

PORT OF WALLA WALLA - Tax Increment Finance Projects

Future Port Capital Projects	
Burbank Industrial Park & Burbank Business Park	Cost
Water System Expansion & Improvements; Sewer System Expansion & Improvements; Road/Highway Extensions & Improvements; Rail Extension & Improvements; Sidewalk & Lighting Extensions & Improvements; Pedestrian Access Extensions & Improvements; Other Utility Extensions & Improvements; High Dock and Barge Slips Expansion & Improvements; Public Administration Annex Buildings; Property Acquisitions; Renewable Energy Projects; Other Utility Extensions/Relocations; and Security Improvements.	\$ 55,150,000
Dodd Road Industrial Park & Stearns Kelly Site	
Water System Expansion & Improvements; Sewer System Expansion & Improvements; Road/Highway Extensions & Improvements; Rail Extension & Improvements; Other Utility Extensions & Improvements; Property Acquisitions; Renewable Energy Projects; Other Utility Extensions/Relocations; and Security Improvements.	\$ 59,350,000
Wallula Gap Business Park	
Water System Expansion & Improvements; Domestic and Process Wastewater System Expansion & Improvements; Road/Highway Extensions & Improvements; Rail Extension & Improvements; Lighting Extensions & Improvements; Other Utility Extensions & Improvements; Public Safety Facility; Property Acquisitions; Renewable Energy Projects; Other Utility Extensions/Relocations; and Security Improvements.	\$ 145,500,000
TOTAL	\$ 260,000,000

PORT OF WALLA WALLA - Tax Increment Finance Projects		
Future Port Capital Projects		
Burbank Business Park		Estimate
1	PWW 2024-300C - Phase 2 - BBP Water System Expansion to 1 Million Gallons	\$ 2,000,000
2	PWW 2024-400C - Phase 2 - BBP Nitrate Upgrade	\$ 1,500,000
3	Traffic Mitigation - Jantz Rd and 5th Ave	\$ 1,500,000
4	Traffic Mitigation -US 12 and SR 124 Intersection Improvements	\$ 10,000,000
5	US 12 Fencing - WSDOT Requirement - 4,800 LF	\$ 600,000
6	Sewer System Expansion - Lift Station No. 3 Pump Improvement & Additional Pressure Sewer	\$ 1,500,000
7	Sewer System Expansion - Pressure Sewer Pipe Size Increased Under Snake to Pasco	\$ 6,500,000
8	Water System Storage - Phase 3 - Increase Water System Storage	\$ 2,000,000
9	Water Treatment System - Phase 3 - Drill New Basalt Well	\$ 1,500,000
10	Water System Extension - Extend waterlines within business park	\$ 750,000
11	Road & Sidewalk Internal Extension - Kohler Road Extension	\$ 1,000,000
12	Road & Sidewalk Internal Extension - Uhling Road Extension	\$ 1,000,000
13	Road & Sidewalk Internal Extension - Other Internal Road Extension	\$ 1,500,000
14	Lighting - Overhead Lighting in Business Park	\$ 250,000
15	Fiber and Cable Access - Fiber Optic Cable installed in right of ways	\$ 400,000
16	Pedestrian Access - Sidewalk - Gateway, 2nd Ave and Poplar Ave	\$ 400,000
17	Pedestrian Access - Sidewalk - School Route to Jantz Rd and 5th Ave	\$ 300,000
18	Public Administration Annex Buildings	\$ 6,000,000
19	Property Acquisitions	\$ 1,000,000
20	Renewable Energy Projects	\$ 500,000
21	Other Utility Extensions/Relocations	\$ 500,000
Burbank Barge Slips & High Dock		Estimate
1	Concrete Pavement of High Dock	\$ 1,000,000
2	Barge Slip Dredging	\$ 750,000
3	Barge Slip Improvements	\$ 800,000
4	High Dock Improvements	\$ 750,000
5	Burbank Barge Slip (South) - North Side Stabilization Project	\$ 750,000
6	Property Acquisitions	\$ 1,500,000
7	Renewable Energy Projects	\$ 250,000
8	Other Utility Extensions/Relocations	\$ 250,000
Burbank Industrial Park		Estimate
1	Entrance Redevelopment - Fence Relocation	\$ 100,000
2	Rail Extension	\$ 1,500,000
3	2nd Rail - Parallel Rail Added to Current Rail	\$ 1,100,000
4	Road Paving - Industrial Park Road Paving	\$ 1,200,000
5	Sewer System Expansion - Lift Station No. 1 Pump Improvement & Surge Basin	\$ 2,000,000
6	Property Acquisitions	\$ 2,000,000
7	Renewable Energy Projects	\$ 250,000
8	Other Utility Extensions/Relocations	\$ 250,000

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Future Port Capital Projects		
Dodd Road Industrial Park		Estimate
1	Utility Line Relocation - PPL	\$ 100,000
2	Rail Improvements	\$ 5,000,000
3	Traffic Mitigation -US 12 and Dodd Road Intersection Improvements	\$ 45,000,000
4	Road Internal Extension - Other Internal Road Extension	\$ 2,000,000
5	Waterline Extension	\$ 750,000
6	Property Acquisitions	\$ 2,000,000
7	Renewable Energy Projects	\$ 250,000
8	Other Utility Extensions/Relocations	\$ 250,000
Dodd Road East - Stearns Kelly		Estimate
1	Water Infrastructure Improvements	\$ 800,000
2	Road Internal Extension - Other Internal Road Extension	\$ 1,200,000
3	Property Acquisitions	\$ 1,500,000
4	Renewable Energy Projects	\$ 250,000
5	Other Utility Extensions/Relocations	\$ 250,000

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Future Port Capital Projects		
Wallula Dodd Water System (WDWS)		Estimate
1	PWW 2022-025R - Domestic & Process Wastewater - Engineering Report	\$ 250,000
2	PWW 2022-050C - Phase 2 - PCA & UPRR - Water Extension	\$ 3,000,000
3	PWW 2022-055C - Phase 2 - New Basalt & Shallow Wells	\$ 2,050,000
4	PWW 2024-050C - Phase 2 - Mechanical & Electrical	\$ 2,000,000
5	Waterline Extension - Phase 3 - Extension of waterline to AmeriCold	\$ 300,000
6	Waterline Extension - Phase 3 - Redundant Loop Along Dodd Road	\$ 2,500,000
7	Waterline Extension - Phase 3 - Other Improvements	\$ 500,000
8	Water Storage Expansion - Phase 3 - Additional 6 MG Reservoir	\$ 10,000,000
9	Water Treatment System - Phase 3 - Potable water IX Treatment System	\$ 3,000,000
10	Water Security System - Phase 3 - Water system security cameras and remote monitoring	\$ 150,000
11	Water Extension - Phase 4 - Process Water Extension	\$ 1,500,000
12	Redundant Wells - Phase 4 - Basalt and Alluvium Wells added for Redundancy	\$ 6,000,000
13	Secure additional water rights	\$ 5,000,000
14	Property Acquisitions	\$ 1,000,000
15	Renewable Energy Projects	\$ 500,000
16	Other Utility Extensions/Relocations	\$ 500,000
Wallula Gap Business Park		Estimate
1	Rail Improvements on Simplot Line	\$ 2,500,000
2	PWW 2023-100C - East Atilla/Peterson/Nunn Paving - Sequoia	\$ 2,000,000
3	PWW 2024-500C - Domestic Wastewater Construction Project	\$ 2,000,000
4	PWW 2024-600C - Process Wastewater Construction Project	\$ 35,000,000
5	Additional Access Roads	\$ 4,000,000
6	Internal Access Roads - Road development for internal industrial park access	\$ 5,000,000
7	Fiber and Cable Access - Fiber Optic Cable installed in right of ways	\$ 750,000
8	Cooling Water - Non-Contact Cooling Water - Discharge to Columbia River	\$ 9,000,000
9	Industrial Wastewater System - Phase 2 Upgrades	\$ 3,000,000
10	US Hwy 12 Corridor Improvements	\$ 25,000,000
11	Internal Rail Access	\$ 10,000,000
12	Public Safety Facility	\$ 5,000,000
13	Property Acquisitions	\$ 2,000,000
14	Renewable Energy Projects	\$ 1,000,000
15	Other Utility Extensions/Relocations	\$ 1,000,000
Total		\$ 260,000,000