

Appendix 4: Past Accomplishments

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Since its creation in 1952, the Port has had a substantial impact on the economic health of Walla Walla County. Below is a summary of some of the Port's most high-profile successes.

Boise Cascade: In 1957, the Port leased and later sold the Attalia Industrial Site to Boise Cascade for the construction of a major pulp and paper mill. In 1984, the Port issued \$2.2 million in nonrecourse industrial revenue bonds for Boise Cascade Plant Improvements. Today, Boise Cascade has over 600 employees, with an annual payroll in excess of \$40 million, and pays nearly \$3 million in annual property taxes.

Broetje Orchards: In 1986, the Port issued \$8.5 million in nonrecourse Industrial Revenue Bonds for Broetje Orchards to construct an apple packing plant, cold storage facilities, and controlled atmosphere storage for apples. Today, Broetje Orchards has 350 full time employees and contributes \$386,000 to the annual tax base of Walla Walla County.

Key Technology: In 1989, the Port constructed an \$8.8 million office and manufacturing facility for Key Technology, Inc., a manufacturer of food processing equipment. The Port issued \$3 million in nonrecourse industrial revenue bonds allowing Key Technology to acquire processing equipment for the new facility. In 2008, Key Technology purchased the plant from the Port, solidifying the company's presence in Walla Walla. Today, Key Technology employs over 460 employees.

Walla Walla Regional Airport: In 1989, The Port assumed ownership of the Regional Airport. In 2000, the Port dedicated the Airport's new terminal, an investment of \$10.5 million, which included a \$3.4 million grant from the Federal Aviation Administration.

Cliffstar/Cott Corporation: In 2002, the Port successfully recruited Cliffstar Corporation, the nation's largest independent private label juice processor to Walla Walla. As a result, 20 full time jobs were created by year's end, with total number of jobs could reach 100 within 2-3 years as additional juice production lines are installed. As part of the recruitment package, the Port agreed to purchase the closed Agri-Frozen plant for \$1.2 million, and fund plant improvements totaling \$460,000. Cliffstar entered into a five-year lease agreement with (3) five-year options, and invested \$4 million in facility improvements.

Odom Corporation: In 2004, the Odom Corporation, a beverage distribution company located in a 20,000 square foot building in Walla Walla, was looking to relocate to the Tri-cities area. The Port succeeded in leasing 72,320 square feet of the Isaacs Manufacturing Building and 2,776 square feet of the Isaacs Office Building to the Odom Corporation. The Port was guaranteed to collect \$619,144 over a three-year period of time, with the Port investing approximately \$600,000 in building improvements. As a result, 20 local jobs were retained, and 9 new jobs were created.

Railex Project: In 2005, the Port successfully recruited the Railex produce distribution center to the Port's Dodd Road Industrial Park. In 2006, the Port completed all infrastructure improvements to support the facility, including a new \$4 million plus looped rail line, funded with a \$1.5 million federal grant, and a \$2.5 million state of Washington transportation grant to acquire the rail line as a public asset. As a result, the facility is receiving 200+ trucks of produce each week at the warehouse facility, and shipping 55 railcars of produce (approximately 8 million pounds) per week to the East Coast. This project adds additional value to agricultural products in the region, by reducing shipping cost, and expanding markets for agricultural products produced in the Pacific Northwest. In addition to the economic benefits, it provides significant environmental benefits by substantially reducing long haul trucking, reducing fuel consumption and gas emissions. In 2012, the Port announced the expansion of the facility to accommodate the successful recruitment of 500,000 sq. ft., temperature-controlled wine storage, and distribution warehouse. Railex will invest \$18 to \$20 million to build and operate the facility, and Ste. Michelle Estates has entered into a long-term lease agreement. The facility is slated to commence operations in 2013.

Ponderosa Fibers Plant: In 2006, the Port of Walla Walla purchased the former Ponderosa Fibers of Washington plant from Walla Walla County for \$2,587,887. The sale price represented the back taxes owed to Walla Walla County without interest or penalty. The Public Corporation then sold the facility to Boise White Paper, LLC for \$2,587,887. This accomplished the goal of getting the property returned to the tax rolls and distributing a portion of the back taxes to the local taxing districts.

Walla Walla Regional Airport Wine Incubator Project: Between 2006 and 2008, the Port constructed five wine incubator buildings in the Airport Industrial Park, at a cost of nearly \$2 million dollars. \$485,000 in Port funds was used to leverage nearly \$1.5 million in State funding in support of the project.

Net Benefit: Based upon periodic surveys of businesses that have received direct assistance from the Port since its formation, Port activities have resulted in the creation of a total of 4,610 full-time, and 1,160 part-time jobs in Walla Walla County. Port assisted businesses represent 21.8% of Walla Walla County's total labor force, and generate \$111 million in payroll annually. These businesses also generate \$5.9 million in property taxes annually, and five out of the top ten largest taxpayers in the County are Port assisted businesses. Over 15% of all property taxes collected in Walla Walla County come from Port assisted companies, and for every one dollar the Port receives in property taxes, business assisted by the Port will pay more than five dollars in property taxes. Less than one fourth of the revenue to operate the Port is derived from local property taxes.