

WPPA Spring Conference Vancouver, WA

Port of Walla Walla Overview

May 10, 2018

www.portwallawalla.com

- **Port District Background**
- **History of Progress/Accomplishments**
- **Port Properties/Assets**
- **On-Going Port Initiatives**

Port District Background

Port of Walla Walla

Founded in 1952, the Port of Walla Walla is a municipal corporation responsible for fostering economic development throughout Walla Walla County. The Port is also the Economic Development Council for Walla Walla County.

Mission:

Working to enhance the economic vitality of Walla Walla County.

- **Create and retain family wage jobs**
- **Expand the region's tax base**
- **Maintain multi-modal transportation linkages**
- **Provide leadership in enhancing Walla Walla County's overall economic vitality and quality of life**

Port of Walla Walla



Commissioner Peter Swant, District 1 - Commissioner Swant is serving his first term on the Port Commission. His District encompasses more than half of the City of Walla Walla and the stateline area. Peter is a real estate agent for Coldwell Banker First Realtors. He has consistently been one of the top selling agents in the Walla Walla Valley. He also worked 29 years in his family grocery store business, "Wade's Red Apple Market". Peter has also been an active volunteer in the community. Past President of W.W. Association of Realtors, Past Chair Levy for W.W. Public Schools, Past Chair of Realtor Food Drive and Board member of the Big Blue Boosters



Commissioner Mike Fredrickson, District 2 - Commissioner Fredrickson is currently serving his third term on the Port of Walla Walla Commission and represents District 2, which includes the eastern third of the City of Walla Walla, Dixie, Waitsburg and Prescott areas. Commissioner Fredrickson is a 1988 graduate of Walla Walla High School and a 1992 graduate of Washington State University with a BS degree in Agri-Business. He served 8 years on the Walla Walla County Planning Commission (5 years as Chairman). Commissioner Fredrickson is a certified general real estate appraiser and works for Associated Appraisers located in Walla Walla and is Vice President of the Columbia Basin Chapter of the Appraisal Institute.



Commissioner Ron Dunning, District 3 - Commissioner Dunning is currently serving his second term on the Port of Walla Walla Commission. He represents District #3 in the Western portion of Walla Walla County, which includes the communities of College Place, Touchet, Lowden, Burbank, Eureka and Clyde. Commissioner Dunning is owner of Dunning Irrigation in Touchet. He is also co-owner of Touchet Seed & Energy, an oil-seed crusher for biofuels. Commissioner Dunning is a member of the Touchet-Gardena Lions Club and a founder of the Touchet Education Foundation. He attended Columbia Basin College.

- **Determine the overall direction of the Port district.**
- **Determine capital and administrative priorities.**
- **The Port Commission approves the yearly operating budget and all supplemental budgets.**
- **Approves all expenditures.**
- **Approves all major lease agreements.**
- **Approves policies of the Port district.**
(Airport Rate & Charge guidelines, Personnel Policy)
- **Approves issuance of all debt obligations.**
- **Authorizes all real estate transactions regarding the acquisition and/or selling of property.**
- **Selection of the Executive Director and Legal Counsel.**

Port's Various Business Parks

- **Avery Business Park - 12.3 acres – Walla Walla**
- **Burbank Business Park - 137 acres – Western WW County**
- **Burbank Industrial Park - 120 acres - Western WW County**
- **Dell Avenue Industrial Park - 40 acres – Walla Walla**
- **Dodd Road Industrial Park - 182 acres - Western WW County**
- **Isaacs Business Park - 9 acres – Walla Walla**
- **Melrose Business Park - 37 acres – Walla Walla**
- **Waitsburg Business Park - 9 acres - Waitsburg**
- **Wallula Gap Business Park – 1,900 acres - Western WW County**
- ❖ **Port manages over 2,500 acres of industrial zoned properties and over 540,000 SQ. FT. of industrial buildings.**
- ❖ **Port manages over 50 building and land lease with lease revenue over \$2 million annually.**

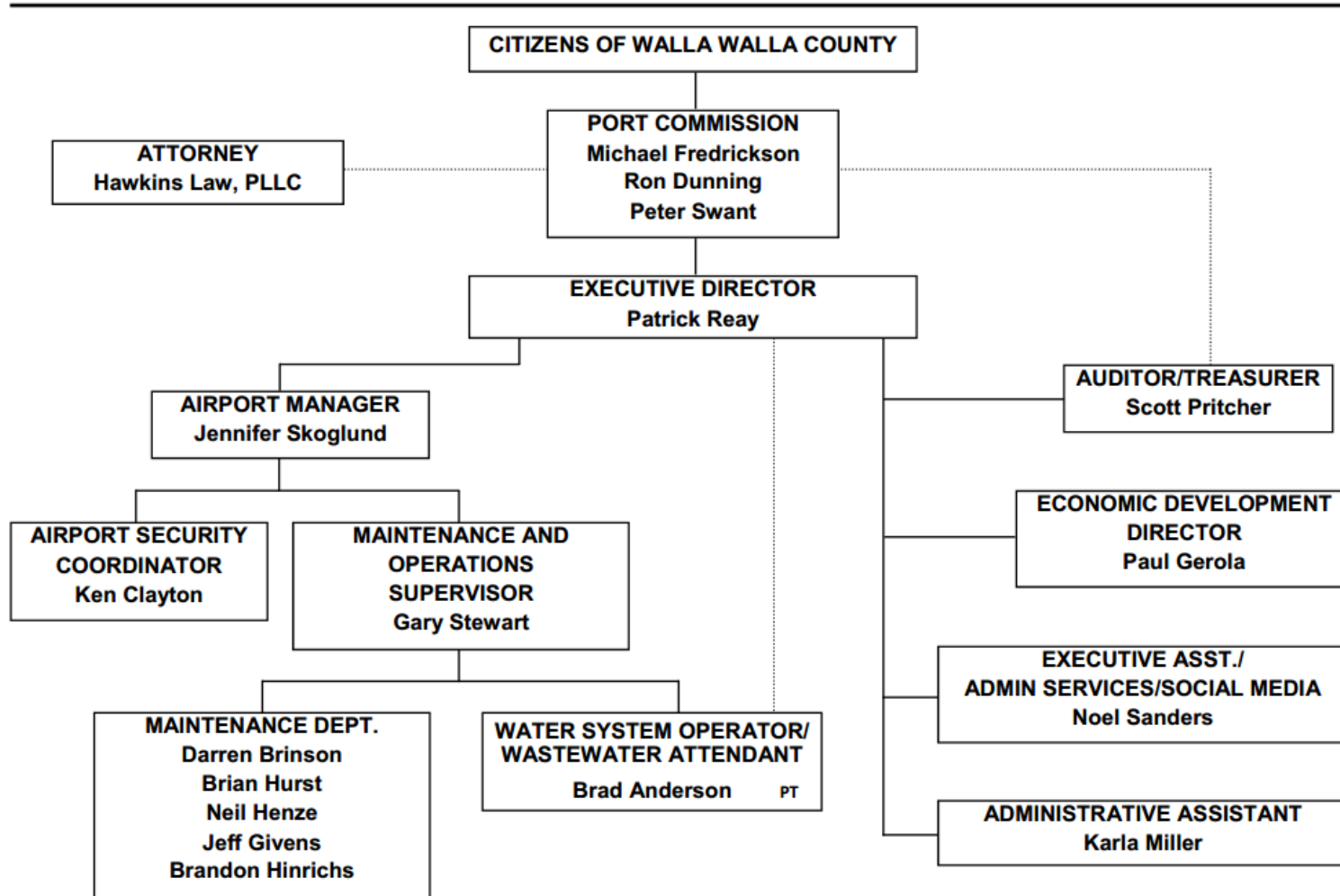
Port has \$150 Million in Assets to manage.

Walla Walla Regional Airport (3,700 total acres)

- Walla Walla Regional Airport Business Park +/- 832 Acres
- Industrial & Commercial Zoning
- Various Farms north of Airport (Clear Zone)
- Approximately 400 acres for Airport Business Park
- 124+ Buildings (Does not include hangars or anything on aviation side).
- 80 Business Tenants (does not include our monthly storage tenants or hangar tenants.)

Port of Walla Walla

PORT OF WALLA WALLA ORGANIZATIONAL CHART



14 FTE

History of Progress and Accomplishments

Packing Corporation of America (PCA)
Boise Cascade (1957) October 2017 Celebrated 60 Years
600+ Family Wage Jobs

\$3 million annually in property taxes Largest in WW County



Nelson Irrigation – Headquarters (1972)
100 + Family Wage Jobs



Key Technology – Corporate Headquarters (1989)

\$8.8 Million Port Investment

320 Family Wage Jobs



Walla Walla Regional Airport - \$10.5 million

New Terminal dedicated December 2000



Walla Walla Regional Airport

**January 1, 1989 Port assumes ownership of Airport
Operation and Property**



Cliffstar/Cott Corporation Juice Manufacturer (2002) \$1,600,000 Port Investment



Cliffstar/Cott Corporation – Juice Manufacturer

\$1,600,000 Port Investment

\$4,000,000 Cliffstar Investment

70+ Family Wage Jobs

AgriFrozen Facility – Dell Avenue



**CLIFFSTAR
CORPORATION**



[Our Profile](#)

[Health Line](#)

[Growers](#)

[News](#)

[E-mail](#)



**The Nations Largest Independent
Private Label Juice Company**

Railex Project (Union Pacific Cold Connect) Walla Walla County, Washington “Streamlining Produce Distribution”



Railex Wine Distribution Warehouse (Northwest Wine Services)

Chateau Ste Michelle



RAILEX WINE SERVICES DISTRIBUTION CENTER
500,000 S.F. TEMPERATURE CONTROLLED
WALLULA, WASHINGTON



Walla Walla Regional Airport 2006 (3) Wine Incubator Buildings 2008 (2) Wine Incubator Buildings

Constructed five wine incubator buildings at a cost of \$1,962,723. State of Washington provided \$1,477,500 in funding and the Port provided \$485,223 in funding.



Walla Walla Regional Airport 2017 Reiff Manufacturing Building (4,800 sq. ft.)



Walla Walla Regional Airport 2017 Burwood Brewery Building (5,400 sq. ft.)



Port Properties/Assets

Port of Walla Walla Business Parks East Side of Walla Walla County

Melrose Business Park – 37 acres

Isaac's Facility – 110K sq. ft.

Waitsburg Business Park – 9.61 acres

Melrose Industrial Park – 37 acres



Melrose Industrial Park – 37 acres



Isaac's Facility 110,000 sq. ft.



Waitsburg Business Park 9.6 acres

The Waitsburg Business Park consists of seven platted lots ranging in size from 1.074 acres to 1.822 acres. The property is located in the City of Waitsburg and is zoned industrial. The park is adjacent to U.S. Highway 12 and the Port of Columbia Railroad. The park has excellent truck and rail access and is ideal for light manufacturing or warehouse distribution. The park is site ready with all utilities in place. Lot sizes can be re-configured to accommodate specific business needs.



Port of Walla Walla





Walla Walla Regional Airport

Snapshot of Activities at Walla Walla Regional Airport



Walla Walla Regional Airport



Walla Walla Regional Airport



Walla Walla Regional Airport Commercial Air Service

Air Carrier

- Alaska Airlines
- Q400 Bombardier
- 76 Seats





Walla Walla Regional Airport Commercial Air Service

Current Flight Schedule

Current

<i>Alaska</i>		<u>WALLA WALLA REGIONAL AIRPORT</u>		<i>Alaska</i>	
<u>March 11 - May 19, 2018</u>					
<u>Time</u>	<u>Departing</u>	<u>Time</u>	<u>Arriving</u>	<u>Frequency</u>	<u>Flight No.</u>
5:10 AM	Walla Walla	6:14 AM	Seattle	Daily	2123
9:55 AM	Seattle	10:55 AM	Walla Walla	Daily	2198
11:39 AM	Walla Walla	12:43 PM	Seattle	Daily	2197
5:25 PM	Seattle	6:19 PM	Walla Walla	Daily	2054
6:59 PM	Walla Walla	8:07 PM	Seattle	M,Th,F,Su	2145
9:25 PM	Seattle	10:18 PM	Walla Walla	M,Th,F,Su	2186

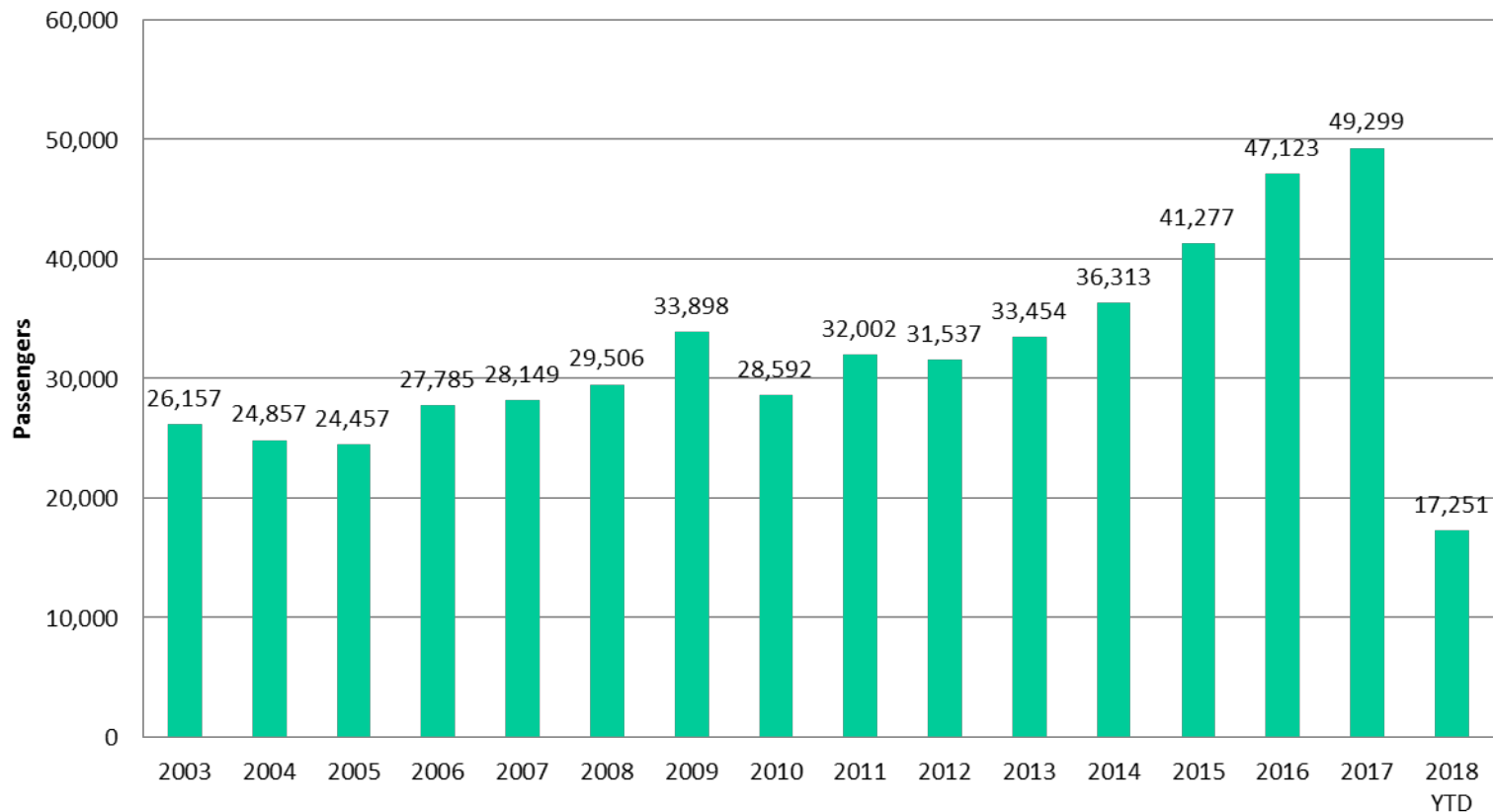
Begins
May 20

<i>Alaska</i>		<u>WALLA WALLA REGIONAL AIRPORT</u>		<i>Alaska</i>	
<u>May 20, 2018 -</u>					
<u>Time</u>	<u>Departing</u>	<u>Time</u>	<u>Arriving</u>	<u>Frequency</u>	<u>Flight No.</u>
5:00 AM	Walla Walla	6:14 AM	Seattle	Daily	2087
9:55 AM	Seattle	11:13 AM	Walla Walla	Daily	2096
11:51 AM	Walla Walla	12:43 PM	Seattle	Daily	2079
5:25 PM	Seattle	6:21 PM	Walla Walla	M,Th,F,Su	2020
6:59 PM	Walla Walla	8:07 PM	Seattle	M,Th,F,Su	2021
9:25 PM	Seattle	10:24 PM	Walla Walla	Daily	2086



Walla Walla Regional Airport Commercial Air Service

**Walla Walla Regional Airport
Inbound Passengers: 2003 - 2018 YTD Thru April**



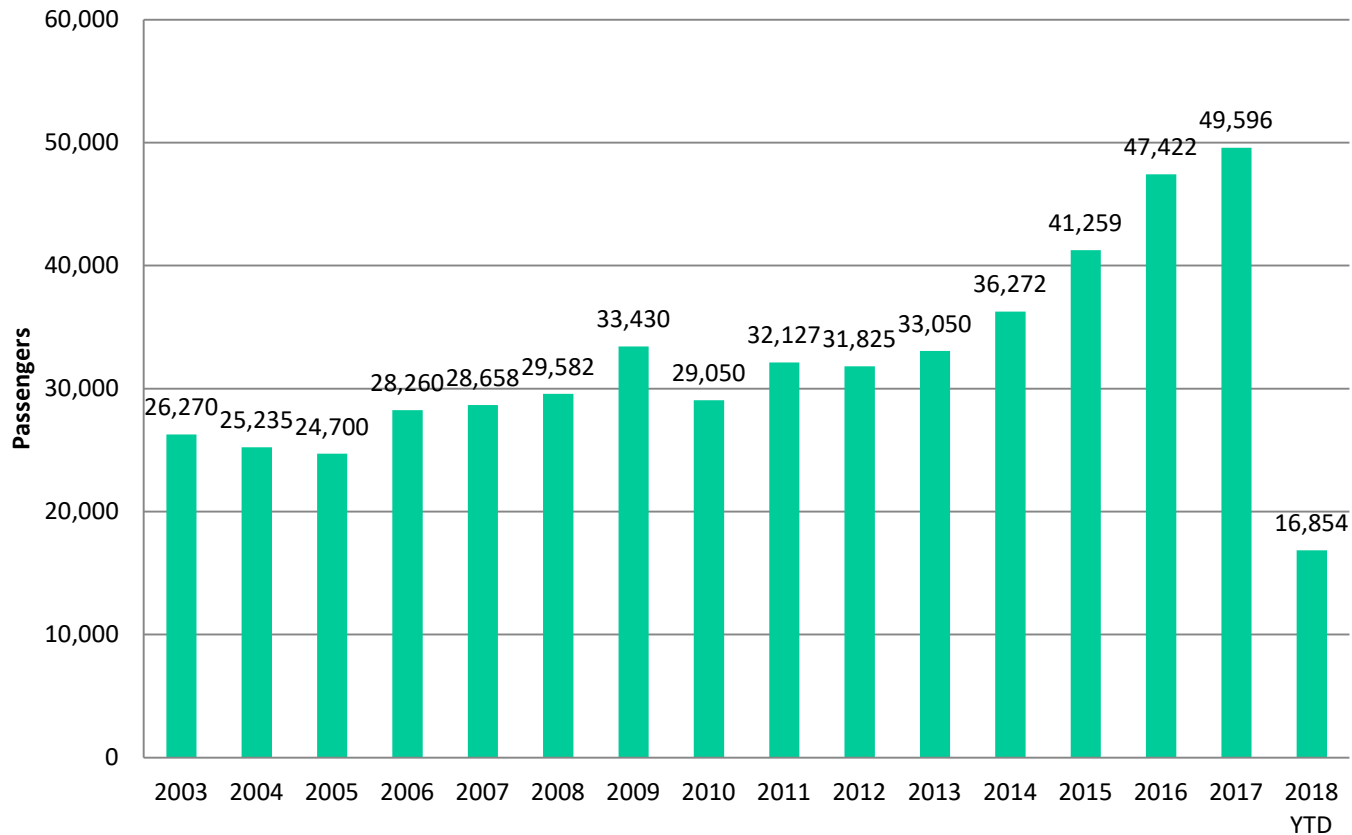
2017 YE vs. 2003 YE: = 88% Increase

2018 YTD vs. 2017 YTD = 5.5% Increase



Walla Walla Regional Airport Commercial Air Service

Walla Walla Regional Airport Outbound Passengers: 2003 - 2018 YTD Thru April



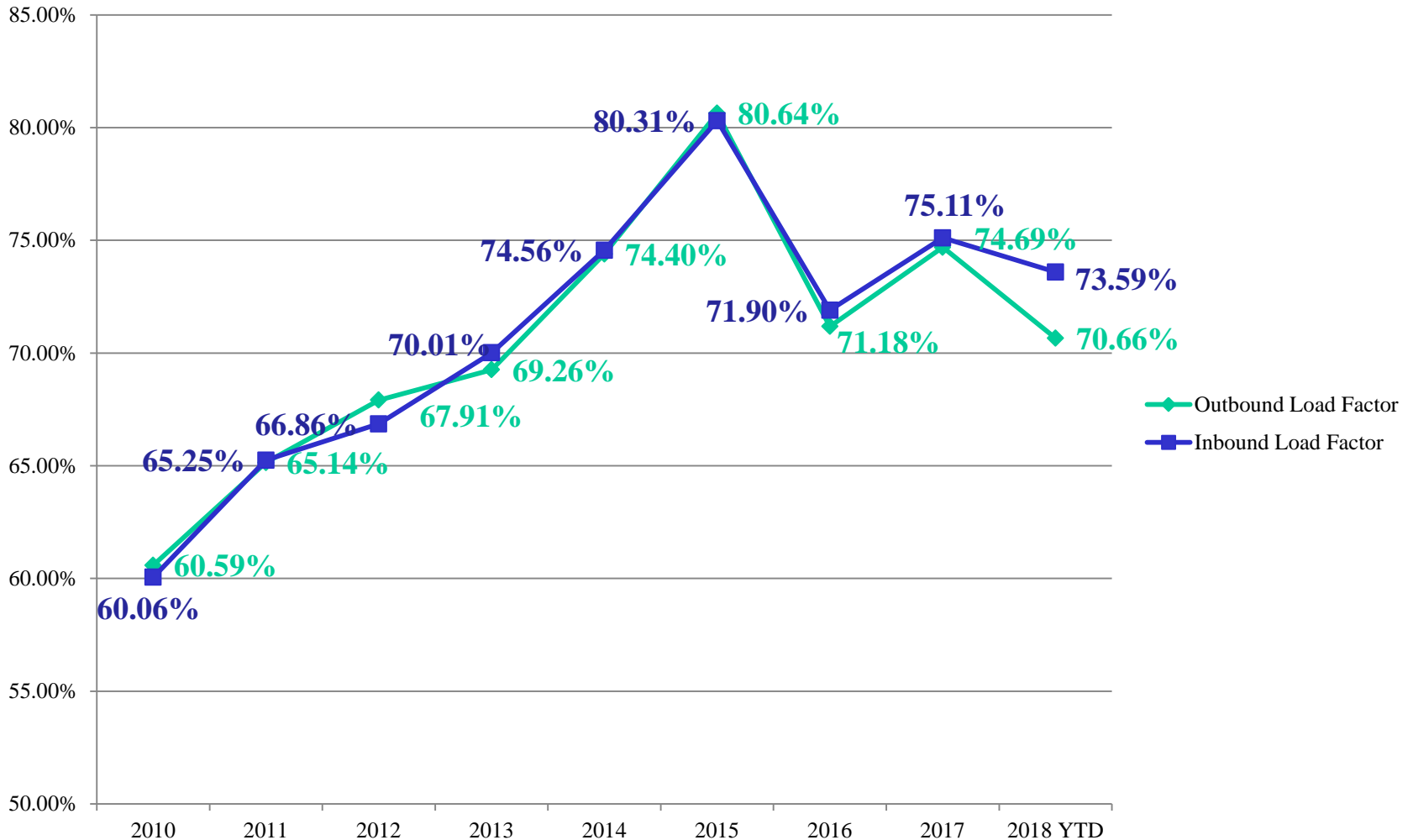
2017 YE vs. 2003 YE: = 88% Increase

2018 YTD vs. 2017 YTD = 4.7% Increase



Walla Walla Regional Airport Commercial Air Service

Walla Walla Regional Airport Out & In Load Factors: 2010 - 2018 YTD



Tourism in Walla Walla, WA

National Recognition for its:

WINE, FOOD, FUNKINESS, FRIENDLIEST SMALL TOWN, HISTORY

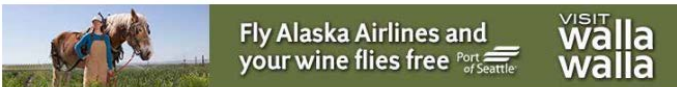
- Seattle Times
- USA Today
- Forbes Life
- Northwest Travel
- Yahoo! Travel
- Atlanta Journal-Constitution
- Sunset Magazine
- Rand-McNally
- VOGUE Magazine
- CNN Money and many, many more!

**Walla Walla County wine industry impact
estimated at over \$500 million annually**

Walla Walla Regional Airport Commercial Air Service

Marketing Campaigns in Partnership with Visit Walla Walla and Port of Seattle

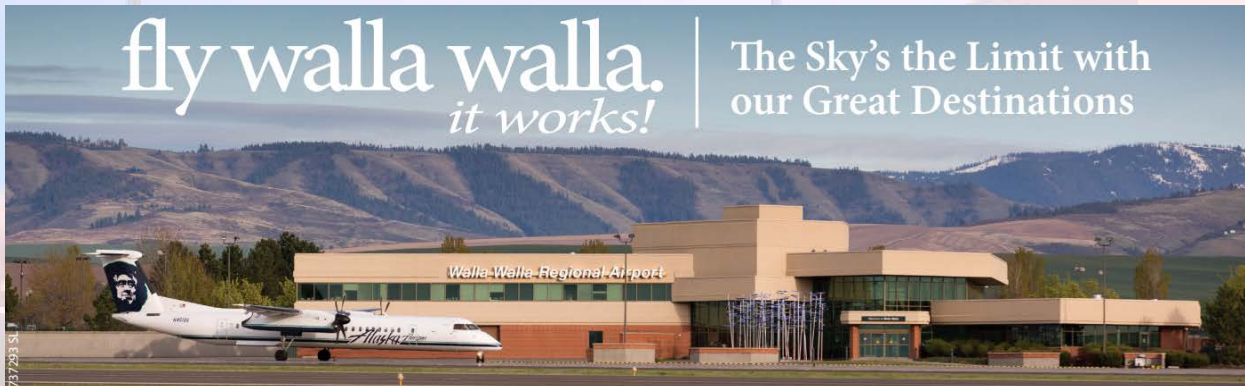
- **\$55,000 / yr. in 2015 - 2018**
 - Digital Marketing in Bay Area & Los Angeles
- **\$16,000 – 2016; \$20,000 – 2017; \$9,000 – 2018**
(Port of Seattle Grant)
 - Digital Marketing in Sacramento, Denver, and Phoenix





Walla Walla Regional Airport Commercial Air Service

Local Marketing Campaigns



Free Parking
DAILY FLIGHTS
TO AND FROM SEATTLE



Print Ads in:
Union-Bulletin
Lifestyle's
Business Monthly

**\$12,000 Annual
Investment**



FREE PARKING
Daily Flights
To and From Seattle





Walla Walla Regional Airport Commercial Air Service

Local Marketing Campaigns

RADIO. \$14,600 Annual Investment.

- **Mariners & Cougars Radio on KGDC AM & FM**
- **Alexandra Radio**
 - **KUJ, Hank, Hank (LaGrande, Oregon)**
- **CAPPS Radio**
 - **490 ESPN, 1290 KUMA, 103.5 K-Wheat, 107.7 Hot FM, 92.1 PartyFM.**

Walla Walla Regional Airport

Major Airport Investments

Taxiway Reconstruction = \$15+ Million

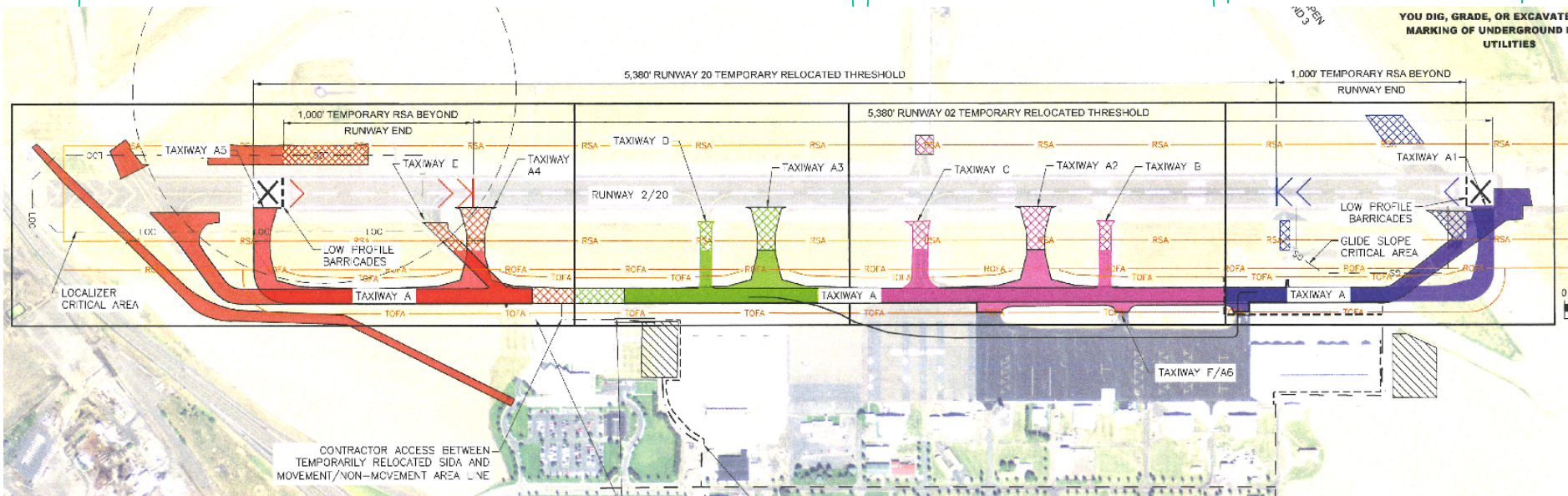


Taxiway Project

Base Bid
\$6,827,951

Additive A
\$3,334,383

Additive B
\$2,521,486



Total, Low Bid = \$12,683,821

Total Project w/ Admin & Engineering = \$13,881,179

Total w/ 10% Contingency = \$15,269,296

FAA Grant (In Bank) = \$6,329,350

Sponsor = \$559,363

Total = \$6,888,713

Walla Walla Regional Airport

Airport Investments

Taxiway Reconstruction = \$15+ Million



Walla Walla Regional Airport

Airport Investments

Taxiway Reconstruction = \$15+ Million



Walla Walla Regional Airport

Other Airport Investments

New Parking Lot = \$770,000 / 200 new stalls



Walla Walla Regional Airport

Other Airport Investments

Runway Painting = \$20,000

(Partnership between Port of Moses Lake & Port of Walla Walla)



Pavement Maintenance

Longitudinal Cracks on Rwy 2/20

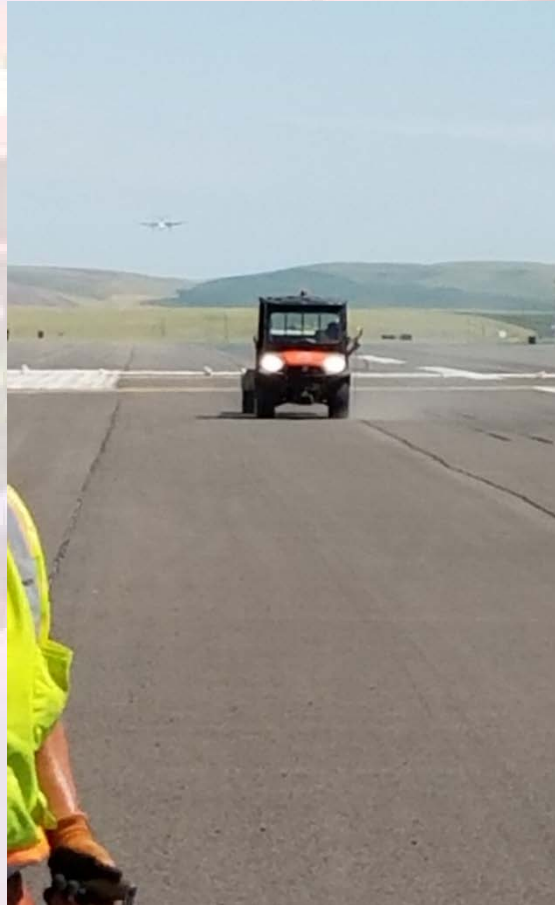
- Router the cracks (Approximately 1” deep by 1/2” wide)
 - Fill to within 1/8” of top with sealant



Walla Walla Regional Airport

Other Airport Investments

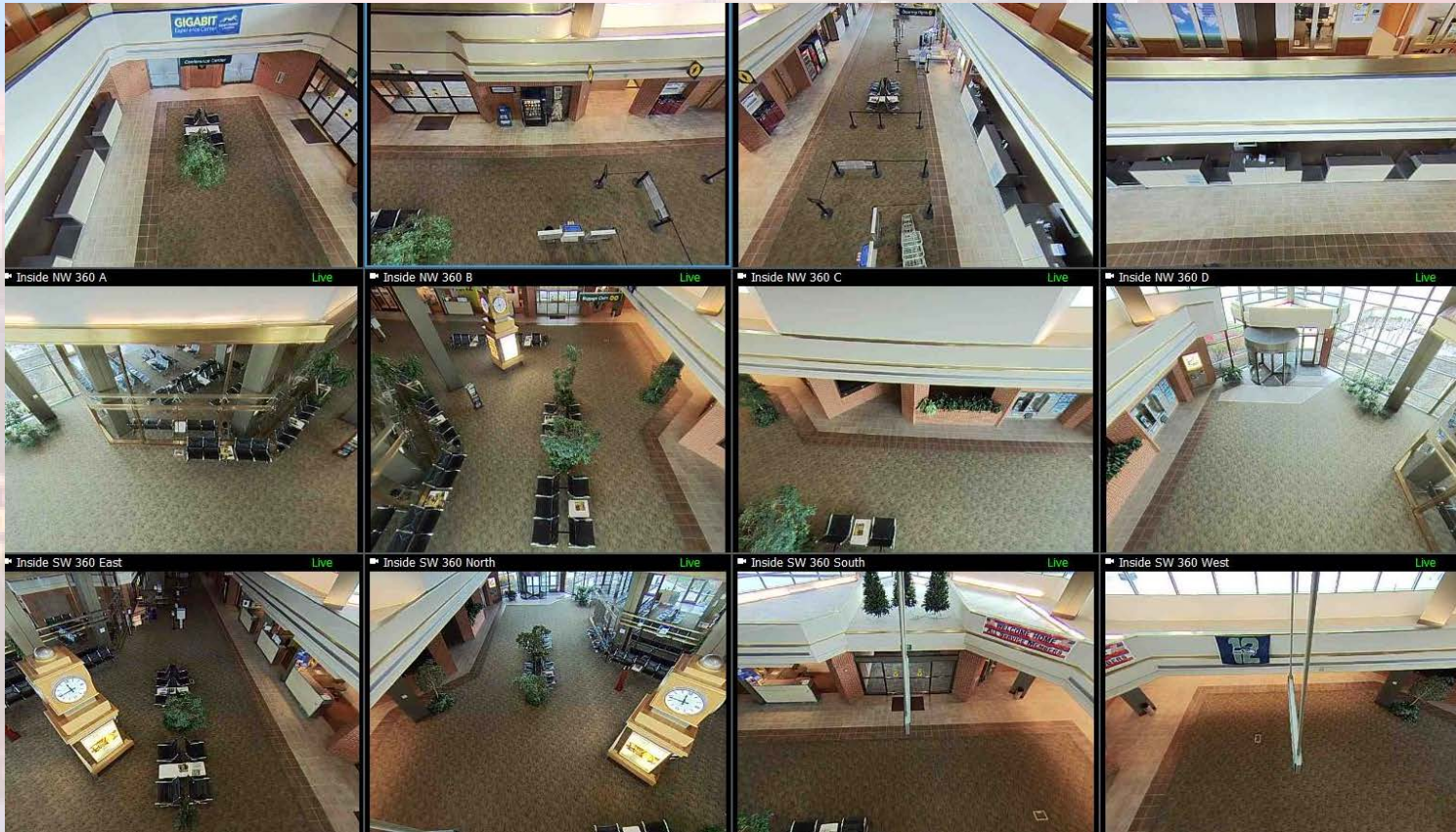
Rwy 2/20 Crack Repair (Routing & Crack Seal) = \$30,000



Walla Walla Regional Airport

Other Airport Investments

Terminal Security Cameras = \$60,000



	<u>FAA</u>	<u>WSDOT</u>	<u>Airport</u>	<u>Total</u>
Airport Master Plan	\$390,689	\$17,264	\$17,264	\$425,217

Next Steps:

- FAA Approved FORECAST
- Finalize CIP (Capital Improvement Program)
- Complete ALP (Airport Layout Plan)

WALLA WALLA REGIONAL AIRPORT
ALW

MASTER PLAN INFORMATION BLOG FAQs CONTACT US

“ The Walla Walla Master Plan Update website is your “go-to” source for information about what an airport master plan is and the Port’s progress. Use the drop down menu at the top of the page to find information including project-related documents (draft Master Plan chapters), meeting announcements, project-related links, etc.

If you don’t find what you’re looking for, let us know using the contact page. You can also contact us to share your opinion, a question or a comment.

LATEST NEWS & INFORMATION

MASTER PLAN PUBLIC MEETING (NOVEMBER 2016)
Port of Walla Walla to Present Airport Master Plan
 The Port of Walla Walla will hold a public meeting in the Rotunda at the Water &

MASTER PLAN PUBLIC MEETING
Airport to Present Master Plan Concepts. The Port of Walla Walla will hold a public meeting in the Walla Walla Regional Airport Terminal Conference Room on April 11, 2016, from 5:30 to 7:30 p.m., to discuss its forthcoming Airport

THE THIRD PLANNING ADVISORY COMMITTEE MEETING
 The third Planning Advisory Committee (PAC) meeting for the Airport Master Plan is scheduled for Monday, April 11, from 1 PM to 3 PM.
[Read more →](#)

Walla Walla Regional Airport

Other Airport Investments

Hangar Gutters & Roofing Repairs = \$30,000



T-Hangars (Backside of Hangar 118)

- **New Gutters (completed)**
- **Re-screw roof**



OTHER CAPITAL PROJECTS

Shelter Hangar Door Rollers



FLY WALLA WALLA FIRST!



Avery Industrial Park Phases 2 – 12.3 Acres

Property located in City of Walla Walla

Avery Industrial Park – Phase 1



Avery Industrial Park – Phase 2

12.3 acres



Burbank Industrial Park & Burbank Business Park

**All Properties located in
Unincorporated Walla Walla County**

Burbank Industrial Park

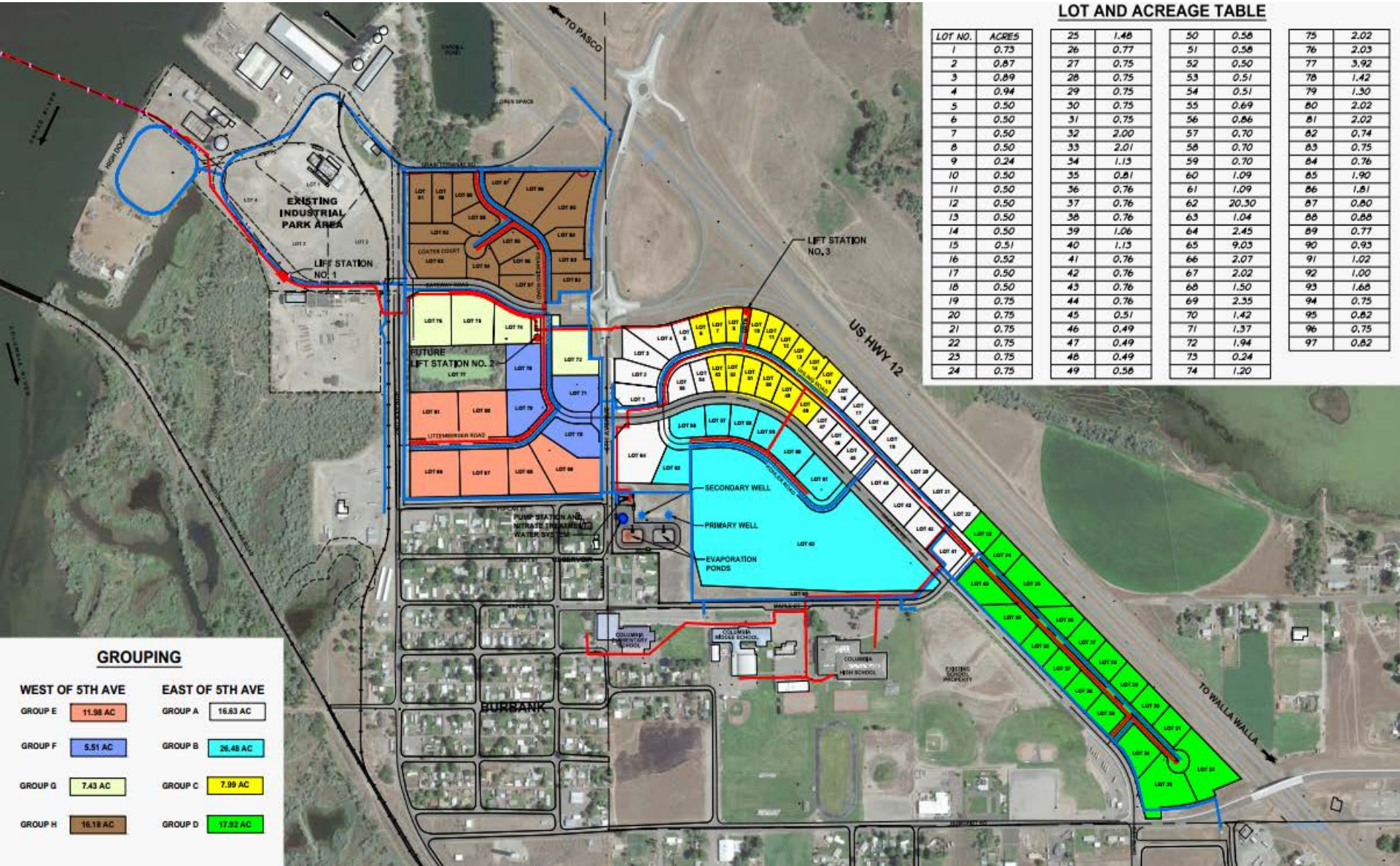


Burbank Business Park



Burbank Business Park

137 acres



LOT AND ACREAGE TABLE

LOT NO.	ACRES	LOT NO.	ACRES	LOT NO.	ACRES		
1	0.73	25	1.48	50	0.58	75	2.02
2	0.87	26	0.77	51	0.58	76	2.03
3	0.89	27	0.75	52	0.50	77	3.92
4	0.94	28	0.75	53	0.51	78	1.42
5	0.50	29	0.75	54	0.51	79	1.30
6	0.50	30	0.75	55	0.69	80	2.02
7	0.50	31	0.75	56	0.86	81	2.02
8	0.50	32	2.00	57	0.70	82	0.74
9	0.24	33	2.01	58	0.70	83	0.75
10	0.50	34	1.13	59	0.70	84	0.76
11	0.50	35	0.81	60	1.09	85	1.90
12	0.50	36	0.76	61	1.09	86	1.81
13	0.50	37	0.76	62	20.30	87	0.80
14	0.50	38	0.76	63	1.04	88	0.88
15	0.51	39	1.06	64	2.45	89	0.77
16	0.52	40	1.13	65	9.03	90	0.93
17	0.50	41	0.76	66	2.07	91	1.02
18	0.50	42	0.76	67	2.02	92	1.00
19	0.75	43	0.76	68	1.50	93	1.68
20	0.75	44	0.76	69	2.35	94	0.75
21	0.75	45	0.51	70	1.42	95	0.82
22	0.75	46	0.49	71	1.37	96	0.75
23	0.75	47	0.49	72	1.94	97	0.82
24	0.75	48	0.49	73	0.24		
		49	0.58	74	1.20		

GROUPING

WEST OF 5TH AVE	EAST OF 5TH AVE
GROUP E 11.98 AC	GROUP A 16.83 AC
GROUP F 5.51 AC	GROUP B 28.48 AC
GROUP G 7.43 AC	GROUP C 7.99 AC
GROUP H 16.18 AC	GROUP D 17.52 AC

Wallula Gap Business Park

**Property located in
Unincorporated Walla Walla County**

Wallula Gap Business Park



Property Description

- 1,900 acres
- 4,761 acre feet per year water right
- Zoning Industrial
- Purchase price \$4M

Water Lease Agreement

- Ten year lease term with WA Dept. of Ecology.
- DOE Payment to Port = \$105.00 per acre foot per year (\$499,905 per year)
- Port can withdraw water for economic development need anytime with 9 month notice.

- 15 miles from Tri-City MSA - 250K population, 15 miles from I-395 and 25 miles from I-84.
- Excellent truck and rail access, potable and fire suppression water, electrical, and natural gas services and is ideal for heavy manufacturing or large warehouse distribution.
- Port has also completed a formal site due diligence program for the site which includes survey maps; utility information; archaeological, geotechnical, biological and environmental studies to expedite the development review process. This abovementioned information is all available for review or download on a FTP (File Transfer Protocol) site. <http://goldrush.andersonperry.com/>

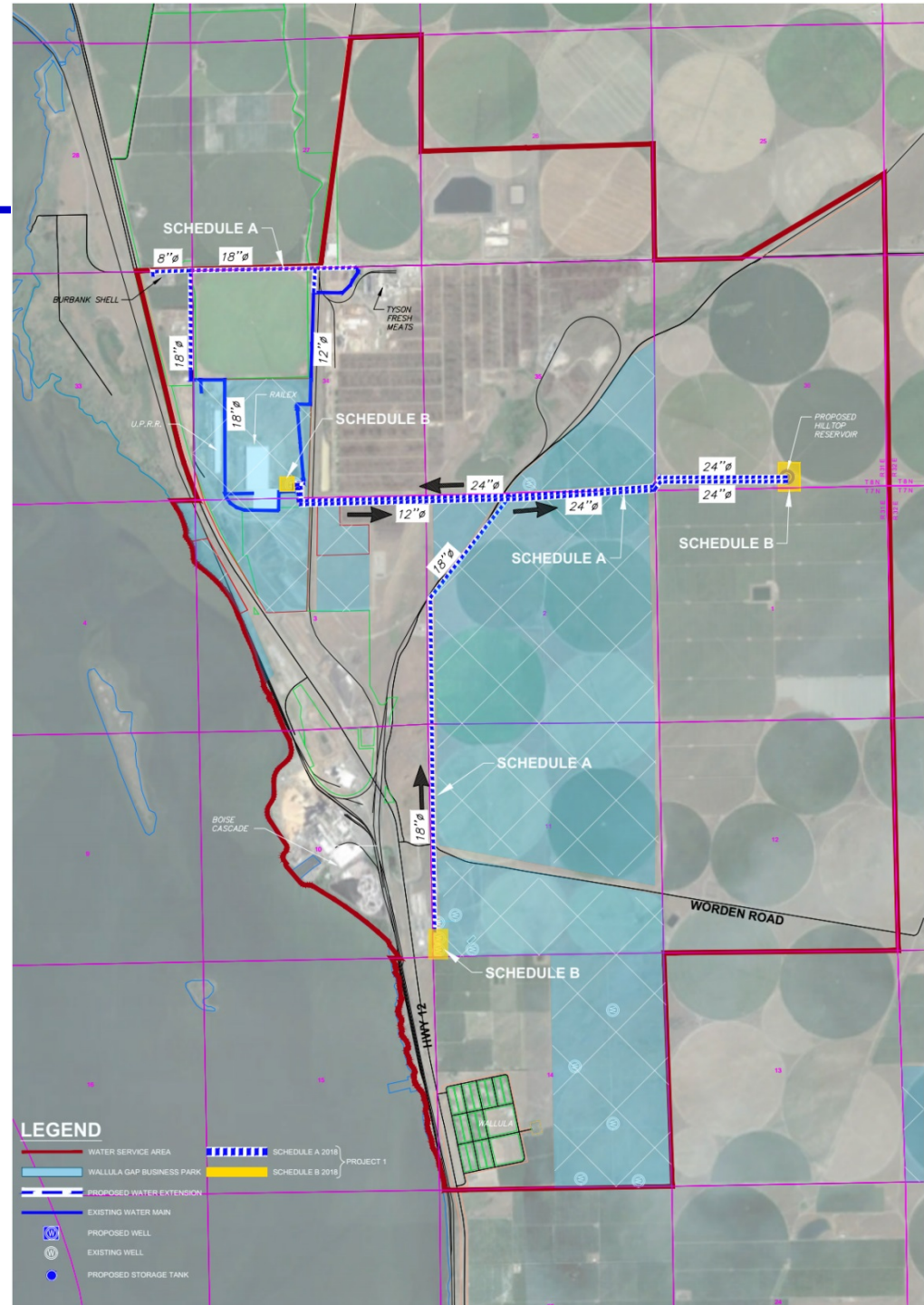
Wallula Gap Business Park

Water Purveyor

Utility Coordinator

Land Use Support

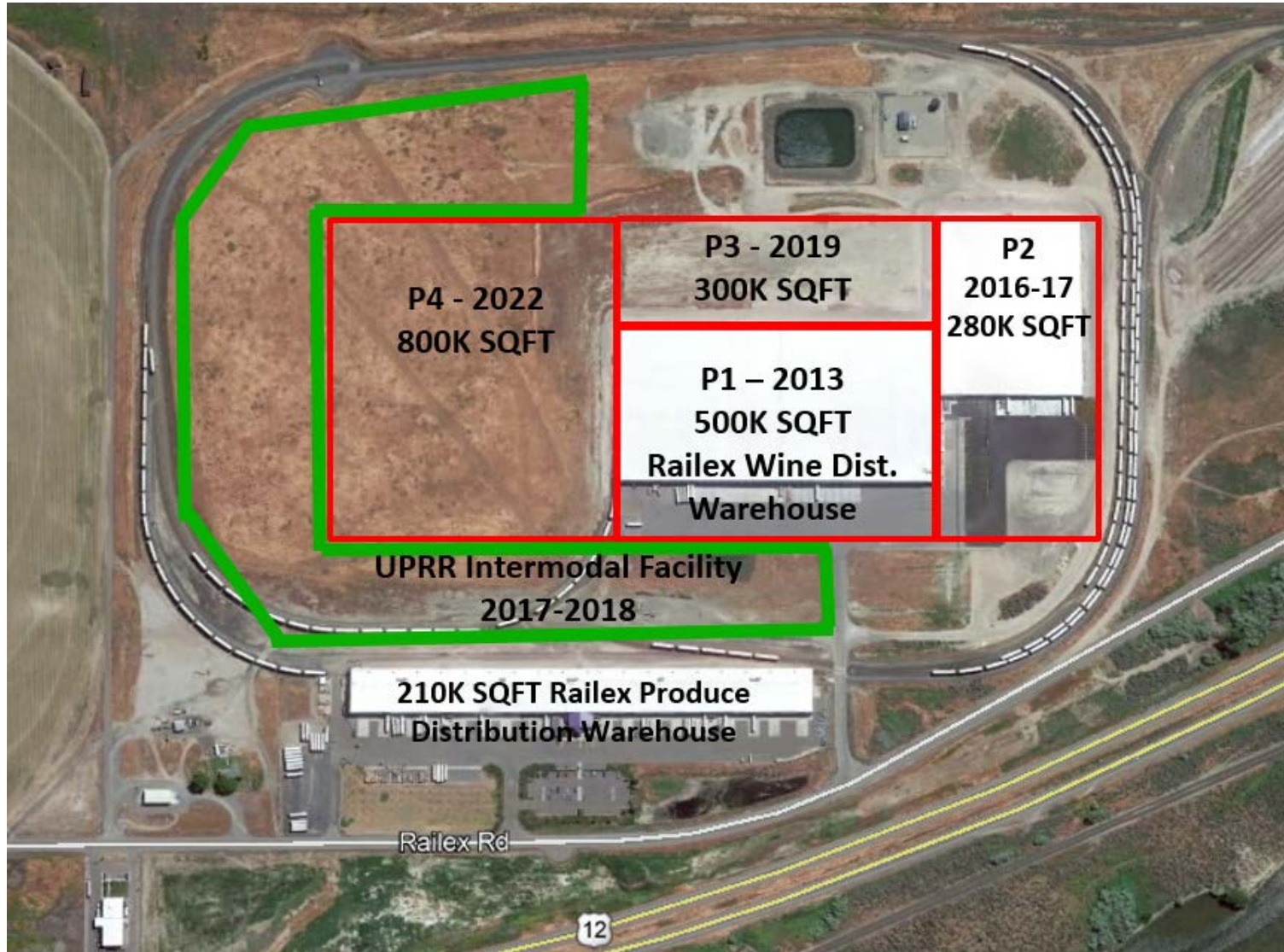
Infrastructure
Developer



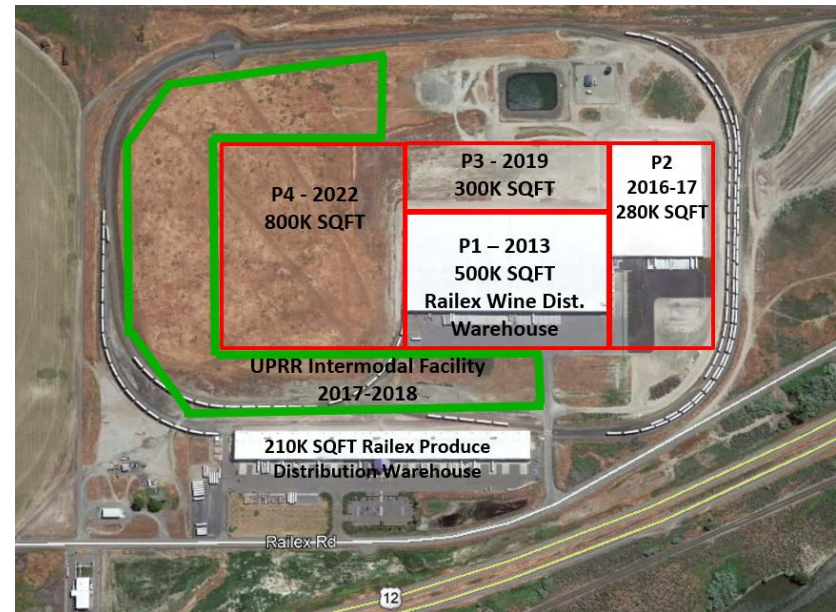
Dodd Road Industrial Park



Dodd Road Industrial Park



Railex Produce (Union Pacific Cold Connect) Walla Walla County, Washington “Streamlining Produce Distribution”



SHIPPING VOLUMES

Approximately 1.0 billion pounds of produce and wine is shipped to the East Coast annually.



SHIPPING VOLUMES



Apples

250 million pounds



Onions

275 million pounds



Other Tree Fruit

65 million pounds



Potatoes

60 million pounds



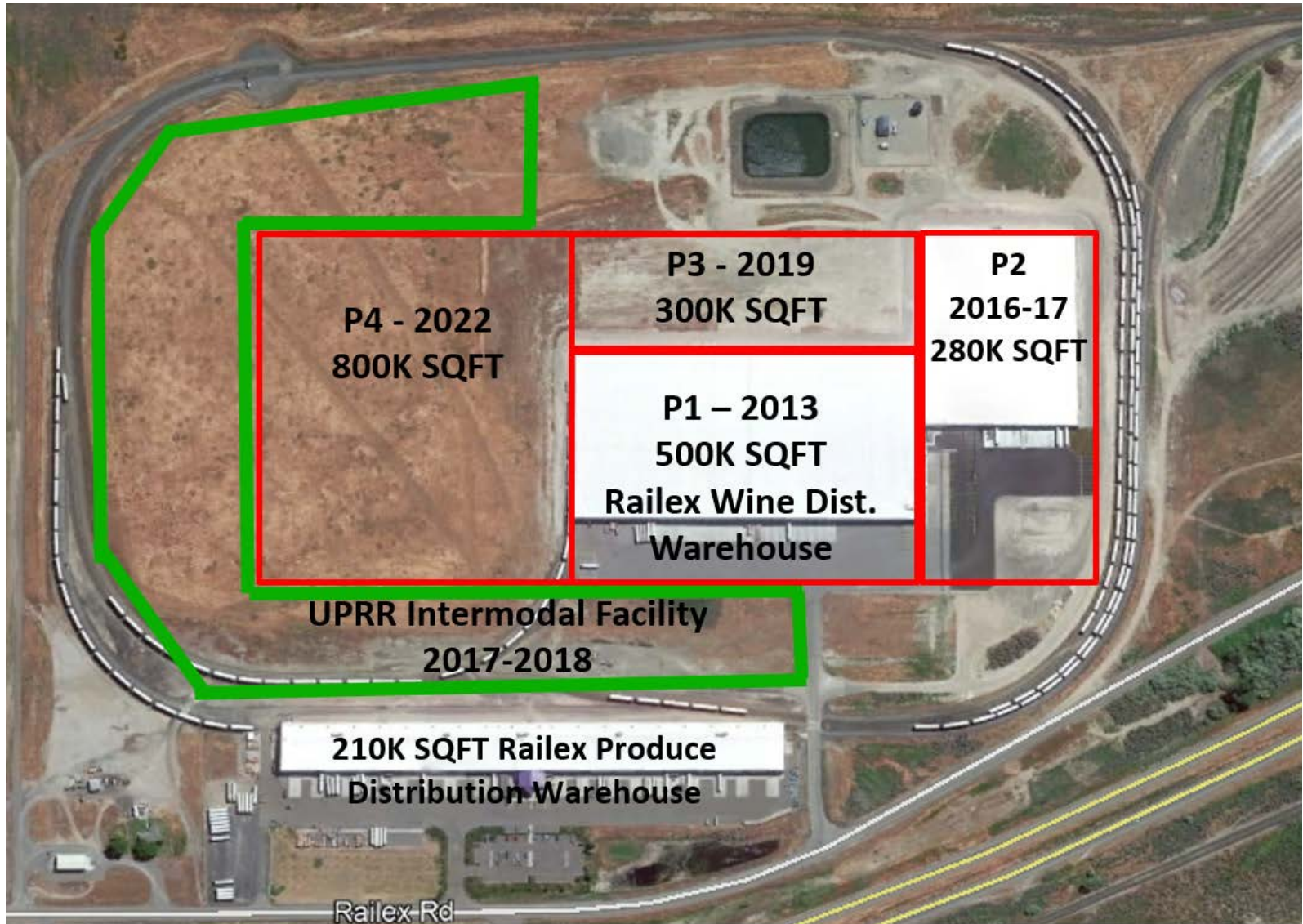
Wine

Over 1.5 million cases

Other items

125 million pounds

Railex Wine Distribution Warehouse (Northwest Wine Services)



Railex Wine Distribution Warehouse (Northwest Wine Services)

Chateau Ste Michelle



RAILEX WINE SERVICES DISTRIBUTION CENTER
500,000 S.F. TEMPERATURE CONTROLLED
WALLULA, WASHINGTON



Railex Wine Distribution Warehouse (Northwest Wine Services)



Northwest Wine Services Warehouse is capable of storing 7 million cases of wine.

PACIFIC NORTHWEST
WINES



1. Anew
2. Chateau Ste. Michelle
3. Col Solare
4. Columbia Crest
5. Erath
6. Michelle
7. Northstar
8. O Wines
9. Red Diamond
10. Seven Falls
11. Snoqualmie
12. Spring Valley
13. Stimson Estate Cellars
14. Two Vines
15. 14 Hands



California

1. Conn Creek
2. Hawk Crest
3. Stag's Leap Wine Cellars
4. Villa Mt. Eden



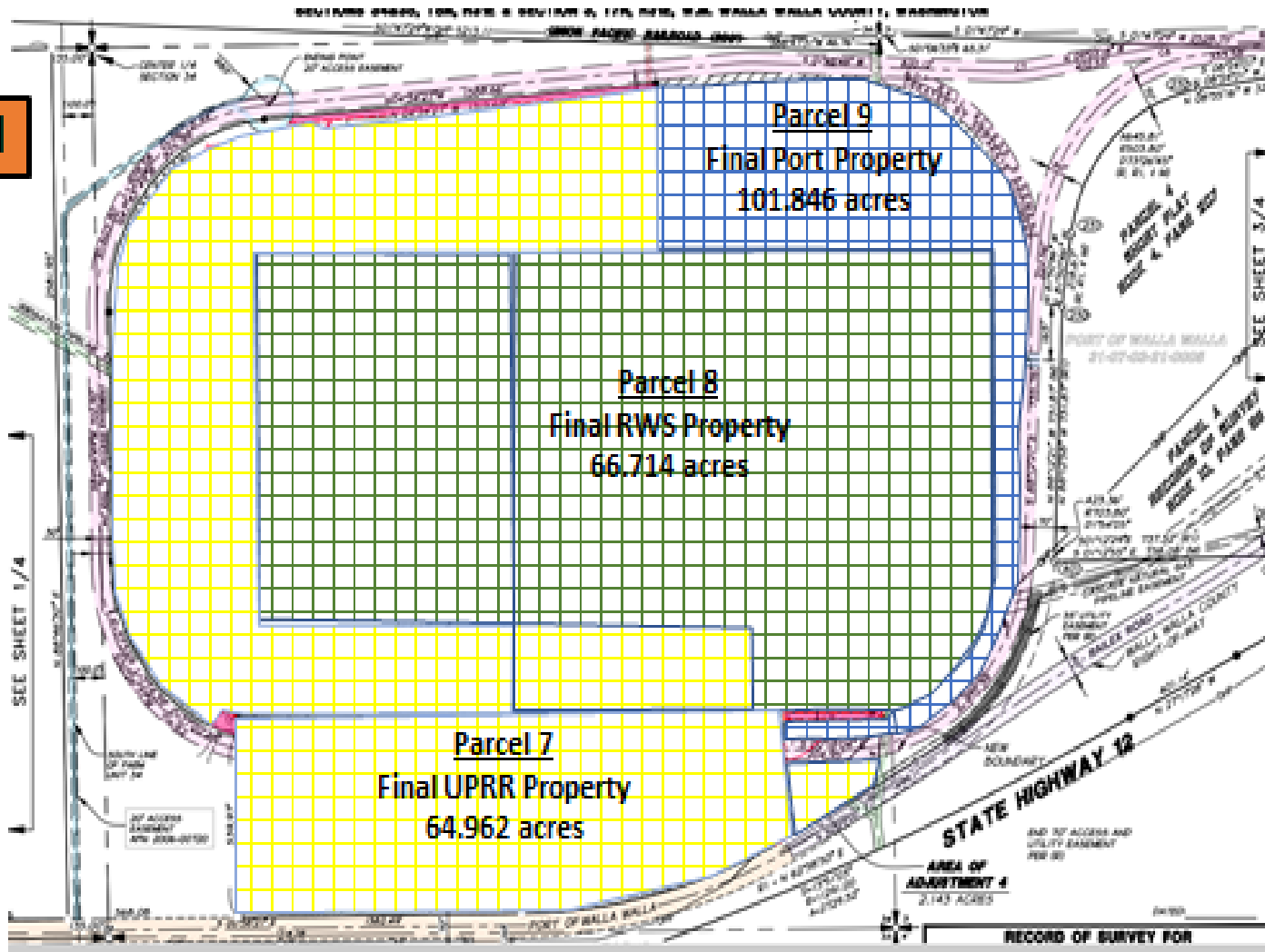
Partnerships

- | | |
|------------------------|----------------------------------|
| 1. Antica Napa Valley | 10. Champagne Nicolas Feuillatte |
| 2. Antinori | 11. Palmes D'or |
| 3. Eroica | 12. Prunotto |
| 4. Esk Valley | 13. Santa Cristina |
| 5. Haras | 14. Tormaresca |
| 6. Jean Leon | 15. Torres Spain |
| 7. La Bracesca | 16. Torres Brandy |
| 8. Miguel Torres Chile | 17. Villa Maria New Zealand |
| 9. Montenisa | |

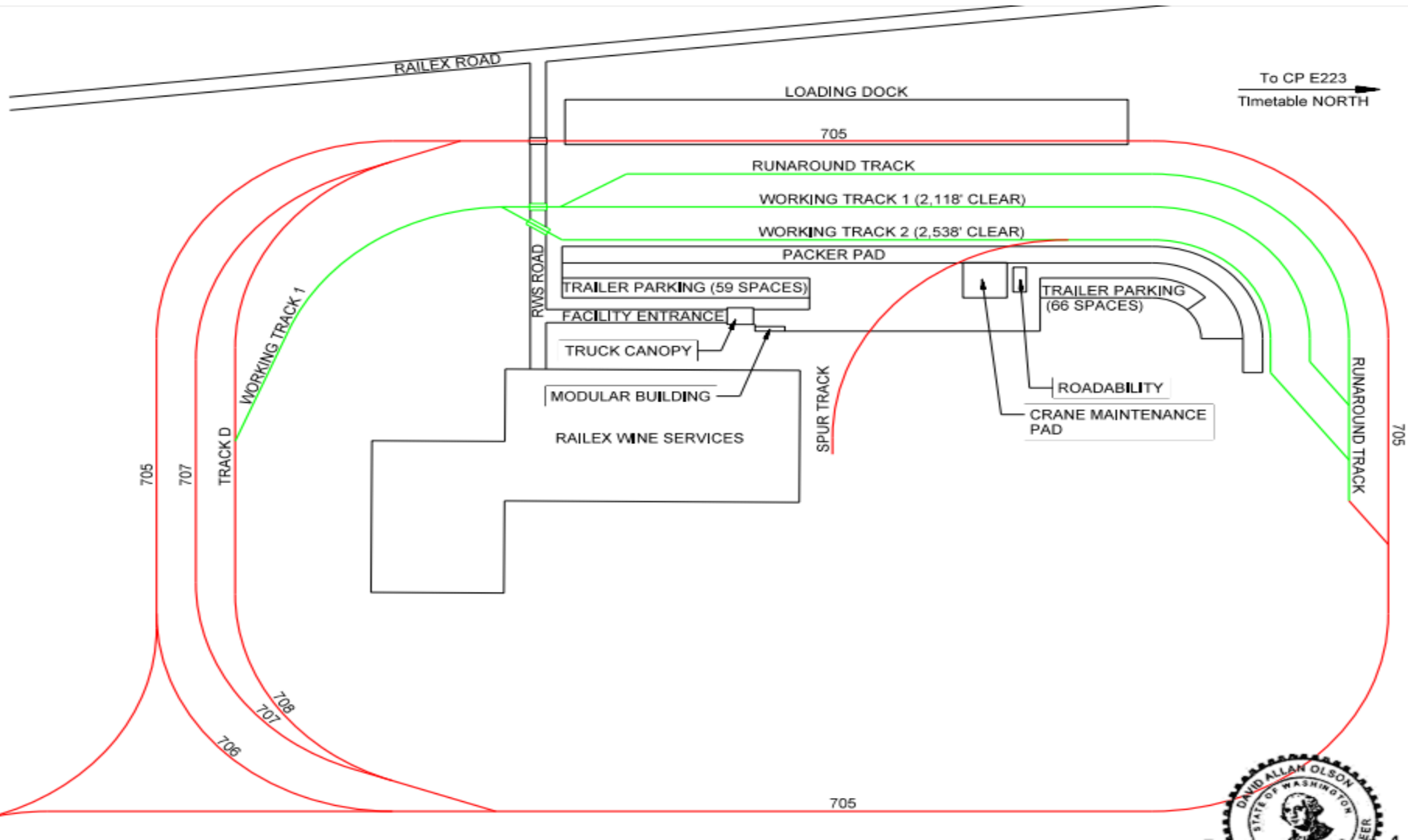


Union Pacific Rail Road (Intermodal Facility)

Overall

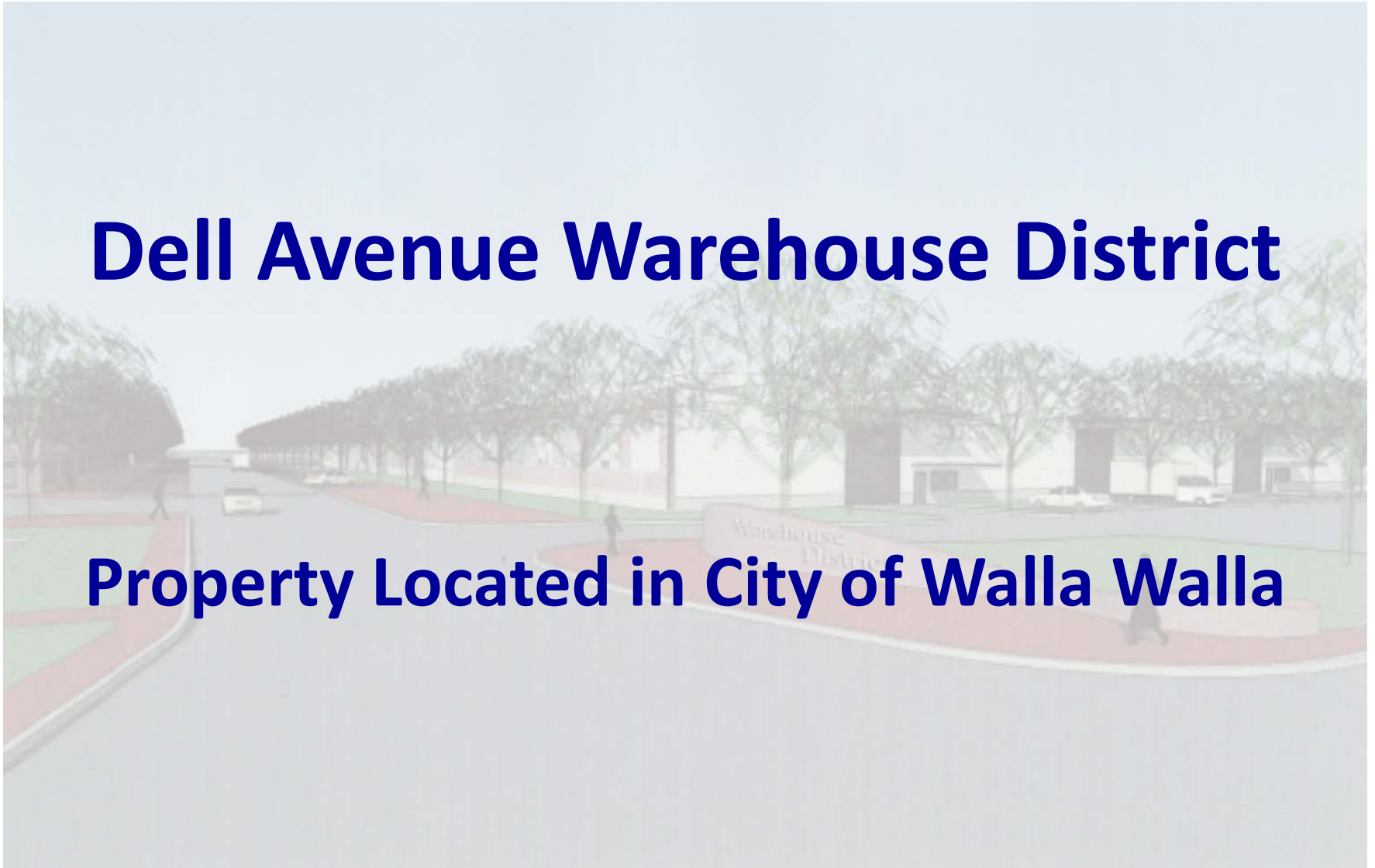


Union Pacific Rail Road (Intermodal Facility - \$15M)



Dell Avenue Warehouse District

Property Located in City of Walla Walla



Dell Avenue Warehouse District

Over 125,000 sq. ft.

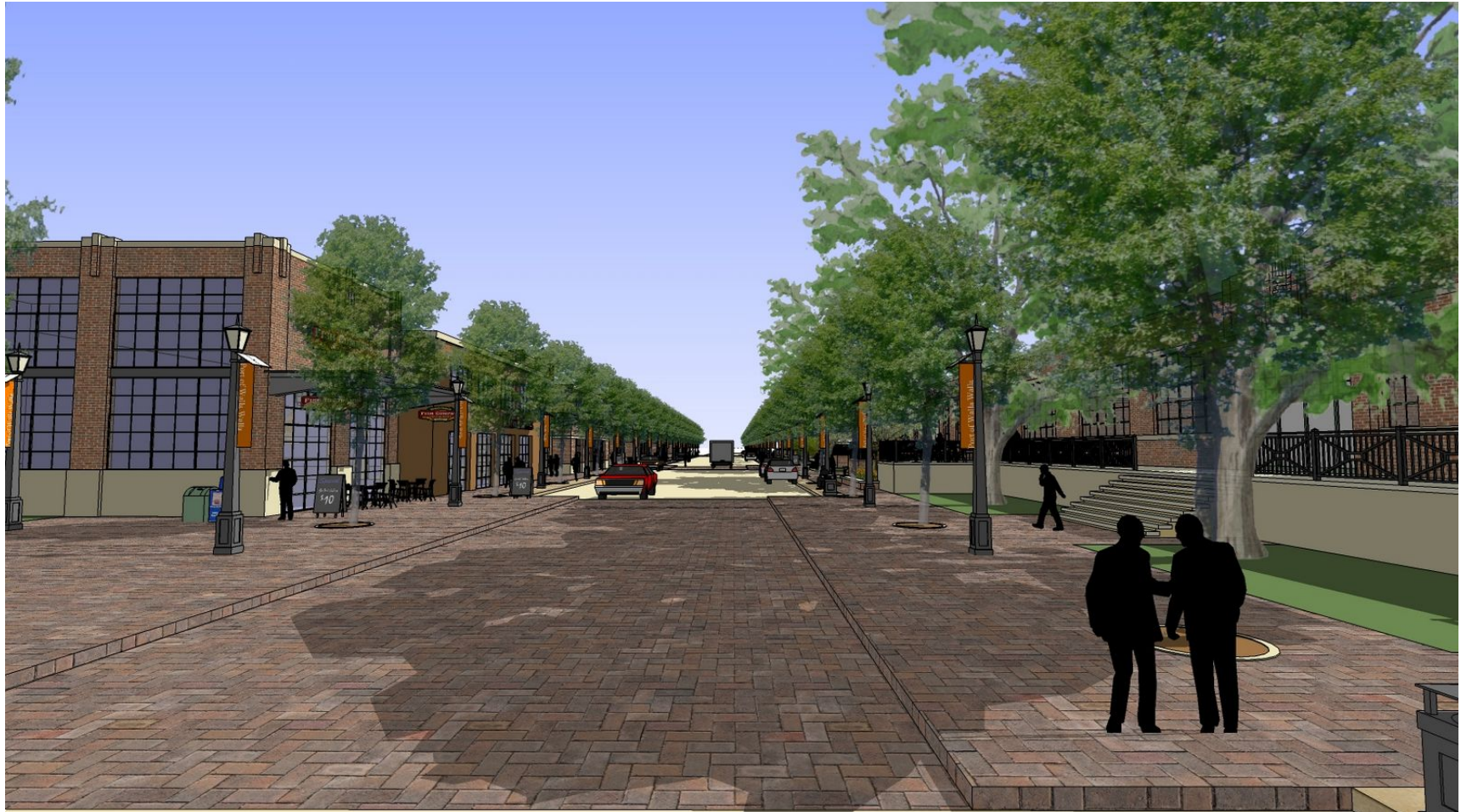


Dell Avenue Warehouse District

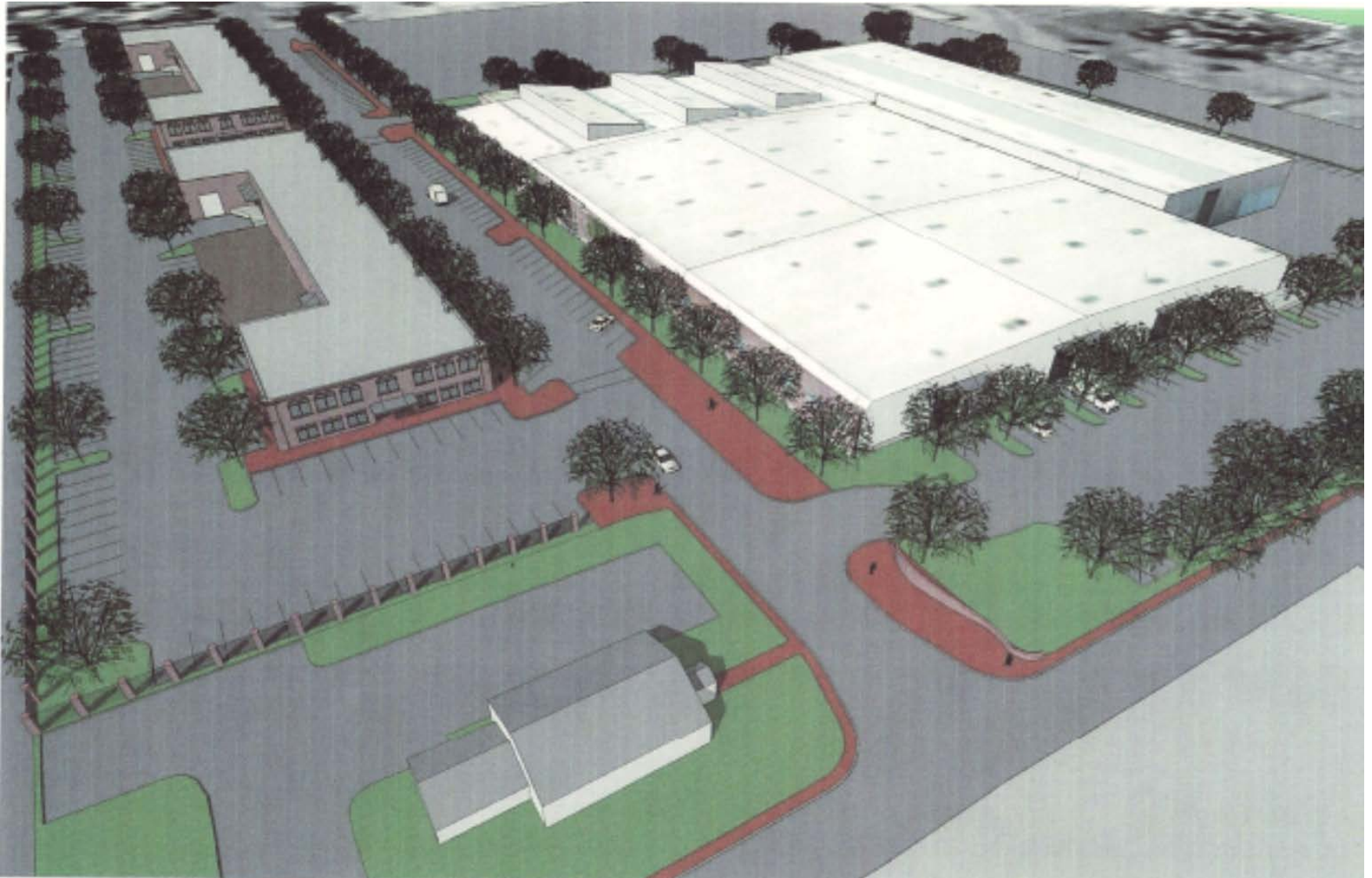


Dell Avenue Warehouse District

Warehouse District Master Plan



Dell Avenue Warehouse District



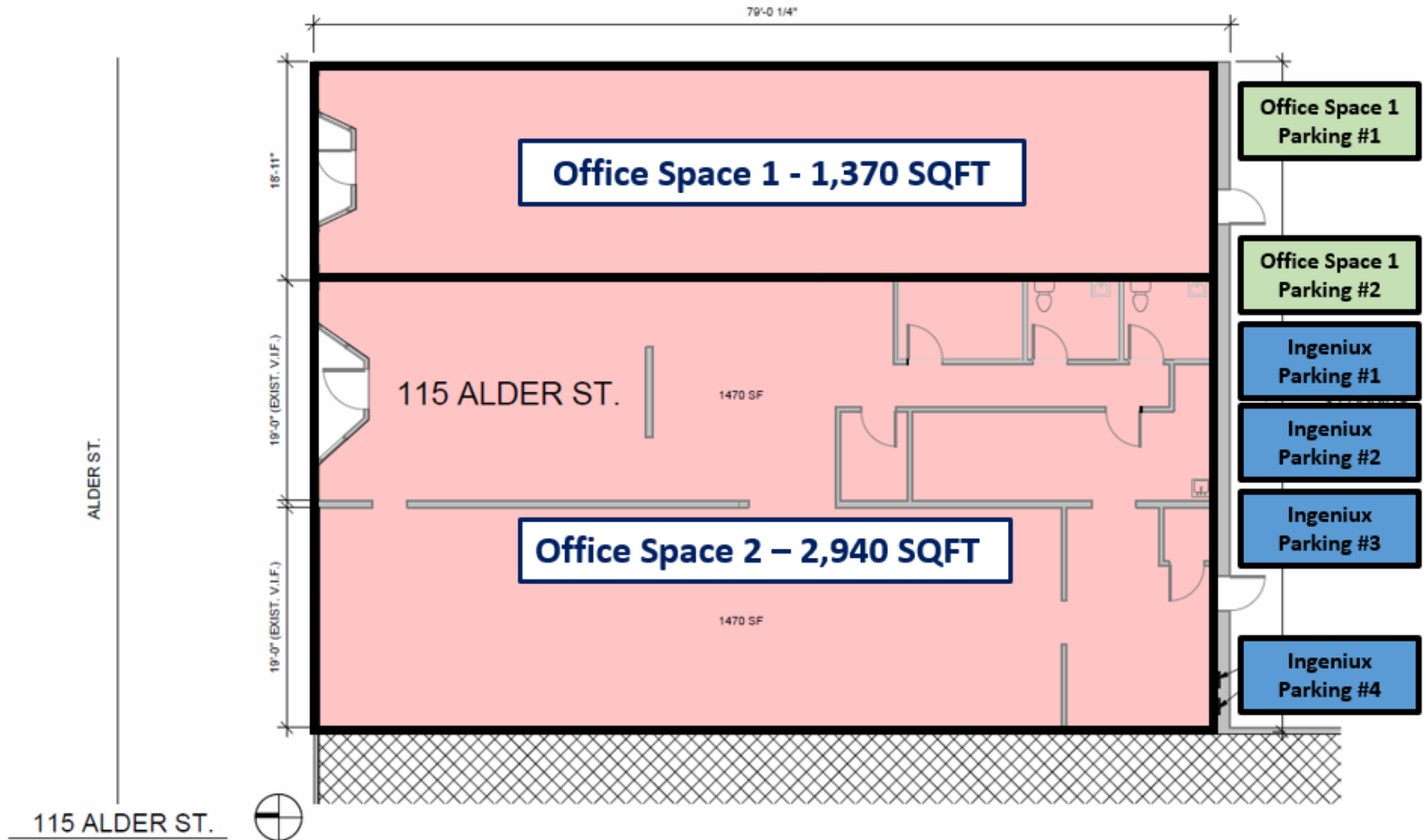
On-Going Port Initiatives

- **Technology cluster for Downtown Walla Walla area.**
- **Large heavy industrial business leads in the western portion of Walla Walla County.**
- **Agriculture and Wine Distribution**
- **Transportation Improvements (Freight Mobility)**
- **Commercial Air and General Air Service**
- **Industrial Park Development**
- **Capital Infrastructure Investment**
 - **Wallula Dodd Water System - \$25M**
 - **US 12 Phase 7 Construction - \$140M Funded (Construction 2020-2021)**
 - **US 12 Phase 8 Construction - \$161M Unfunded Construction**
- **Walla Walla Trends (Maintaining Demographics about region for site selection)**

Alder Street Technology Office



Alder Street Technology Office



INGENIUX

Ingeniux delivers the next generation of web experience management software for managing content, community, and collaboration. Content published and deployed from Ingeniux software touches millions of people every day and powers large websites, applications, communities, business portals, print, email, and a myriad of other channels.

Ingeniux is headquartered in Seattle, Washington, with offices in New York and Europe. Ingeniux provides software, service, and support to customers worldwide.

Port of Walla Walla

U.S. Highway 12 Coalition



U.S. Highway 12 Coalition

PROGRESS ALONG US HIGHWAY 12

- Phase 1 - COMPLETED - July 2004**
Four-laning McNary Pool to Attalia
Total Project Cost \$11.2 million
- Phase 2 - COMPLETED - November 2005**
Four-laning SR 124 to McNary Pool
Total Project Cost \$12.1 million
- Phase 3 - COMPLETED - September 2007**
Four-laning Attalia Vicinity
Total Project Cost \$16.0 million
- Phase 4 - COMPLETED - February 2010**
Wallula Junction to Walla Walla Corridor Study
Total Project Cost \$5.4 million
- Phase 5 - COMPLETED - February 2010**
Attalia Vicinity to US 730 - Preliminary Design Only
Total Project Cost \$0.8 million
- Phase 6 - COMPLETED - July 2010**
Four-laning Frenchtown Vicinity to Walla Walla
Total Project Cost \$51.9 million
- US 12/SR 124 Intersection - COMPLETED May 2012**
Build new interchange at US 12 and SR 124
Build new overpass at Humorist Road
Estimated Total Project Cost \$21.3 million

FINISH WHAT WE STARTED

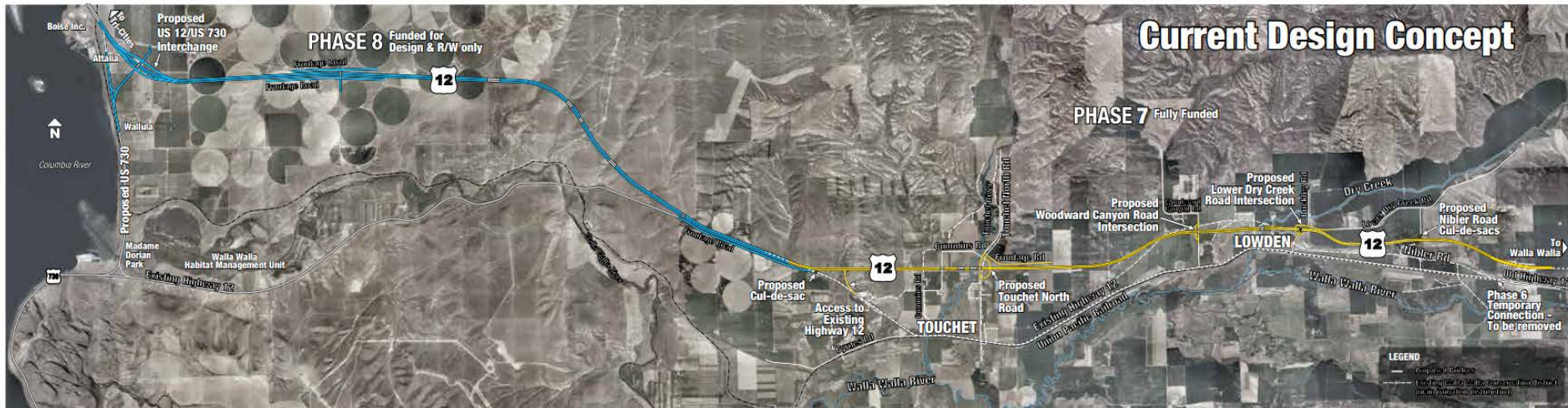
- Phase 7 - FUNDED**
Nine Mile Hill to Frenchtown Vicinity
Project Cost \$ 134.8 million
(Funded by 2015 Connecting Washington Transportation Funding Package)
Pre-existing Funds \$5.3 million
Estimated Total Project Cost \$140.1 million
- Phase 8 - Design and Right-of-Way FUNDED**
Wallula to Nine Mile Hill
Design and Right-of-Way - Funded \$ 34.0 million
(Funded by 2015 Connecting Washington Transportation Funding Package)
Construction - Unfunded \$161.0 million
Estimated Total Project Cost \$195.0 million



Proposed US 12 Highway near Nine Mile Hill Canyon, looking east to Touchet

US 12 – Wallula to Frenchtown Vicinity – Add Lanes Four-laning US Highway 12 (Phases 7 and 8)

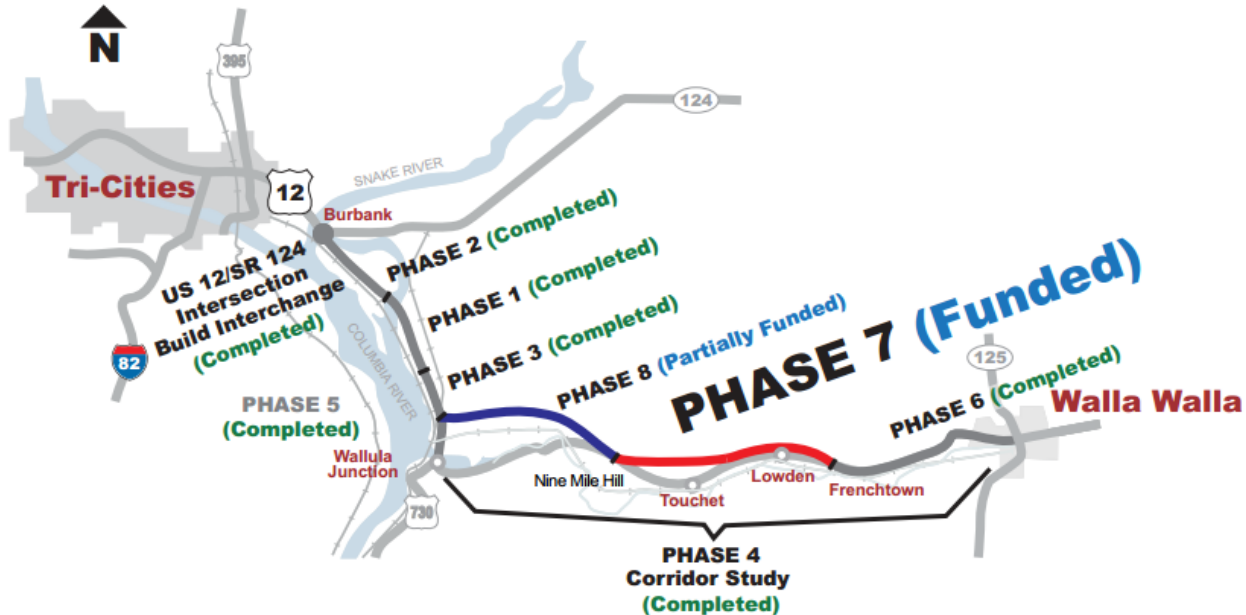
July 2017



US Highway 12 - Phase 7 – Draft Schedule

Phases	Schedule
Design	Currently underway
Begin Right of Way Acquisition	Winter 2016
Project out for Bids	Spring 2019
Begin Construction	Summer 2019
Complete Project	Summer 2021

Port of Walla Walla



US 12/SR 124 Intersection Build Interchange - \$21.3 million

PHASE 1 McNary Pool to Attalia - \$11.2 million

PHASE 2 SR 124 to McNary Pool - \$12.1 million

PHASE 3 Attalia Vicinity - \$16.0 million

PHASE 4 Wallula Junction to Walla Walla Corridor Study - \$5.4 million

PHASE 5 Attalia Vicinity to US 730 – Preliminary Design Only - \$0.8 million

PHASE 6 Frenchtown Vicinity to Walla Walla - \$51.9 million

PHASE 7 Nine Mile Hill to Frenchtown Vicinity - **Funded \$140.1 million**

PHASE 8 Wallula to Nine Mile Hill - **Design and Right of Way Funded - \$34.0 million**



FEBRUARY 2018



US 12, Four-laning US Highway 12

Phase 8 - Wallula to Nine Mile Hill

US 12, MP 304.18 - MP 317.16



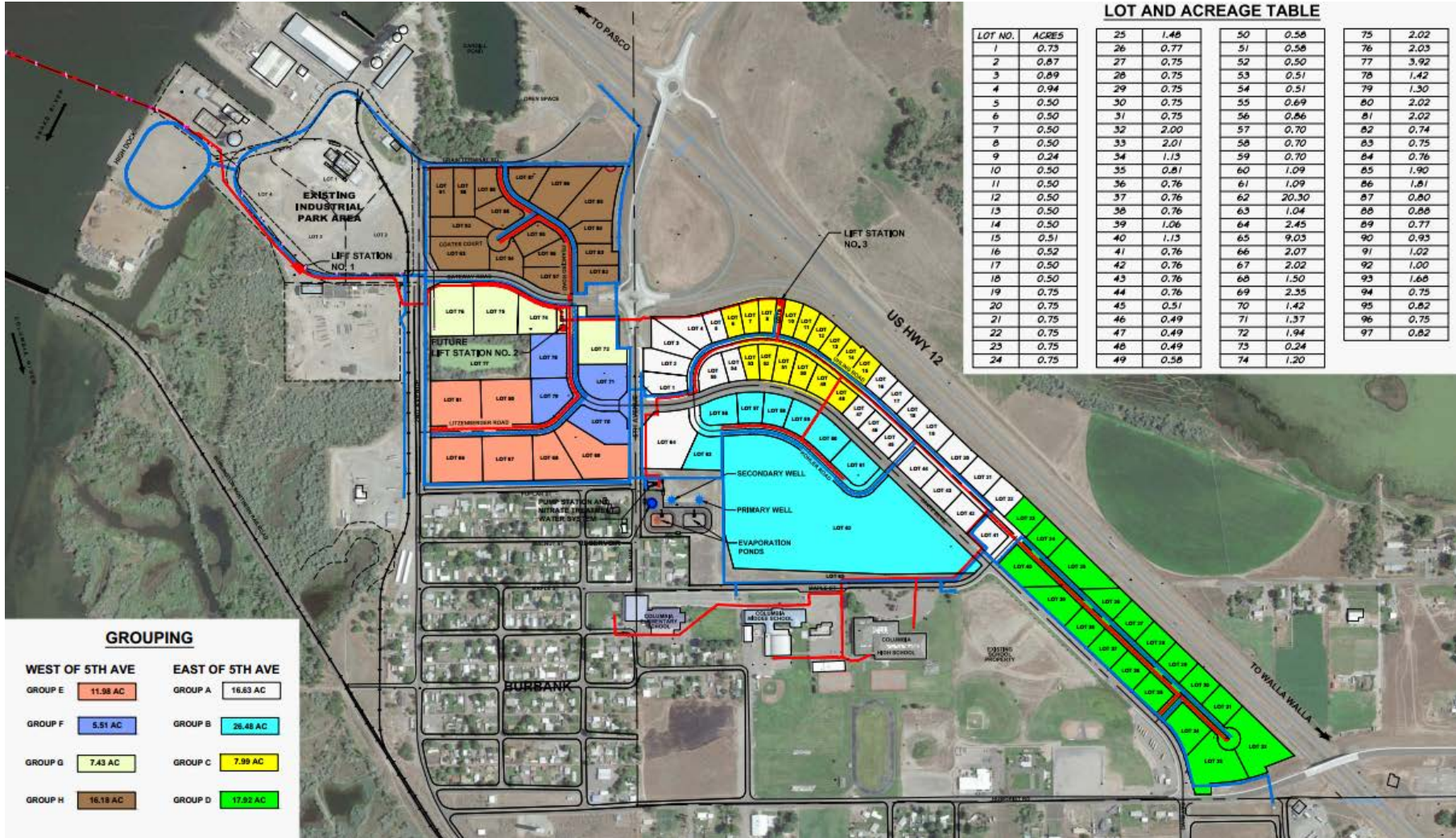
Port of Walla Walla Burbank Business Park



Port of Walla Walla Burbank Business Park



Port of Walla Walla Burbank Business Park



LOT AND ACREAGE TABLE

LOT NO.	ACRES	LOT NO.	ACRES	LOT NO.	ACRES
1	0.73	25	1.48	50	0.58
2	0.87	26	0.77	51	0.58
3	0.89	27	0.75	52	0.50
4	0.94	28	0.75	53	0.51
5	0.50	29	0.75	54	0.51
6	0.50	30	0.75	55	0.69
7	0.50	31	0.75	56	0.86
8	0.50	32	2.00	57	0.70
9	0.24	33	2.01	58	0.70
10	0.50	34	1.13	59	0.70
11	0.50	35	0.81	60	1.09
12	0.50	36	0.76	61	1.09
13	0.50	37	0.76	62	20.30
14	0.50	38	0.76	63	1.04
15	0.51	39	1.06	64	2.45
16	0.52	40	1.13	65	9.03
17	0.50	41	0.76	66	2.07
18	0.50	42	0.76	67	2.02
19	0.75	43	0.76	68	1.50
20	0.75	44	0.76	69	2.35
21	0.75	45	0.51	70	1.42
22	0.75	46	0.49	71	1.37
23	0.75	47	0.49	72	1.94
24	0.75	48	0.49	73	0.24
		49	0.58	74	1.20
				75	2.02
				76	2.03
				77	3.92
				78	1.42
				79	1.30
				80	2.02
				81	2.02
				82	0.74
				83	0.75
				84	0.76
				85	1.90
				86	1.81
				87	0.80
				88	0.88
				89	0.77
				90	0.93
				91	1.02
				92	1.00
				93	1.68
				94	0.75
				95	0.82
				96	0.75
				97	0.82

GROUPING

WEST OF 5TH AVE	EAST OF 5TH AVE
GROUP E 11.98 AC	GROUP A 16.83 AC
GROUP F 5.51 AC	GROUP B 26.48 AC
GROUP G 7.43 AC	GROUP C 7.59 AC
GROUP H 16.18 AC	GROUP D 17.82 AC

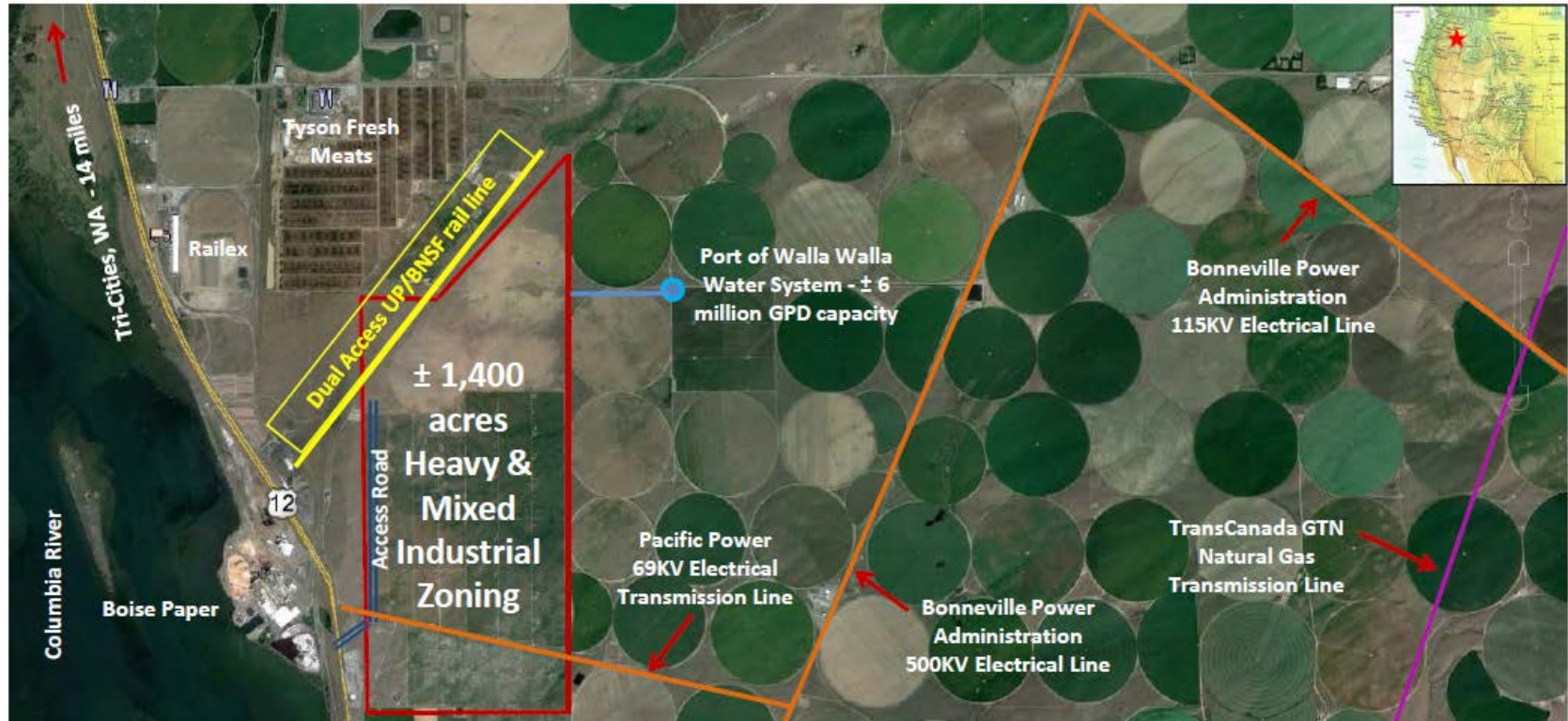
Port of Walla Walla Burbank Business Park



Port of Walla Walla Burbank Business Park



Wallula Gap Business Park



- ± 1,400 acre mega site zoned heavy & mixed industrial site adjacent to U.S. Highway 12; adjacent to a dual access rail spur (UPRR & BNSF); 14 miles from the Tri-Cities, WA MSA (270K population); and Interstate 395.
- 6 million gallon per day municipal potable, process and fire suppression water system.
- Two (2) low cost electrical providers.
- TransCanada GTN Natural Gas Transmission Line with a 42" & 36" natural gas lines with excess capacity.
- Formal site due diligence completed including survey maps, utility information, archaeological, geotechnical, biological and environmental reports.

[For more information contact Paul Gerola, Port of Walla Walla at 509-525-3100 or pg@portwallawalla.com](mailto:pg@portwallawalla.com)

Current Projects

(All with reliance on professional service providers)

- **Airport Terminal Parking Lot Expansion - \$670K (Completed)**
- **Airport Taxiway Project - \$13M (Phase 1 & 2 Completed)**
- **Mill Creek Channel - Flood Control General Investigative Study with COE - \$3M**
- **Wallula Gap Water System Improvements - \$25M**
- **US Highway 12 Phase 7 Construction - \$126M**
- **US Highway 12 Phase 8 Engineering/ROW Acquisition/Environmental \$160M**
- **Second Avenue Reconstruction (Burbank) - \$600K (Completed)**
- **Build to Suit at Airport - Reiff MFG and Burwood Brewery - \$750K (Completed)**



WALLA WALLA AWARDS & RECOGNITION

Community Accolades



One of the most romantic weekend getaways in America



msn lifestyle



- 2018 Travel + Leisure named Walla Walla one of the 50 Best Places to Travel to in 2018
- 2018 MSN, Trip Ideas - one of the 31 Most Romantic Weekend Getaways in America
- 2018 49th spot on moveBuddha's list of 100 popular cities to move to with populations between 10,000 and 50,000
- 2018 Selected to host 2018 Wine Bloggers Conference
- 2018 Whitman College listed as Fulbright top producer - The Chronicle of Higher Education
- 2017 Walla Walla featured in "Where to Retire Magazine" as a top retirement destination in the November/December 2017 issue
- 2017 Top 50 most searched destinations under 65,000 population – moveBuddha.com, a relocation assistance service
- 2017 Downtown Walla Walla Foundation received an Economic Vitality award from Washington Trust for Historic Preservation
- 2017 20 Best Romantic Vacations in America for a Couples' Getaway - Tripadvisor
- 2017 15 Relaxing Fall Getaways - Travel Channel
- 2017 Whitman College ranks 47th in Kiplinger's Personal Finance's 300 Best College Values for 2018
- 2016 Complete Streets Award from Washington Transportation Improvement Board
- 2016 Bronze Bicycle Friendly Community designation
- 2016 Ranked 104th out of 200 for Best Small Places for Business and Careers by Forbes
- 2016 Received 23rd Tree City USA Award
- 2016 Parks & Recreation Department received the Washington Recreation and Park Association's Spotlight Program Excellence Award in the category of Arts and Cultural Services for the Gentleman of the Road Stopover
- 2016 Finalist for Best Food Town category of the Sunset Travel Awards, along with Portland, Oregon; St. Helena, California; and Santa Fe, New Mexico
- 2016 Port of Walla Walla Snake River Wastewater Crossing Project received a "Best in State: Silver Award for Successful Fulfillment of Client/Owner Needs" from the American Council of Engineering (ACEC)
- 2016 Whitman College received a top 10 spot on Forbe's America's Top Colleges for 2016-2017 academic year
- 2015 The Foodie's 5 Must-See Wine Country Destinations - Wine Enthusiast
- 2015 Sunset Magazine Best Food Town finalist with Portland, Oregon; Berkeley, California; and Las Vegas, Nevada
- 2015 Lifetime of GMA Achievement Award for excellence in city planning awarded by Governor Jay Inslee
- 2015 Named Breathtaking Wine Country Destination by Fit Travel by Shape
- 2015 Named one of the 10 Most Beautiful Towns in Washington by The Culture Trip
- 2015 Named one of the 15 Most Underrated Cities in the USA by Global Yodel
- 2015 Ranked 33rd out of more than 1,300 places as Best Small City in the US by NerdWallet
- 2015 Featured as Wine with a Splash of Sunshine by 425 Magazine
- 2015 Selected as one of the 2015 Gentlemen of the Roads Stopovers

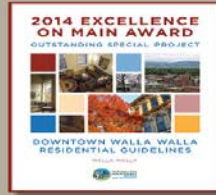


A WONDERFUL PLACE TO LIVE, WORK, AND PLAY

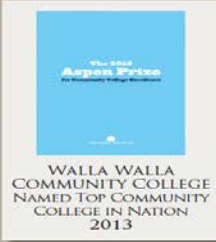


WALLA WALLA AWARDS & RECOGNITION

Community Accolades



- 2014 Excellence on Main Award from the Washington State Main Street Program
- 2014 Walla Walla named as 24 Best Places to Live and Work 2014 by Sunset Magazine
- 2014 Walla Walla named as 10 Best Wine Travel Destinations 2014 by Wine Enthusiast Magazine
- 2013 The Princeton Review ranks Whitman College Among the Best Colleges
- 2013 Walla Walla Community College Named Top Community College in Nation
- 2013 Walla Walla named as Semifinalist for Smart 21 Intelligent Communities for 2014
- 2013 Walla Walla Police Department Merit award for Masonry from the Masonry Industry Promotions Group
- 2013 Wastewater Treatment Plant Smart Business Partner Award from Walla Walla Valley Chamber of Commerce
- 2013 Fodor's list Walla Walla in 10 Best Small Towns in America
- 2013 Received its 19th Tree City USA Award
- 2012 Wastewater Treatment Plant Outstanding Performance from Washington State Department of Ecology
- 2012 Community Facilities Award from the Infrastructure Assistance Coordinating Council
- 2012 Municipal Excellence in Public Works Award for Infrastructure Repair and Replacement Plan from Association of Washington Cities
- 2012 Tonique Magazine names Walla Walla as Most Authentic Wine Region in America
- 2012 Tyler Public Sector Excellence Award from Tyler Technologies
- 2012 American Planning Association names Walla Walla in Top Ten Greatest Neighborhoods
- 2011 Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association
- 2011 Going Above & Beyond in Drinking Water Award from the Washington State Department of Health
- 2011 State of Washington Governor's Smart Communities Award for the Washington Park Gathering Place project
- 2011 USA Today names Walla Walla as the Five Best Small Towns in America
- 2011 USA Today ranked Walla Walla Friendliest Town in the Country
- 2011 Rand McNally names Walla Walla as the Friendliest Small Town in America
- 2010 Government Fleet Magazine awards the Fleet Services Division with the "Environmental Leadership Award"
- 2010 Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association
- 2009 Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association
- 2009 Sunset Magazine named Walla Walla "The West's 20 Best Small Towns"
- 2008 Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association
- 2007 Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association
- 2006 CNNMoney.com names Walla Walla one of the "Top 5 Places to Retire"
- 2005 Sunset Magazine named Walla Walla "The 2005 Wine Destination of the Year"
- 2005 Received ESRI Special Achievement in Geographic Information Systems
- 2004 Downtown nominated for the 2005 Preserve America Presidential Award
- 2004 Received its 10th Tree City USA Award and its 4th Tree Growth Award
- 2002 One of 12 national "Distinctive Destinations" by National Trust for Historic Preservation
- 2002 Sunset Magazine's "The West's Best Places to Live" and "Best Main Street"
- 2001 The Great American Main Street Award, National Trust for Historic Preservation
- 1996 Walla Walla named as "One of the 100 Best Small Art Towns in America" in a book by John Villani, John Muir Publications



A WONDERFUL PLACE TO LIVE, WORK, AND PLAY

Thank You!