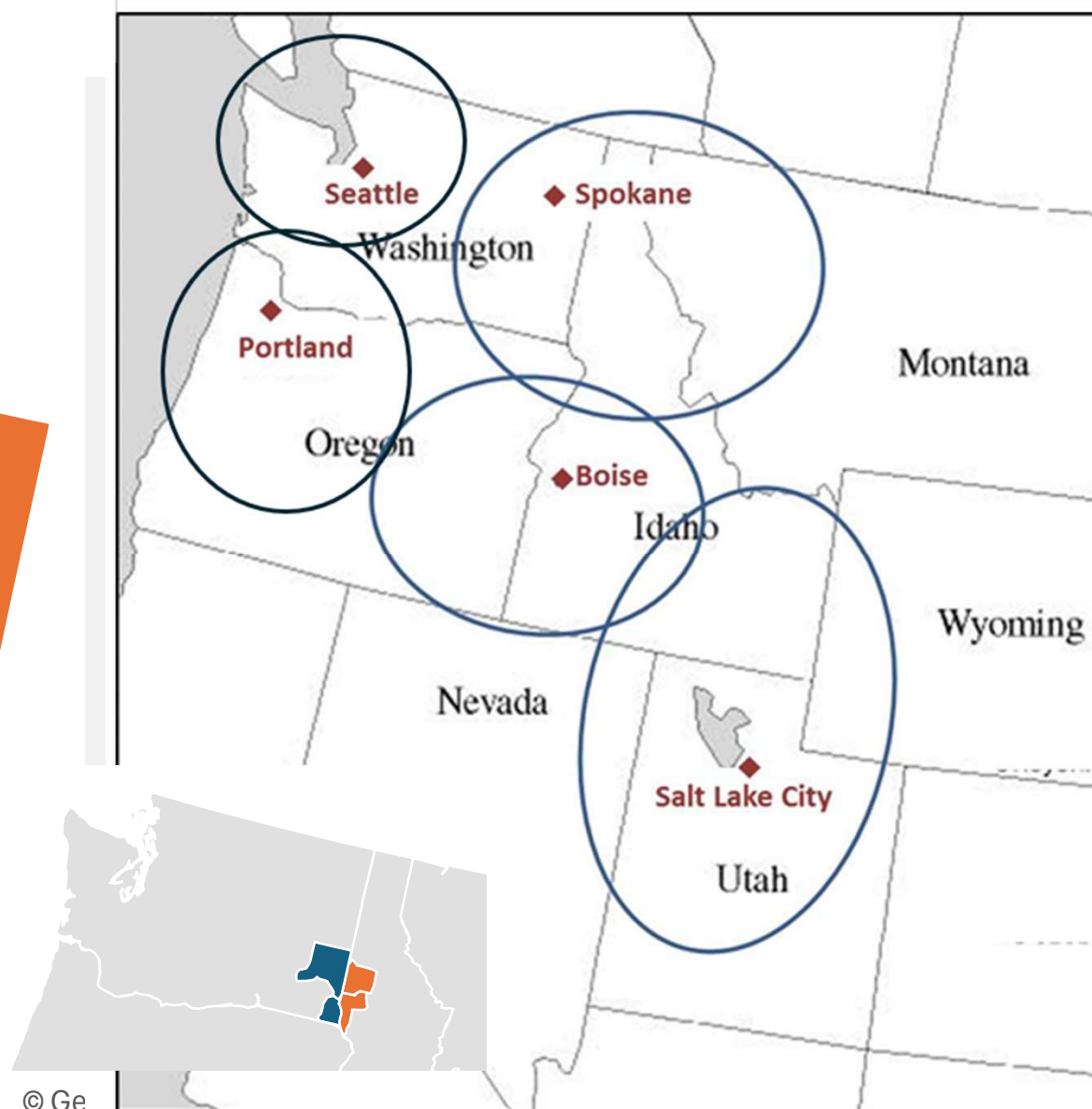
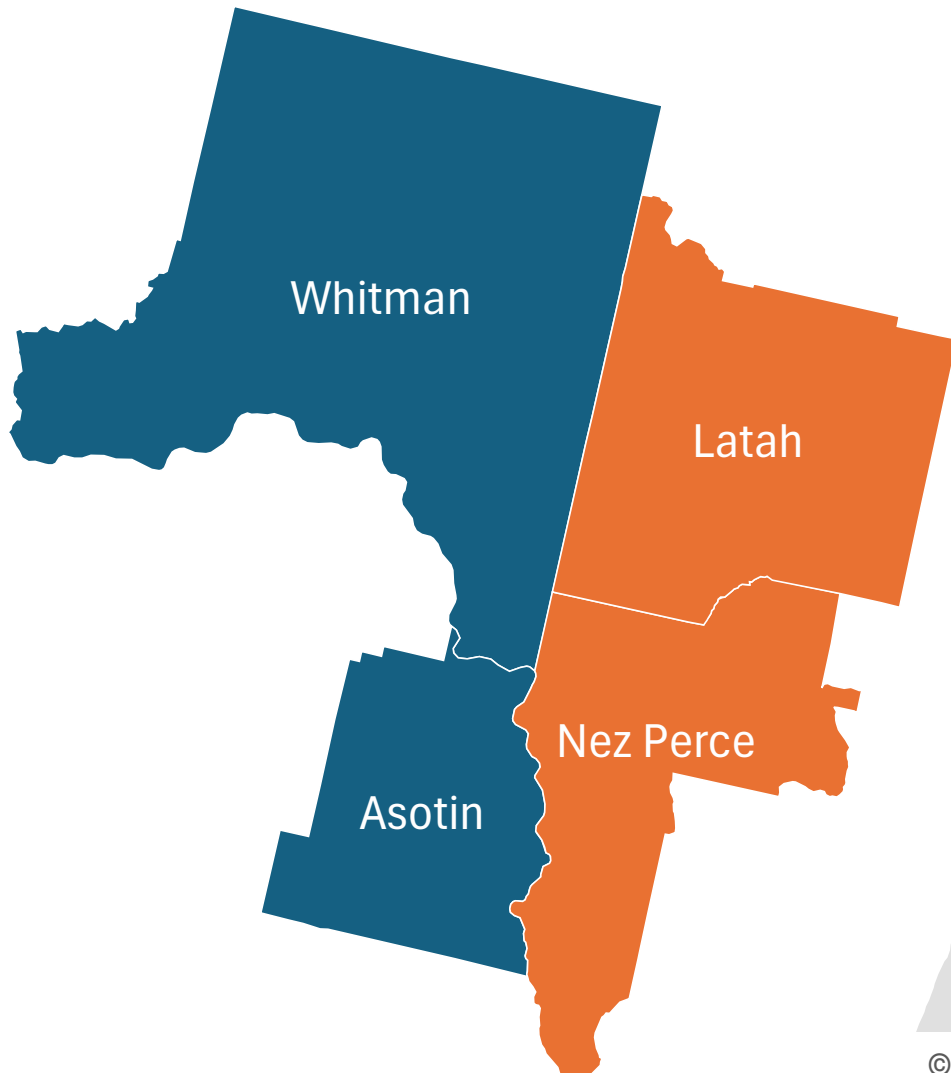
Border County Economics

Steve Peterson, University of Idaho Regional Economist



Port of
Whitman
County

Border Town Economics



Population Growth-Slow but Stable

- The Quad County region experienced relatively slow but stable population growth rates when compared to either Idaho's or Washington's state-wide rates
- The population of the region was 154,849 in 2023
- From 2010 to 2020, the area experienced cumulative growth of 6.3%, or an average annual growth rate of 0.61%
- This compares to the State of Idaho -- 17.7%, Washington State grew 14.5%

Population Growth-Slow but Stable

2010 to 2020 Population Growth

Source: U.S. Census

Period	Asotin	Latah	Nez Perce	Whitman	Total
Cumulative	3.24%	6.43%	7.33%	6.77%	6.30%
Annual	0.32%	0.62%	0.71%	0.66%	0.61%

2020 to 2023 Population Growth

Source: U.S. Census

Period	Asotin	Latah	Nez Perce	Whitman	Total
Cumulative	1.01%	4.20%	2.00%	0.43%	1.93%
Annual	0.33%	1.38%	0.66%	0.14%	0.64%

Key Industries-Quad County

- Three state universities, a small community college, and a small private university
- A large agricultural sector (primarily wheat, peas, and lentils)
- Wood products, including several sawmills and a large paper mill
- Several high-technology manufacturing facilities
- A large ammunition factory, Vista Outdoors

Key Industries-Quad County

- Five regional hospitals
- Barge transportation and water recreation
- Two major airports and several smaller airports
- Several boat manufacturers
- Large area retail, wholesale trade centers and services
- Other important sectors

Employment by Industry 2024 Quad County

Industry	Asotin	Latah	Nez Perce	Whitman	Total
Crop and Animal Production	59	399	247	527	1,233
Mining, Quarrying	0	21	100	<10	122
Utilities	27	23	75	45	170
Construction	658	947	1,363	714	3,681
Manufacturing	507	631	4,580	3,124	8,842
Wholesale Trade	133	330	661	570	1,693
Retail Trade	1,131	2,008	2,489	1,446	7,074
Transportation/Warehousing	94	128	696	385	1,302
Information	57	197	326	121	702
Finance and Insurance	216	218	1,269	195	1,898
Real Estate	69	270	251	414	1,004
Professional, Scientific	364	933	511	851	2,658
Management of Companies	41	27	131	17	215
Administrative/Waste Mgmt.	159	347	664	232	1,401
Educational Services	120	686	177	141	1,125
Health Care / Social Assistance	1,603	2,236	3,350	1,742	8,930
Arts, Entertainment, Rec.	131	205	203	202	741
Accommodation/Food Services	789	1,754	1,886	1,643	6,073
Other Services	302	736	1,065	862	2,966
Government/Education	1,310	5,603	4,194	9,085	20,192
Total	7,769	17,700	24,240	22,315	72,025

Employment % by Industry 2024 Quad County

Industry	Asotin	Latah	Nez Perce	Whitman	Total
Crop and Animal Production	0.79%	2.23%	1.00%	2.65%	1.80%
Mining, Quarrying	0.00%	0.12%	0.39%	0.04%	0.17%
Utilities	0.16%	0.07%	0.30%	0.19%	0.19%
Construction	8.64%	5.13%	5.51%	3.61%	5.16%
Manufacturing	7.05%	3.60%	20.00%	14.34%	12.77%
Wholesale Trade	2.13%	1.91%	2.67%	2.37%	2.33%
Retail Trade	14.00%	11.32%	10.03%	6.44%	9.66%
Transportation/Warehousing	1.42%	0.69%	2.77%	1.76%	1.79%
Information	0.64%	1.17%	1.38%	0.53%	0.98%
Finance and Insurance	2.54%	1.28%	5.06%	0.91%	2.55%
Real Estate	0.91%	1.58%	1.05%	1.90%	1.43%
Professional, Scientific	4.79%	5.42%	2.03%	3.73%	3.70%
Management of Companies	0.52%	0.15%	0.42%	0.05%	0.25%
Administrative/Waste Mgmt.	1.73%	2.03%	2.97%	1.14%	2.03%
Educational Services	1.47%	3.23%	0.70%	0.71%	1.41%
Health Care / Social Assistance	21.50%	12.69%	13.62%	7.38%	12.30%
Arts, Entertainment, Rec.	1.81%	1.12%	0.86%	0.92%	1.05%
Accommodation/Food Services	10.26%	9.72%	7.99%	7.94%	8.65%
Other Services	3.86%	3.96%	4.39%	3.81%	4.05%
Government/Education	15.76%	32.59%	16.84%	39.62%	27.73%
Total	100%	100%	100%	100%	100%

Is there an Overall County or State Advantage?
Short Answer: Not Likely! It is all about Tradeoffs.
Tax Rates for Example

Tax levies support the level of social (public) good amenities

The greater the tax levies... the greater the level of public good amenities, with a caveat. There are disincentives to higher taxes and greater regulations

Residents and taxpayers *vote with their feet*, choosing where they live and work based on their personal preferences. That is true in the Palouse, Washington, and Idaho

Is there an Overall County or State Advantage?
Short Answer: Not Likely! It is all about Tradeoffs.

Tax Rates for Example

Taxes:

Washington State has property, sales, and excise taxes

Idaho State has property, sales, excise, and income taxes

Washington has no income taxes

Tradeoffs:

Washington has a business and occupation tax

Idaho has an income tax

Washington's state and local average sales taxes are 9.47%

Idaho's state and local average sales tax is 6.03%

Washington excludes groceries from sales taxes, but Idaho includes groceries

However, Idaho has an income tax credit for groceries

Is there an Overall County or State Advantage?
Short Answer: Not Likely! It is all about Tradeoffs.
Tax Rates for Example

State	Per Capita Taxes State and Local	Medium Household Income
Idaho	\$5,173	\$81,166
Washington	\$7,431	\$99,389

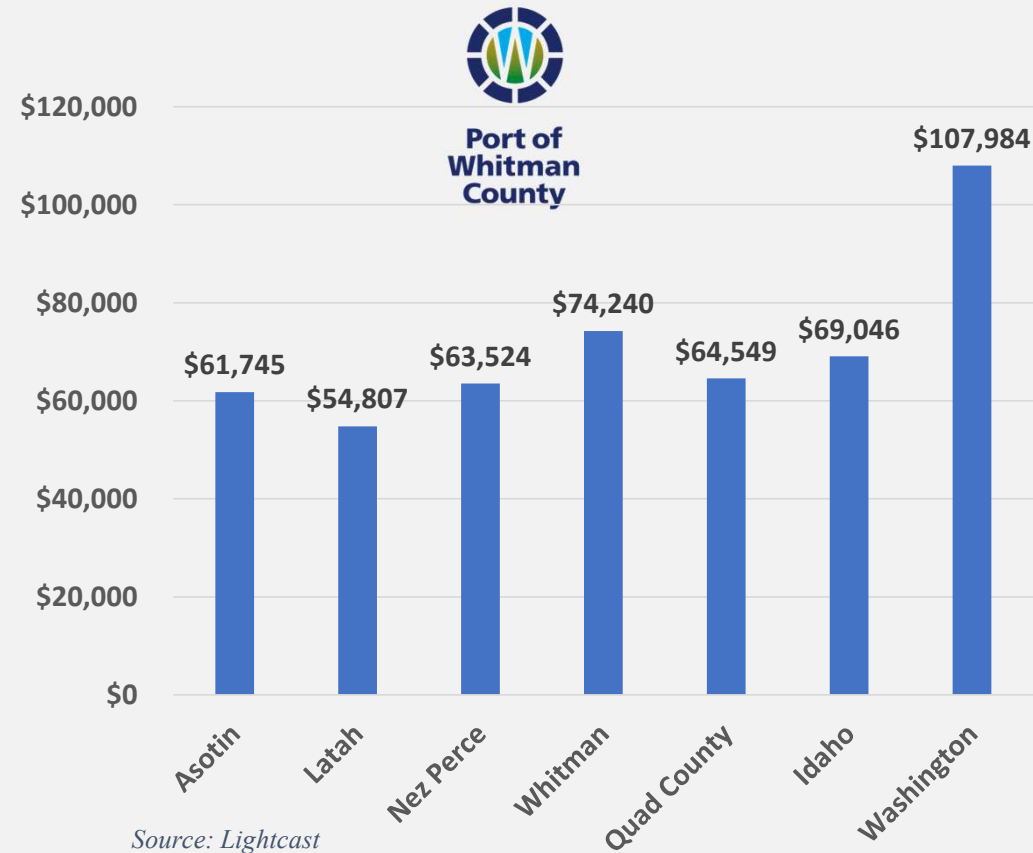
*Sources: Tax Foundation: State and Local Tax Collections
Per Capita, Fiscal Year 2022, and U.S. Census Profiles*

2023 Median Household Income



Source: Census Profile 2023 5 Year Estimate

2024 Average Salary and Wages



Source: Lightcast

Trade Flows Run East-West

Less--- North-South

- **Integrated Economies**

- The dominant geographical location in the trade hierarchy is Spokane, Washington, which is the economic hub for eastern Washington, northern Idaho, western Montana, and southwestern Canada.
 - Palouse (Whitman and Latah Counties)
 - Lewis-Clark Valley (Nez Perce and Asotin Counties)
 - Spokane County and Kootenai Counties

Trade Flows Run East-West

Less--- North-South

Integrated Economies

- Whitman and Nez Perce Counties
 - Net job exporters
- Asotin and Latah
 - Net job importers

Organic Trade Flows (Win-Win)

Integrated Economies

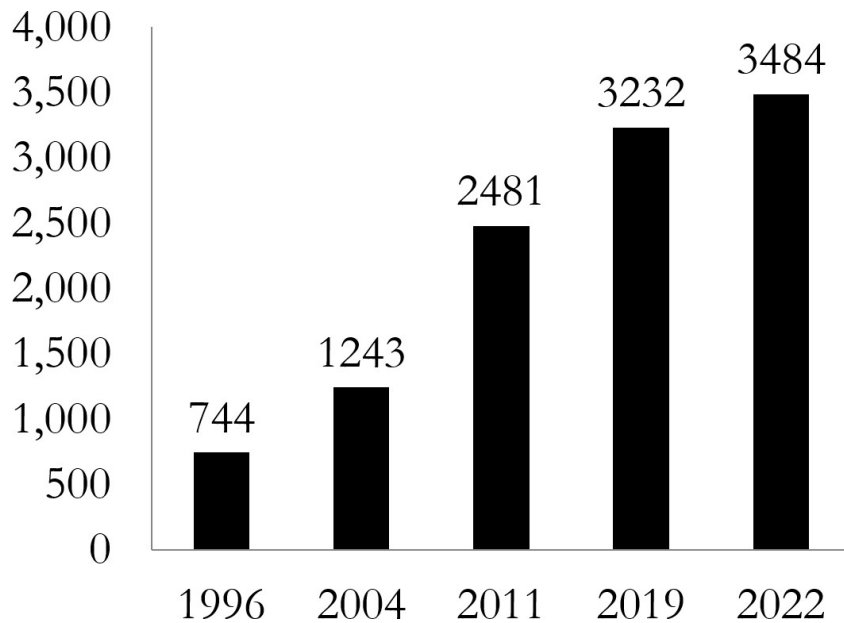
- Whitman and Nez Perce Counties supply the net jobs
- Asotin and Latah Counties supply the net housing and workers

Organic Trade Flows (Win-Win)

Integrated Economies

- A new firm or business locating in any of the Palouse or Lewis-Clark Valley communities benefits the entire region. It is win-win!

Direct Jobs (Firms Associated with Port of Whitman County)



- The Port of Whitman County (PWC) Associated Firms and Entrepreneurs:
- Support over \$1.74 billion in output
- \$801 million added gross regional product
- Directly and indirectly over 5,892 jobs
- Average annual salaries and benefits of \$77,089
- These metrics include the multiplier effects

Where Whitman County Workers Live 2022

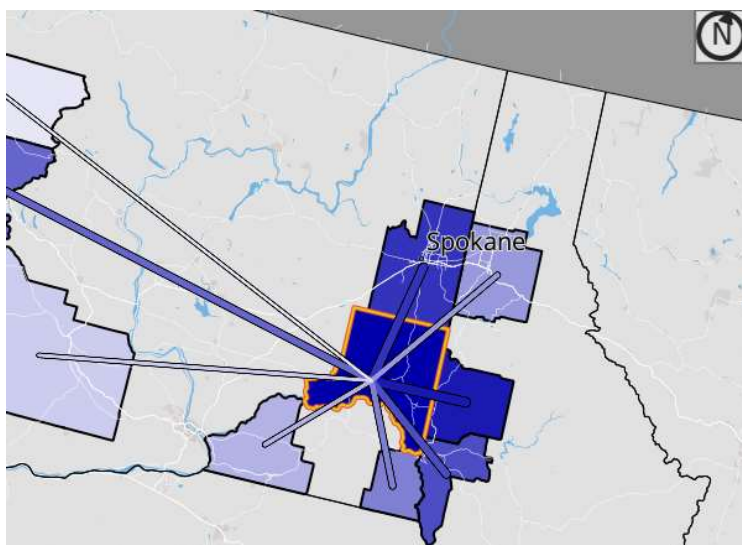
In-commuters 3,237 (From Latah)

(Live outside of Whitman County)

Out-commuters 979 (To Latah)

(Live inside Whitman County)

Net 2,258 Workers



Region	Count	Share
Whitman County, WA	10,485	53.8%
Latah County, ID	3,237	16.6%
Spokane County, WA	1,238	6.4%
Nez Perce County, ID	507	2.6%
King County, WA	459	2.4%
Asotin County, WA	447	2.3%
Kootenai County, ID	308	1.6%
Walla Walla County, WA	261	1.3%
Yakima County, WA	252	1.3%
Snohomish County, WA	242	1.2%
All Other Locations	2,056	10.5%

Source: U.S. Census On-the-map

Where Nez Perce County Workers Live 2022

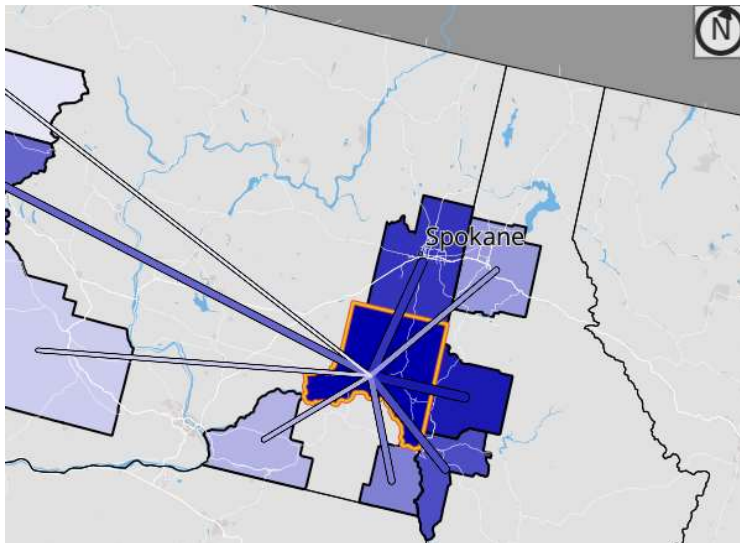
In-commuters 3,722 (From Asotin)

(Live outside of Nez Perce County)

Out-commuters 1,999 (To Asotin)

(Live inside Nez Perce County)

Net 1,723 Workers

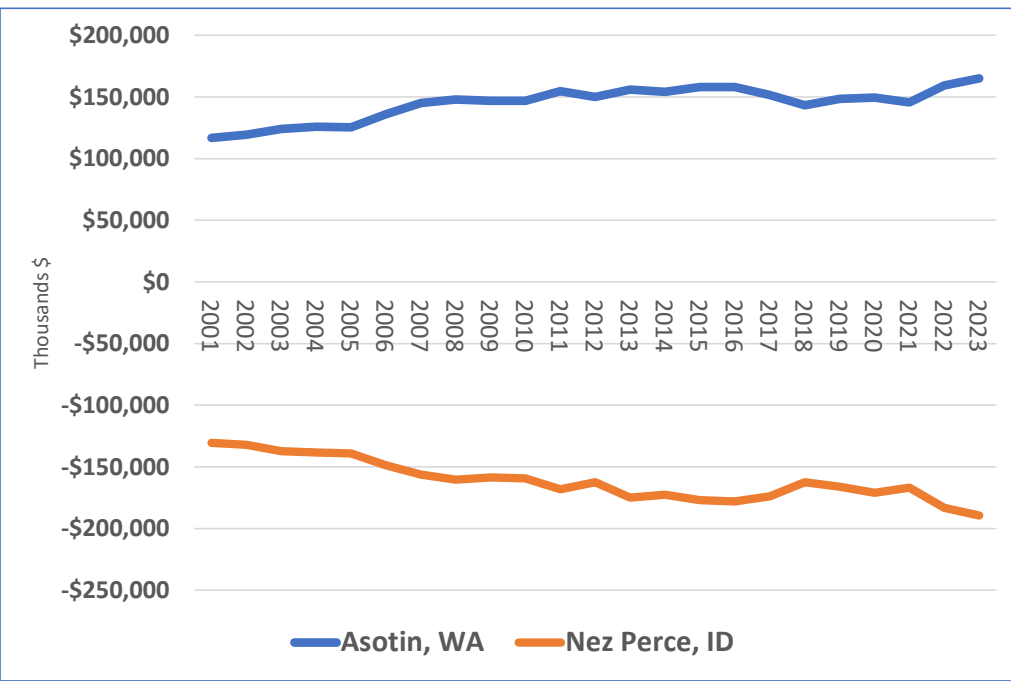


County	Count	Share
Nez Perce County, ID	11,941	56.40%
Asotin County, WA	3,722	17.60%
Latah County, ID	1,145	5.40%
Kootenai County, ID	582	2.70%
Idaho County, ID	414	2.00%
Ada County, ID	374	1.80%
Clearwater County, ID	366	1.70%
Whitman County, WA	296	1.40%
Lewis County, ID	252	1.20%
Canyon County, ID	180	0.90%
All Other Locations	1,901	9.00%

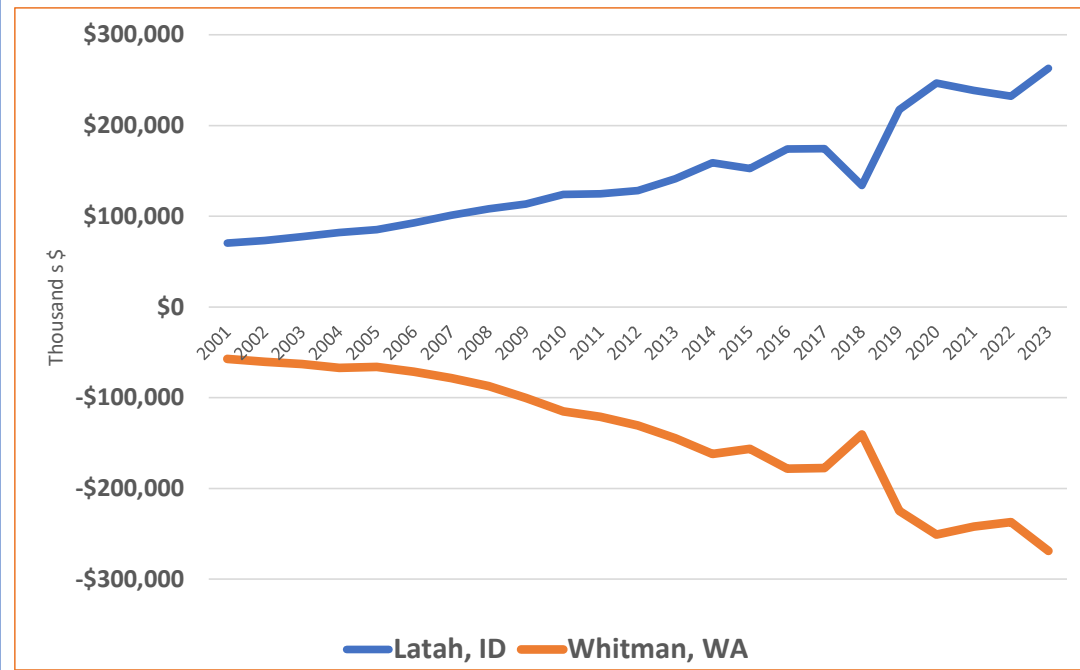
Source: U.S. Census On-the-map

Injections and Leakages (Commuting Patterns)

Nez Perce (-\$189 M) and Asotin (\$165 M)



Whitman (-\$268 M) and Latah (\$263 M)



Source: Bureau of Economic Analysis (2001 to 2023)

Income and Job Gains from Commuting Flows, including the multiplier effects

Region	Employment	Labor Income	Gross Regional Product	Output
Latah County	1,231	\$55,522,889	\$109,242,183	\$185,137,005
Asotin County	651	\$34,873,341	\$68,136,223	\$111,209,190

Any Questions?



Port of
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County

Economic Profiling

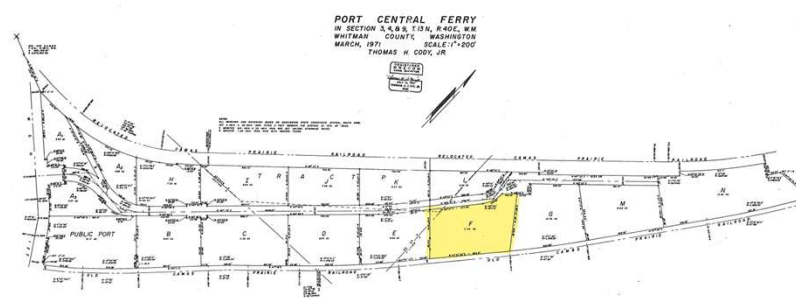
Economic Indicators in Handout:

- Quarterly Taxable Retail Sales & Annual Growth Rate
- July 2025 Washington State Unemployment Rate by County
- September 2025 Economic & Revenue Council Update

Want additional data?

Visit www.whitmancountytrends.org.

Port of Central Ferry Project Completion



AGROW
SOLUTIONS

Port of Central Ferry Project Completion





**Port of
Whitman
County**

Historic Preservation

Michelle Thompson

Certified Local Government Coordinator

www.portwhitman.com

September 24, 2025

11:45 am – 1:30 pm

The Center

110 S. Main St.

Colfax, WA





What is Historic
Preservation?



It's this



And this



And, of course, it's this

The image shows the upper portion of a building's facade. It features three large, rectangular windows with dark frames. Below the windows, the name "WHITMAN COUNTY" is mounted on a light-colored stone wall in large, dark, three-dimensional block letters. Below that, the word "COURTHOUSE" is also in large, dark, three-dimensional block letters. Underneath "COURTHOUSE", the year "1955" is mounted in smaller, dark, three-dimensional block letters. The stone wall is composed of large, light-colored rectangular tiles. To the right of the stone wall, a section of brickwork is visible.

WHITMAN COUNTY
COURTHOUSE
1955

But, it's usually this!



And this!



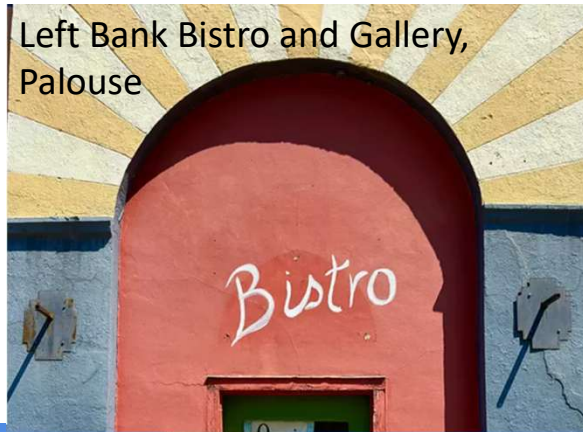
And this!

And this!





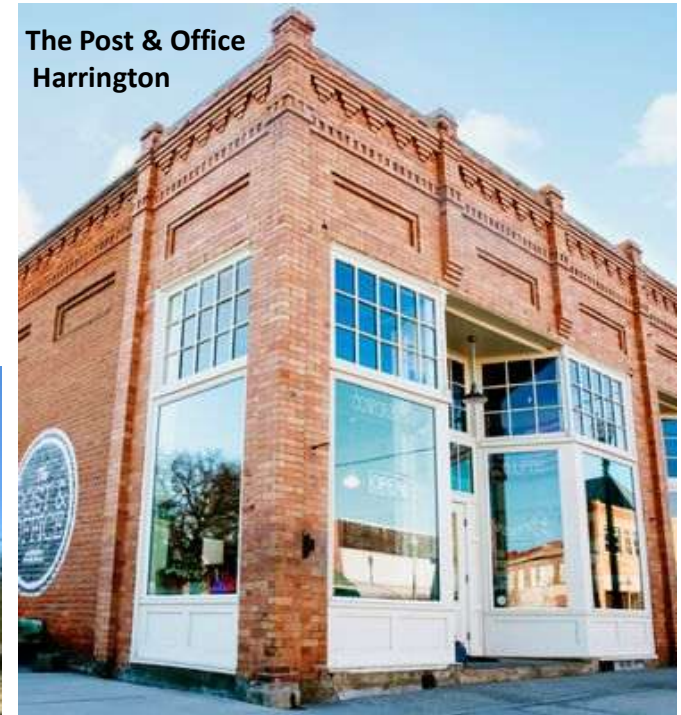
C Street Vault, Connell



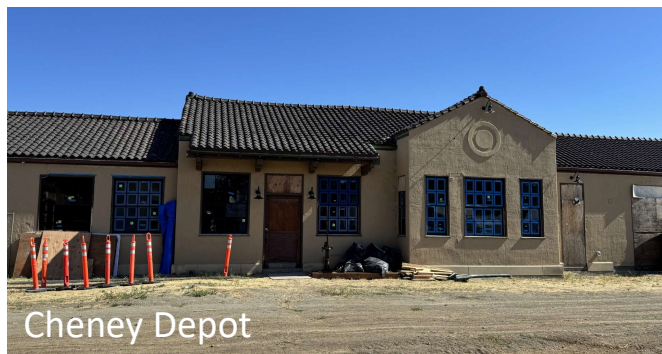
Left Bank Bistro and Gallery,
Palouse



The Oakesdale Mill



The Post & Office
Harrington



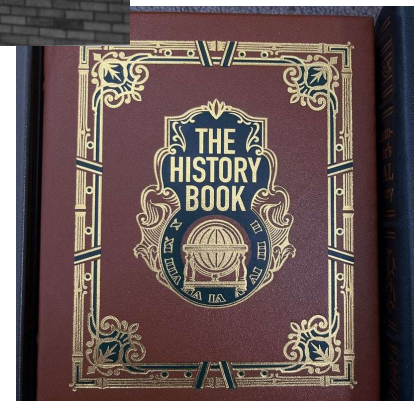
Cheney Depot

And, Preservation isn't just for cities. Preservation in small and rural communities is all around you!

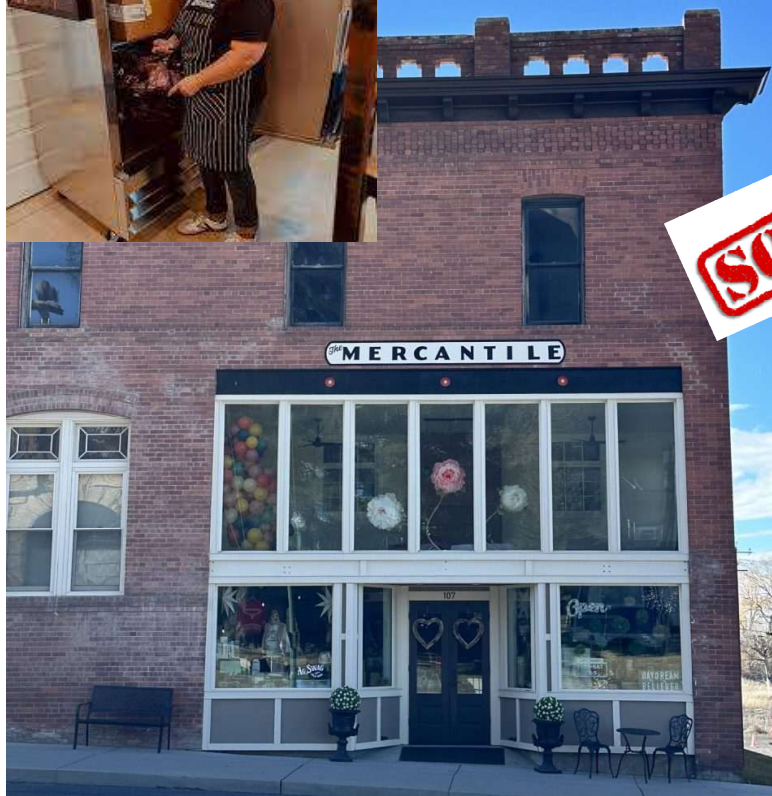
Old buildings are like history books you can walk into

In an era of rapid change and sprawling developments, historic buildings provide a visible, physical connection to the past. They ground a community with a shared history and help it retain its unique identity, preventing a sense of rootlessness.

There's also pride in that—pride in our heritage, in our local craftsmanship, in those whose hands built our buildings, and in the stories these places carry. And let's not forget the practical side: historic buildings attract visitors, support local businesses, and boost local economies.



The Electric Hotel, Harrington



SOLD OUT



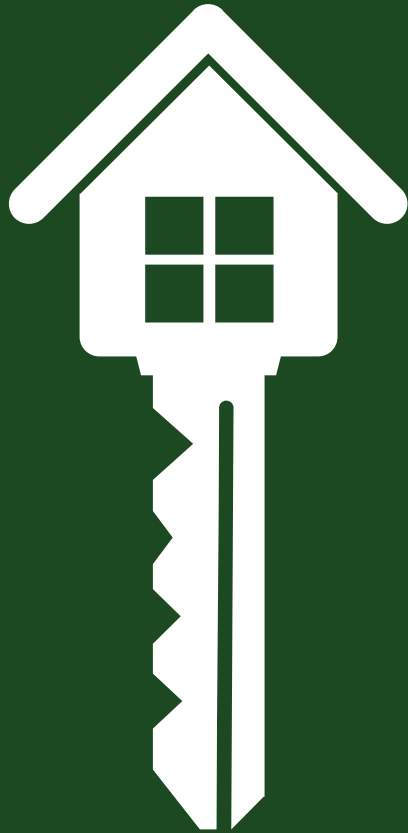
FINANCIAL INCENTIVES



People find all kinds of creative ways to fund restoration and find new uses for their historic resources, but to receive financial incentives *specifically* for Historic Preservation, it must be listed on a historic register.

Typically, to be eligible for a historic register, a resource is **more than 50 years old**





To qualify, *a property must be significant*; that is must represent a significant part of the history, architecture, archaeology, engineering or culture of an area, and it must have the characteristics that make it a good representative of properties associated with the past.

Rural Resources

Barns, Farmsteads, Silos
Grain Elevators, etc..



Farmers | 1905



Woodland | c.1895



Snohomish Co. | 1915

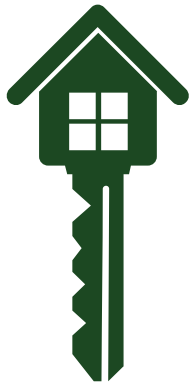


Raymond | 1918

Lots of others

Linear features, Roads, Railroads, Ditches, Landscape, Cemeteries, etc..

It doesn't have to be a building!



Ephrata | 1956



Pullman | c.1907



Seattle | 1966



Whitman Co. | c.1902

Public Buildings

Schools, City Halls, Courthouses, etc..



Everett | 1912



Waterville | 1911



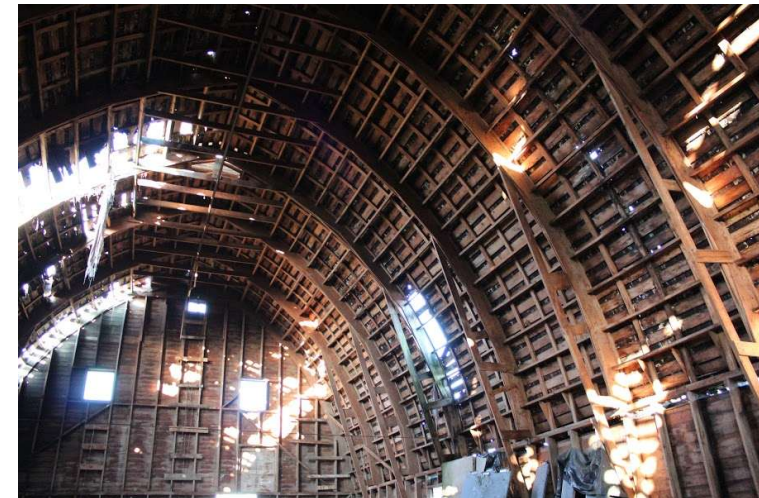
Sedro Wooley | 1927



Davenport | 1928

Condition

is not a factor in **most** cases





Historic Integrity

The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period.

Basically, this means it has it's historic parts in tact!

The National Register of Historic Places

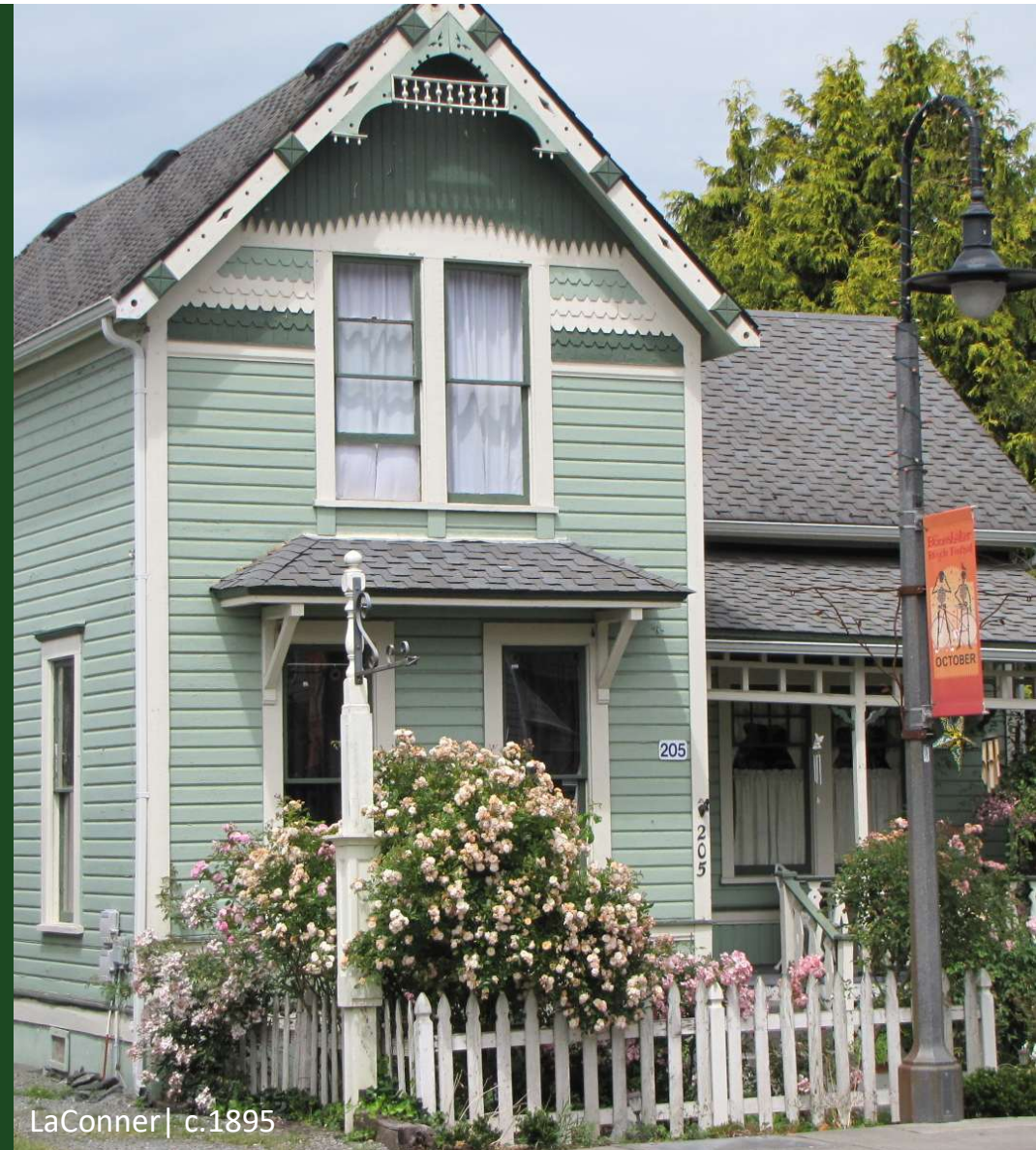


Owner Consent

to LIST you need....

- No Consent for Public Property
- Consent for Private Property

-Districts are created by majority consent



The Myths

of listing on the National Register of Historic Places

My property
value will go down



Someone is going to tell me
what I can and can't do with
my own property

You get a bronze plaque
that says your property
has been listed



The Myths

of listing on the National Register of Historic Places

You have to restore the property once its listed.



If my property gets listed
I have to open it up
to the public

If my property is listed,
I can't demolish
the building





Results

of listing on the National Register of Historic Places



- 01 Eligibility for federal tax credits.
- 02 Consideration in planning for federally funded, licensed, or assisted projects (Sec 106).
- 03 Consideration in issuing a surface coal mining permit.
- 04 Qualification for federal historic preservation grants.
- 05 Special Consideration with regard to Building Code Requirements.

FEDERAL HISTORIC TAX CREDIT

The property must be listed on the **NATIONAL REGISTER**.

The property must be **INCOME PRODUCING**, including commercial, office, retail, and rental residential.

Cheney High School (School House Lofts), 1931

FEDERAL HISTORIC TAX CREDITS

20% Federal Tax Credit on Qualified Rehabilitation Expenditures

Example: For \$1,000,000 in rehab expenditures a \$200,000 credit can be taken.

Hallett House. Medical Lake, 1897

FEDERAL HISTORIC TAX CREDIT



The project must be **SUBSTANTIAL** – meaning the amount spent on the rehab must exceed the current value of the building (minus the value of the land)

Royal Block, Waitsburg

FEDERAL HISTORIC TAX CREDIT



The proposed rehabilitation must meet the Secretary of the Interior's **STANDARDS** for the Treatment of Historic Properties.

Gritman Building, Ritzville 1902

SECRETARY OF THE INTERIOR'S STANDARDS

1. Retain historic character

2. Repair as much as possible

3. Replace with in-kind (same) materials when possible

4. Reversible and compatible changes

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

QUALIFIED REHABILITATION EXPENDITURES

ALLOWABLE COSTS



SOFT AND HARD COSTS INCLUDE

- **SOFT COSTS:**
 - Labor
 - Permit Fees
 - Architect/Engineer/Consultant Fees
- **HARD COSTS:**
 - Demolition
 - Plumbing, Electrical, and HVAC
 - Finishes
 - Structural

NOT INCLUDED

- Acquisition costs
- Furniture
- Rugs and Curtains

Typically, Allowable Costs

- Stabilization expenses, roof, gutters, window-door security
- Debris removal
- Basic electrical service
- Basic plumbing service
- Basic HVAC service
- Historic Tax Credit evaluation/planning
- Project management
- Taxes
- Insurance
- Architectural Fees
- Engineering Fees Taxes
- Insurance
- Construction interest
- Project management
- Roof, gutters
- Debris removal
- Security
- Exterior painting and tuck pointing
- Electrical upgrades
- Plumbing upgrades
- HVAC Services (including Geo-Thermal external components)
- Lead-Hazardous materials abatement
- Window and door repairs/replacement
- Interior surface finishes
- Built-in structural element repairs
- ADA accessibility interior elements
- Interior elevators (conditionally)
- Fire suppression
- Interior signage
- Exterior attached lighting

CHENEY HIGH SCHOOL

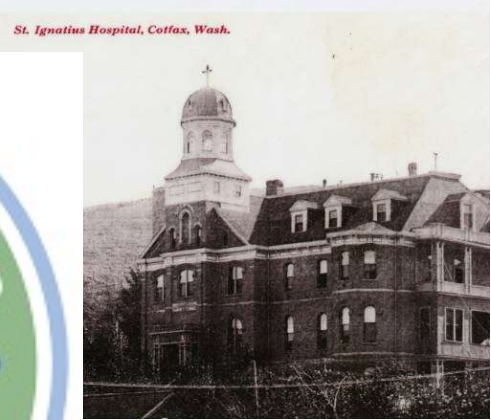
CHENEY



- **Contributing building in the City of Cheney National Register Historic District (1880-1950).**
- **1931 high school was rehabilitated into a 34-unit apartment building in 2017.**
- **\$6,860,000 in Qualified Rehabilitation Expenditures (\$1,372,000 credit).**



Historic Courthouse Grant



Sivinski Grant



NPS Grants



Historic Cemetery Grant



Historic Theater Grant

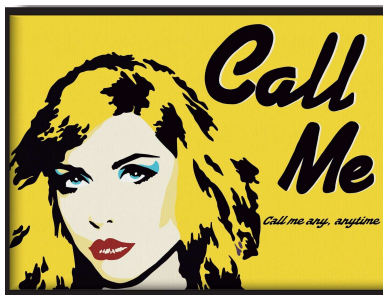


Heritage Barn Grant
(Whitman County has received 12 so far!)

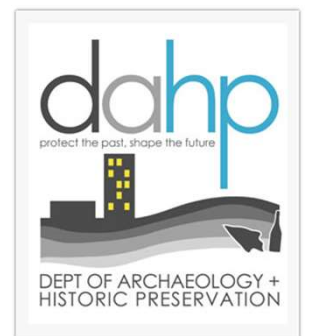
Michelle Thompson
Department of Archaeology and Historic Preservation



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(360) 890-2617

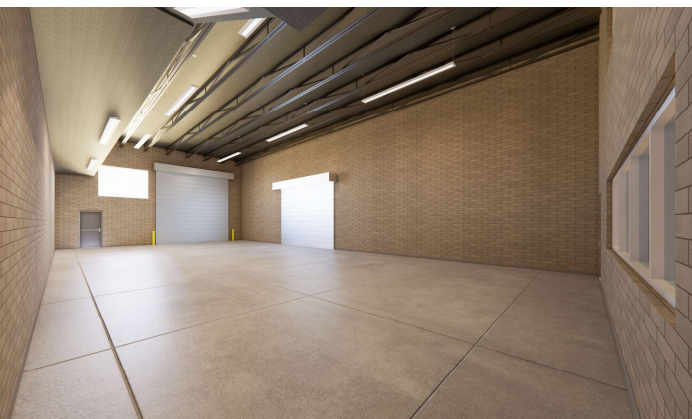




Technology Transfer & Commercialization Facility



- Finalizing preliminary engineering cost estimate
- Working on federal EDA application



Thank you for supporting this project:

- Senator Murray
- Senator Cantwell
- Representative Baumgartner
- Senator Schoesler
- Representative Schmick
- Representative Dye
- Whitman County Commissioners
- Latah County Commissioners
- City of Colfax
- City of Palouse
- City of Pullman
- City of Tekoa
- Town of Albion
- Town of Colton
- Town of Garfield
- Town of Malden
- Town of Oakesdale
- Town of St. John
- Town of Uniontown
- Washington State University Center for Entrepreneurship
- Washington State University Innovation & Research Engagement Office
- Washington State University Office of the Chancellor
- Washington State University Hydrogen Properties & Energy Research (HYPER) Center
- Washington State University Office of Research



Port of
Whitman
County

Thank you for supporting this project:

- University of Idaho Department of Biological Engineering
- University of Idaho Office of Research and Economic Development
- Alcyone Therapeutics
- Alternative Energy Materials
- Ananta Technologies
- Avista Utilities
- Clearwater Economic Development Association
- Community Economic Revitalization Board (CERB)
- Consortium for Hydrogen and Renewably Generated E-Fuels (CHARGE)
- Flux Neuroscience LLC
- Gliding Ant Ventures
- Hard Red Energy
- Impact Washington
- Inland Northwest Partners
- Kerat AI
- Meter Group Inc.
- Patrick Adam, Plug Power
- Pullman Chamber of Commerce
- Qualterra
- Southeast Washington Economic Development Association (SEWEDA)
- Steven Peterson, Regional Economist
- Washington Public Ports Association
- Washington Small Business Development Center (SBDC)

Legislative Coalition Update

- **September:** Port issued RFP
- **October:** Port finalizes coalition
- **November:** Lobbyist selected; identify priorities
- **January:** State legislative session begins

Have met with:

- City of Tekoa
- Town of Oakesdale
- Town of St. John



Whitman County Local Government Coalition

The Port of Whitman County, as Whitman County's Associate Development Organization (ADO), is hiring a state lobbyist and convening a Whitman County Local Government Coalition to support the legislative priorities of governments in Whitman County and the Port's county-wide Economic Development Plan.

Why is the Port convening a local government coalition?

- Many of Whitman County's towns and cities are resource-constrained and cannot pay for a lobbyist on their own, but desire to remain involved in the legislative process.
- Legislators cannot meet every funding request. Working together on collective priorities increases chances of success.
- Other ADOs, such as the Port of Walla Walla, have found collaborating on a regional legislative agenda extremely helpful in implementing their county-wide Economic Development Plan.

Why join the coalition?

- Access a state lobbyist at a lower cost than working with one independently.
- Collaborate with local governments on project funding strategies and support county-wide legislative priorities.
- Receive assistance with requesting appropriations from the state legislature.
- Remain updated on policy issues of interest for Whitman County.

What is the timeline for next steps?

- September: Port issues an RFP for state lobbying services contract.
- October: Finalize Whitman County Local Government Coalition.
- November: Coalition interviews and provides input on lobbyist selection for the 2026 legislative session. Coalition works with lobbyist to identify collective legislative priorities and agenda.
- January: State legislative session begins. Lobbyist will communicate with Coalition points of contact during the state legislative session.
- March: Washington State legislative session ends. Lobbyist will work with Coalition to identify future legislative strategies during the interim.

 **Port of Whitman County**

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Closing

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