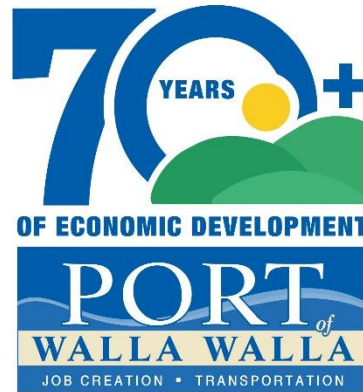


Port of Walla Walla



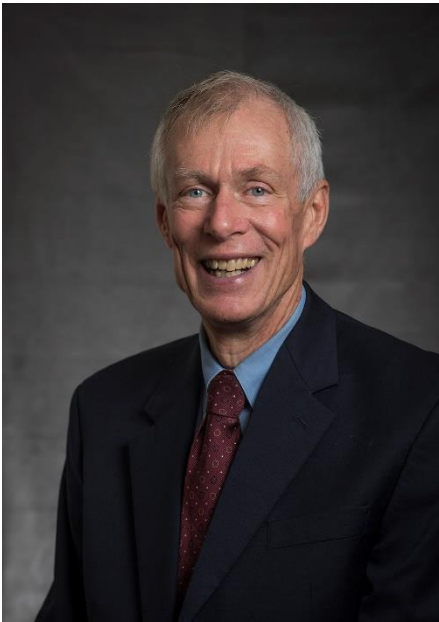
Joint Transportation Committee

October 8, 2025

www.portwallawalla.com

Port of Walla Walla

**Port of Walla Walla has 3 commissioners
elected to 6-year terms.**



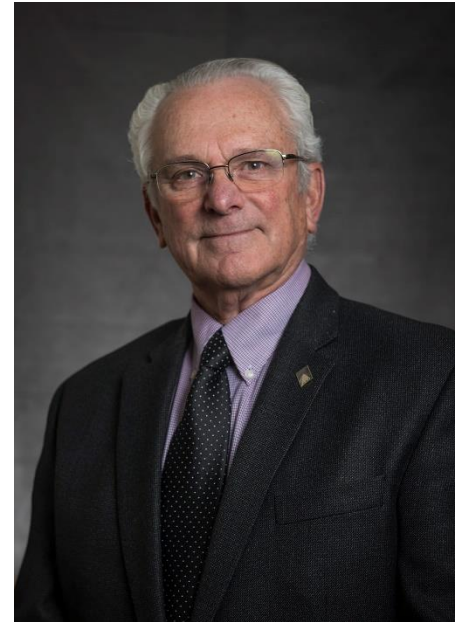
Commissioner Kip Kelly,
District 1

Current Term:
January 1, 2020-
December 31, 2025



Commissioner Amy Schwab,
District 2

Current Term:
January 1, 2024-
December 31, 2029



Commissioner Ron Dunning,
District 3

Current Term:
January 1, 2022-
December 31, 2027

Port of Walla Walla

Port of Walla Walla was established on September 9, 1952.

Our Mission:

Working to enhance the economic vitality of Walla Walla County.

- Success is measured by our ability to:
 - ✓ 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



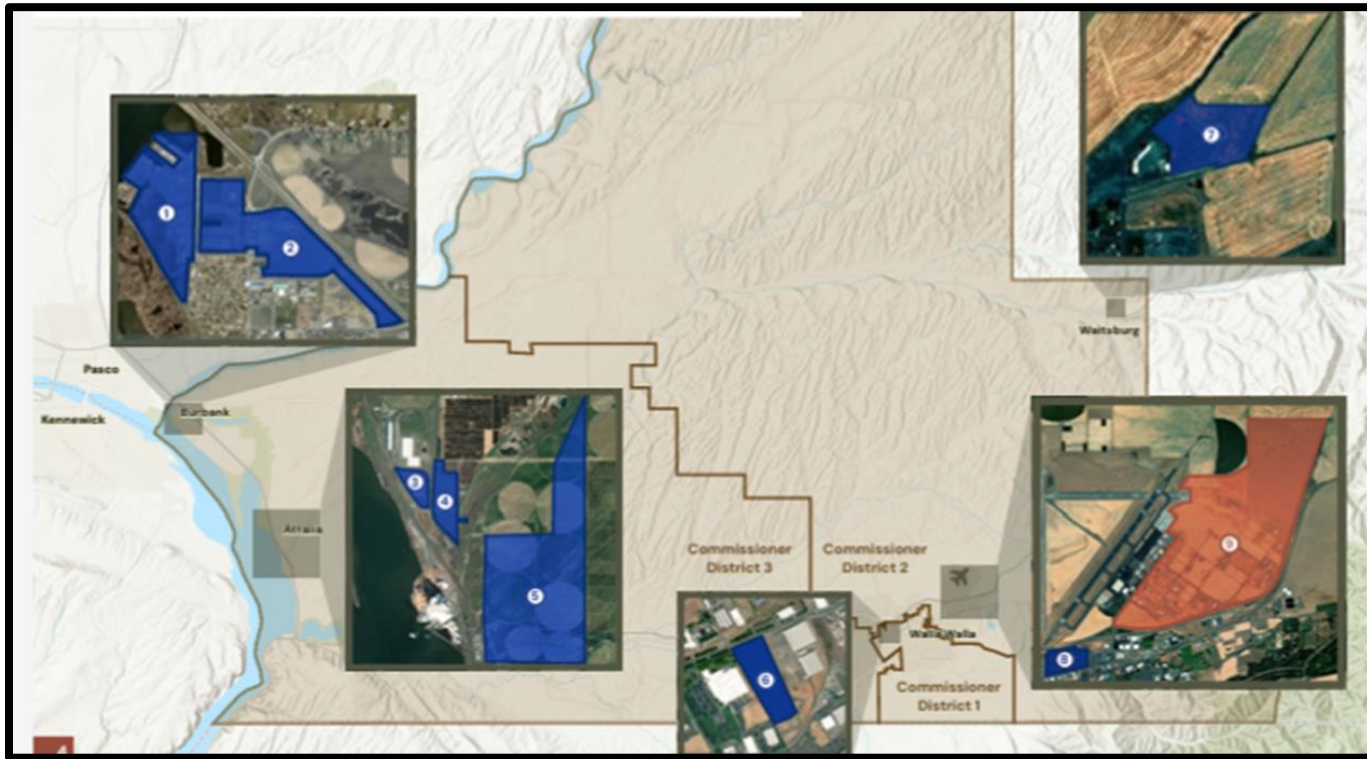
Port and River Grain Terminal Inc. sign lease in 1958 to develop an 800,000 grain elevator at Burbank.

Port of Walla Walla



- The Port of Walla Walla manages over 2,500 acres of industrial zoned properties and over 540,000 SQFT of industrial buildings.
- The Port manages over 50 building and land leases with lease revenue over \$2.4 million annually.
- Port has approximately \$165+ million in assets to manage.

Port's Various Business Parks



- Avery Business Park - 12.3 acres
- Burbank Business Park - 137 acres
- Burbank Industrial Park - 120 acres
- Dell Avenue Industrial Park - 40 acres
- Dodd Road Industrial Park - 182 acres
- Isaacs Business Park - 9 acres
- Melrose Business Park - 37 acres
- Waitsburg Business Park - 9 acres
- Wallula Gap Business Park – 1,900 acres

Walla Walla Regional Airport Business Park



Walla Walla Regional Airport Business Park +/- 832 Acres - Industrial & Commercial

- Approximately 400 acres for Airport Business Park (Airport Business District)
- 124+ Buildings (Does not include hangars or anything on aviation side).
- 80 Business Tenants (does not include our monthly storage tenants or hangar tenants.)
- 100 Airport Hangars, 50+ Storage Unit and Vehicle Storage tenants
- Numerous Community Events at the Airport District each year (Food Truck Night, Dunham Days, Grand Fondo, Sunrise Rotary 0.5k Run, etc.)

Walla Walla Regional Airport



Commercial Air Service



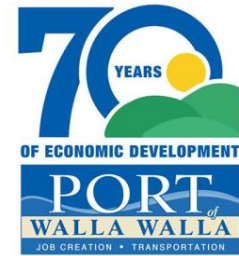
Walla Walla University Flight Center



Life Flight



Gorge Aviation- FBO



Since 1952, the Port of Walla Walla
has led the county's
economic development

Every economic project we undertake depends on
strong and reliable transportation infrastructure- it is
the foundation of our economic growth.

Port' Business Recruitment Success



Boise Cascade (1957)

700 Family Wage Jobs

\$3.0M annual in property Taxes



Nelson Irrigation Headquarters (1972)

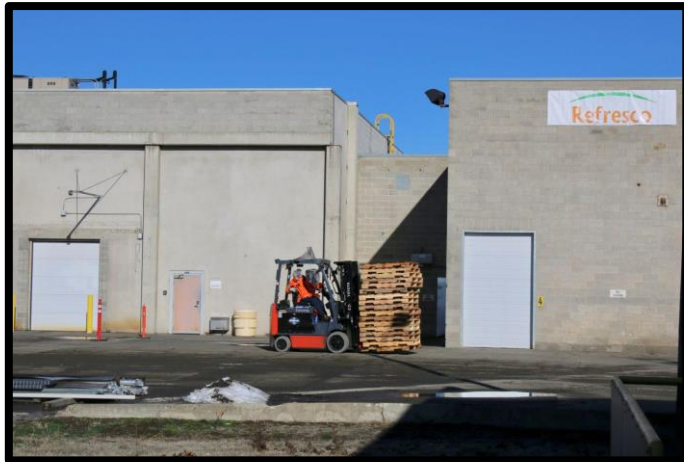
100 Family Wage Jobs

Port' Business Recruitment Success



Key Technology Headquarters (1989)

320 Family Wage Jobs
\$8.8M Port Investment



Cliffstar/Cott, now Refresco (2002)

\$1.6M Port Investment
\$4.0M Cliffstar Investment
100+ Family Wage Jobs

Port' Business Recruitment Success

Wallula Gap Business Park – 250 acres - Western WW County



**Intended new facility in the
Wallula Gap Business Park**



Port' Business Recruitment Success

Wallula Gap Business Park – 250 acres - Western WW County



Bringing new employment and broad economic growth

Investment in WA
during construction

\$175M

Contractor Jobs

670

During construction

Direct payroll
earnings

\$8.6M

When fully
operational

Direct jobs

125

When fully
operational



*Source: JobsEQ for Kennewick-Richland-Walla Walla, stone product manufacturing

Port' Business Recruitment Success



Tri-Cities Intermodal (TCI) operates an intermodal ramp in Burbank, WA, connecting the Pacific Northwest to domestic and international markets via the Northwest Seaport Alliance and Union Pacific Railroad, with over \$80 million in private investment.

Value Proposition:

- Enhance competitive access of WA agricultural global markets
- Transform long-haul intermodal service
- Build Tri-Cities as global distribution hub
- Improves scop, scale and competitive position of NW Seaport Alliance
- Removes truck traffic from I-90 and Snoqualmie Pass
- Eliminates Truck Congestion at ports of Seattle and Tacoma
- Monetize carbon credits

Port' Business Recruitment Success

Port of Walla Walla Wallula Gap Business Park

#4 - Tri -Cities Intermodal
Dodd IP – 40 acres - 20 Direct FTE
Private Capital Investment ± \$20M

#5 – CP Plastics – HDP Pipe MFG
Dodd IP – 16 Acres 30+ Direct FTE
Private Capital Investment ± \$30M

#6 – Project Hard Red – RNG
Stearns Kelly – 40 Acres 20+ Direct
FTE and 40 Indirect FTE
Private Capital Investment ± \$80M

**Stearns Kelly Site – Available ± 65
Acres**

**US Highway 12 - Proposed
Interchange**

#2B - Advance Phase LLC – Data Center
WGBP ± 100 Acres

WGBP - Available ± 55 Acres

WGBP - Available ± 100 Acres

#1 - Rockwool – Rock Insulation MFG
WGBP 250 Acres – 125 Direct FTE
Private Capital Investment ± \$300M

#3 – SkyNRG – Synthetic Aviation Fuel MFG
WGBP 165 Acres – 100 Direct FTE
Private Capital Investment ± \$1 Billion

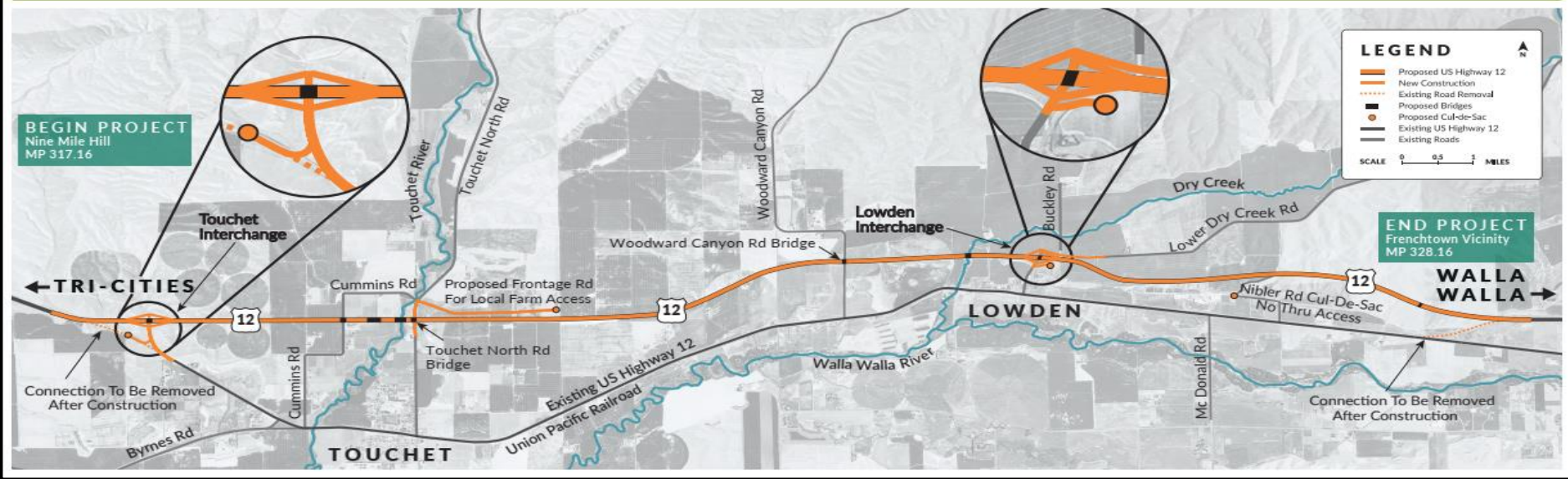
**Proposed Site
± 350 Acres**

#2A - Advance Phase LLC – Data Center
WGBP ± 400 Acres – Direct 320 FTE
Private Capital Investment ± \$4.8 Billion

US Highway 12 – Phase 8

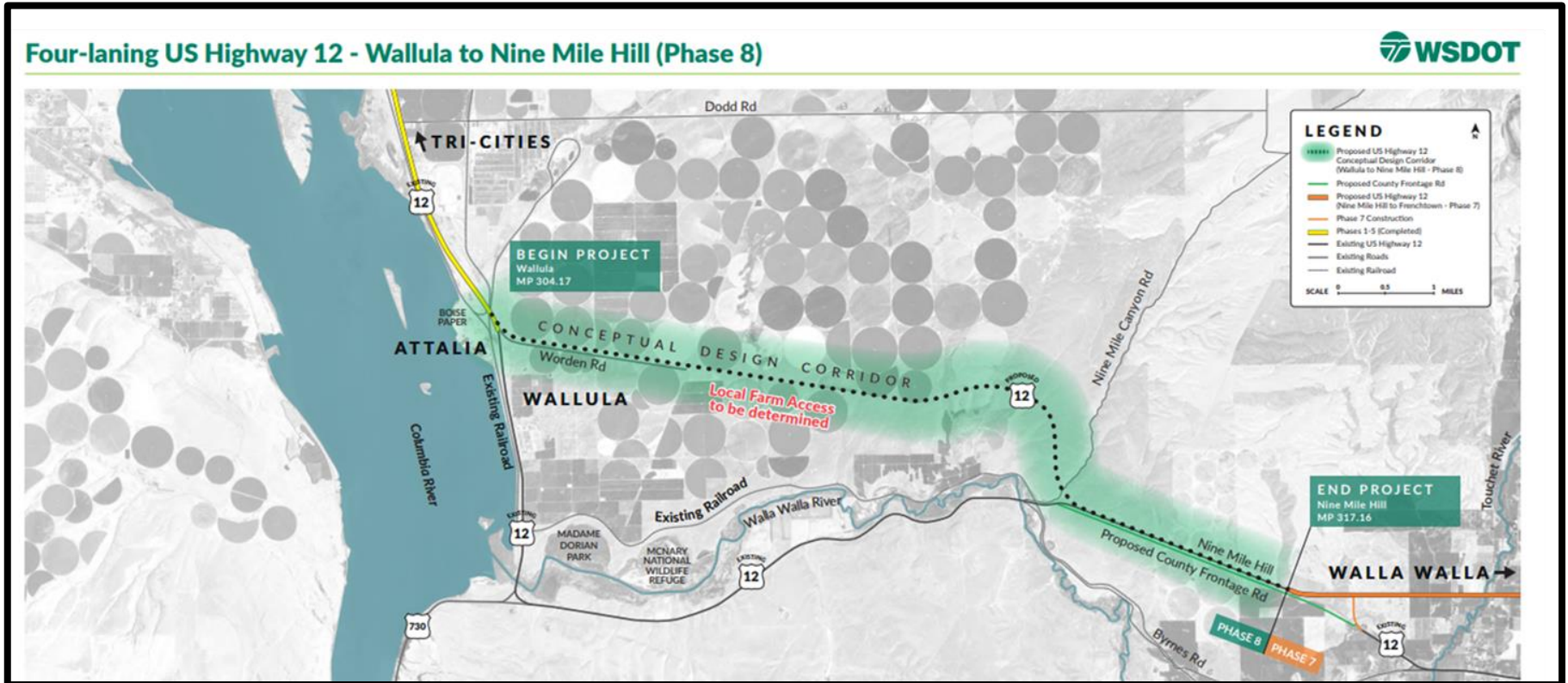
US 12 Corridor - Phase 7

Four-laning US Highway 12 - Nine Mile Hill to Frenchtown Vicinity (Phase 7)



US 12 Corridor - Phase 8

The US 12 Coalition is in the process of trying to identify funding sources for the final phase, Phase 8- estimated to cost \$351 million.



Benefits of Corridor Completion

Freight Mobility – Faster, more efficient freight movement across 40 miles.

Safety – Modern design reduces crashes with safer interchanges and better visibility.

Economic Growth – Supports regional jobs, investment, and improves community access.

US 12 Corridor - Funding

US 12 Corridor - Secured Funding

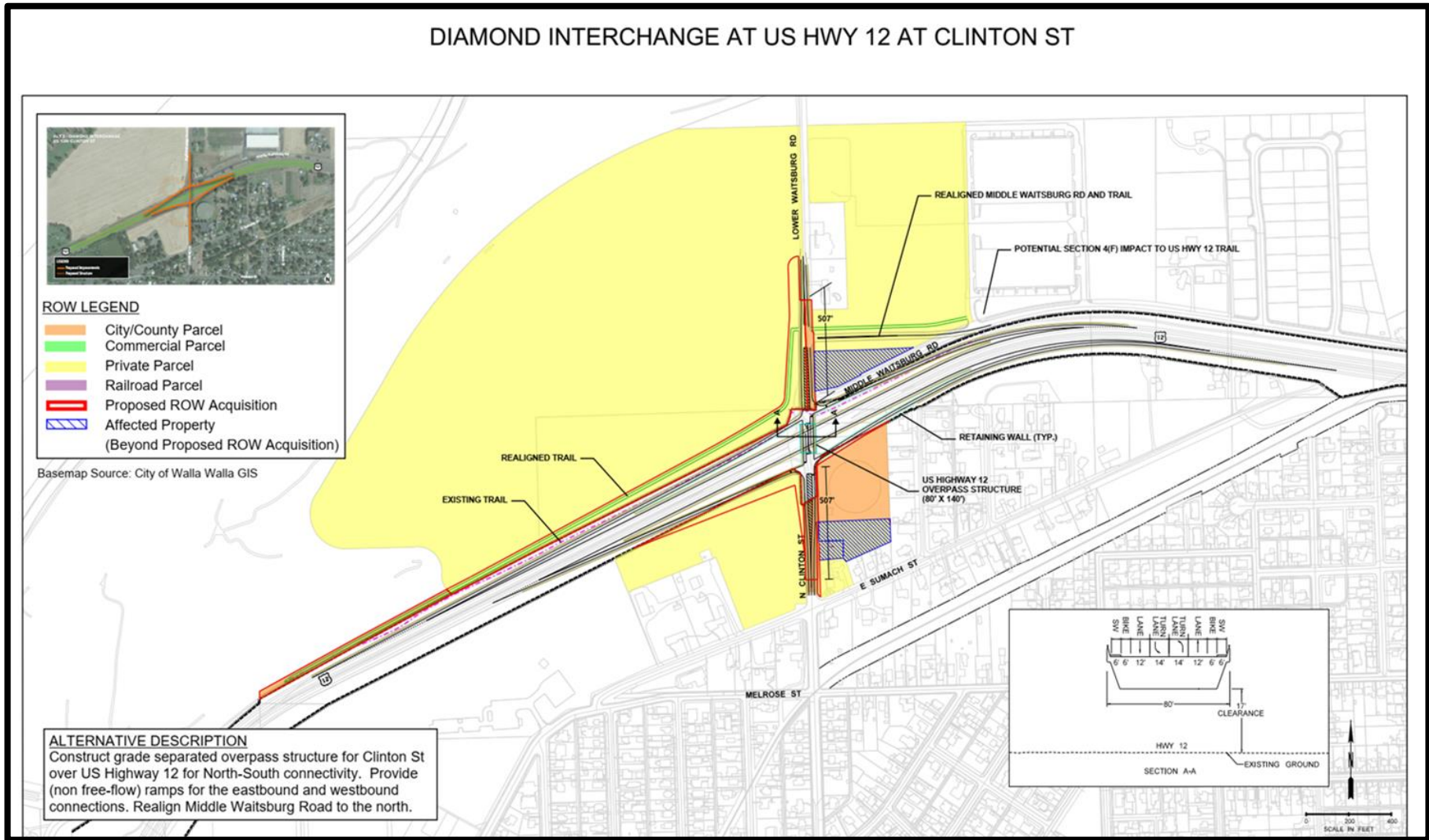
As of March 2023

PIN	Phase	Project Title	Transportation Package	Last Completed Phase	1-State	2-Local	3-Federal	Total
501208N	1	US 12/SR 124 to Walla Walla - Add Lanes	PEF	Construction Complete (8/6/2004)	3,331,774	38,300	7,459,111	10,829,185
501204C	2	US 12/SR 124 to McNary Pool - Add Lanes	2003 Nickel	Construction Complete (10/15/2005)	11,688,111	253,538	150,000	12,091,649
501211W	3	US 12/Attalia Vicinity - Add Lanes	2003 Nickel	Construction Complete (9/10/2007)	15,960,496			15,960,496
501202Z	4	US 12/Wallula to Walla Walla - Corridor Study	2003 Nickel	Proj. Def. Complete (9/12/2003)	2,653,755		2,483,991	5,137,746
501205D	5	US 12/Attalia Vicinity to US 730 - Add Lanes	2003 Nickel	Planning Study (5/25/2010)	799,409			799,409
501203X	6	US 12/Frenchtown Vicinity to Walla Walla - Add Lanes	Nickel and TPA	Construction Complete (7/23/2010)	38,187,335	144,380	13,309,001	51,640,716
501210T	7a	US 12/Nine Mile Hill to Woodward Canyon Vic - Build New Highway	PEF	Proj. Def. Complete (3/5/2010)	311,162		5,049,666	5,360,828
501212I	US 12/SR 124	US 12/SR 124 Intersection - Build Interchange	2005 TPA	Construction Complete (5/23/2012)	21,064,907	244,701		21,309,608
501213X	7	US 12/Nine Mile Hill to Frenchtown Vic - Build New Highway	2015 Con. WA Package	Prelim. Engineering (8/19/2019)	161,582,147			161,582,147
501203A	8	US 12/Wallula to Nine Mile Hill - Build New Highway	2015 Con. WA package	Project Def. (6/20/2018)	24,410,000			24,410,000
Totals:					279,989,096	680,919	28,451,769	309,121,784

Project received a \$108.5 million MPDG grant for the completion of corridor. The 2025 WA State Transportation Budget included additional funding and the following language: “The legislature recognizes the importance of this project and intends to provide additional matching funds if additional competitive federal funding is awarded for the final remaining four-lane section between Wallula and Nine Mile Hill and the Port of Walla Walla provides right-of-way at no cost to the state for this project. The department, in consultation with local governments in the vicinity, must pursue any federal funding available.”

Diamond Interchange at US 12 and Clinton

DIAMOND INTERCHANGE AT US HWY 12 AT CLINTON ST



The Port of Walla Walla received \$6 million in Congressional Direct Spending (CDS) for Clinton Interchange. We are currently working with the City of Walla Walla, Walla Walla County, and WSDOT to move the project forward.

Importance of Transportation to the Region's Economic Success



Roadways, including US Hwy 12 and other regionally significant routes, **are** vital for freight mobility, economic growth, and roadway safety.



Air service connects Walla Walla to national markets, supporting business, tourism, healthcare, and education while driving regional growth and investment.



The Columbia River System is a critical transportation corridor, supporting regional agriculture, trade, tourism, and access to global markets



Rail, including Union Pacific, BNSF, and shortline operators, is vital for moving agricultural goods and products to regional, national, and international markets.

Port of Walla Walla

Questions