

Whitman County Commissioners Meeting Minutes

089761 – Monday, January 20, 2026 at 9:00 a.m., the Board of Whitman County Commissioners met at the Whitman County Courthouse, 400 N Main St., Suite 125, Colfax, Washington, in Commissioner Chambers.

Commissioner Tom Handy, Chairman, Commissioner Arthur D. Swannack, Commissioner Chad Whetzel, and Corey Mitzimberg, Clerk of the Board, were present.

Monday, January 20, 2026 – 9:00 a.m. Convened - Workshop

Attendance: Adam Turnidge, Bill Tensefeld, Brandy Dean, Brian Wilson, Chris Nelson, Chris Skidmore, Craig Wines, Crystn Guenthner, Dean Cornelison, Heather Clark, Jacy Leach, Jessica Jensema, Katie Claussen, Kelli Campbell, Kenneth Millar, Kristina Cooper, Mark Storey, Suni Richards, Dave Gibney, GM, Tresa Bannister and Tony S.

1. 089762 – The following items were discussed with no action taken:
 - Corrections to Packet
 - IT Storage Quote Reviewed
 - Tax Levies Certifying
 - House Bill 19.60
 - House Bill 2442
 - Procurement Bill
 - Long Hollow Road Vacation
 - Reflective Road Markers Project Update
 - Turnbow Flatts, Robinson & Ringo Bridges Quote
 - Ringo Bridge
 - Fleet Shop Roof
 - Central Ferry Road w/Port of Whitman
 - CRABoard
 - CAC Contract Addendum
 - Courtroom Security Project
 - Health Department Fee Schedules
 - Pullman Building Heat
 - Pullman & Colfax Health Department ReModel Update

9:45 a.m. – Returned to Open Session and recessed

10:15 a.m. – Reconvened Board Business

Attendance: Dean Cornelison, Denis Tracy, Elya McClintock, Ginny Rumiser, Heather Clark, Jacy Leach, Jessica Jensema, Katie Claussen, Kelli Campbell, Kristina Cooper, Mark Storey, Sheriff Brett Myers, Suni Richards, Carol Black, Dave Gibney, Tresa Bannister and Tony S.

2. D089762 – The Flag Salute was recited.
3. D089762a – No public comments were received.
4. 089762b - Consent Agenda for December 29, 2025, was approved.
 - 089763 - Approved Claims
 - Electronic Funds Transfer Expenditure & Treasurer Check Approval - \$189,466.22
 - Voucher Approval Nos. 384374 through 384477 - \$387,449.12
 - 089764-089766 - Approved Personnel Change Orders
 - 089767 – The January 5, 2026, Meeting Minutes were approved

New and Old Business

5. 089768 – The regular meeting was recessed and the hearing convened by the Chairman for declaration of County property as surplus.
Public Works Director, Mark Storey stated this was formerly used as the Colton Shop until November, when several County shops were consolidated, resulting in cost savings to the County.
Disposal of the property is undetermined at this time however, a fire district is interested in the property, or a public auction may be held.

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There being no further comments the hearing was adjourned and the regular meeting reconvened.

6. 089769 – Commissioner Whetzel moved, Commissioner Handy seconded to declare the building at 708 Broadway in Colton, WA, formerly known as the Colton Shop as County Surplus Property. Motion carried.
7. 089770 – Commissioner Whetzel moved, Commissioner Handy seconded to approve publishing a Request for Qualifications for 2026 Architectural and Engineering Consulting Services. Motion carried.
8. 089771 – Commissioner Whetzel moved, Commissioner Handy seconded to approve the 2026 Whitman County Dues as listed.
Commissioner Handy inquired about the cost of dues for AWC (Association of Washington Counties), noting it is the highest amount of dues paid. Commissioner Swannack responded, this includes the cost of the Retro Safety Program which includes L&I Claims. Katie Claussen, Human Resources confirmed. Commissioner Swannack also pointed out SEWEDA payments are in two, one being for yearly dues and the other being part of the funding the County does from .09. Motion carried.
9. 089772–089773 – Commissioner Whetzel moved, Commissioner Handy seconded to reappoint Abbie DeMeeler as Fair Board Member, District 2, Position 2 and to reappoint Charly Hennigar as Fair Board Member, District #3, Position #2. Motion carried.
10. 089774 – Commissioner Whetzel moved, Commissioner Handy seconded to authorize Fountain Flying Service LLC to overfly congested areas in the unincorporated areas of Whitman County during the 2026 growing season. Motion carried.
11. 089775 – Commissioner Whetzel moved, Commissioner Handy seconded to approve the 2026 Environmental Health and Public Health Fee Schedules, effective January 1, 2026 as presented. Motion carried.
12. 089776 – Commissioner Whetzel moved, Commissioner Handy seconded to approve the Agreement Addendum for the Subrecipient Agreement between Whitman County and Community Action Center for the Consolidated Homeless Grant and Local Document Recording Fee Fund. Motion carried.
13. 089777 – Commissioner Whetzel moved, Commissioner Handy seconded to approve and authorize the Chairman to sign the contract with Compunet for the purchase, installation and subscription for Pure Storage in the IT department. Motion carried.
14. 089778 – Commissioner Swannack acknowledged receipt of the Planning Commission’s “Resolution Correcting Scrivener’s Errors” related to corrections in the previously presented updates to Whitman County Code 19.61, County Commercial Wind Energy Generating Facilities. – See Appendix A.
15. 089779 - Commissioner Whetzel moved, Commissioner Handy seconded to approve the 2026 Signature Delegation forms as presented. Motion carried.
16. 089780 - Commissioner Whetzel moved, and Commissioner Handy seconded, to approve and sign the Resolution Certifying the 2026 Countywide Tax Levies for Fire District 4 and the City of Malden. Discussion: Commissioner Swannack noted that Fire District 4’s levy was received by the County but not provided to the Commissioners for acknowledgment, and that the City of Malden’s final documents contained a scrivener’s error in the date that will be corrected. Motion carried
17. 089781 - Commissioner Whetzel moved, Commissioner Handy seconded to approve the notice of hearing for a February 2, 2026 hearing at 11:00 a.m. in the Commissioner Chambers to consider

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modifications to Whitman County Code, Chapter 1.08 regarding updates to commissioner and precinct district boundaries and numbers.

Discussion: Commissioner Handy asked when the supporting documents would be available for review. County Auditor Sandy Jamison is out of office today, therefore there is no answer available at this time. Commissioner Swannack clarified that the proposed changes do not affect commissioner district boundaries but instead adjust precinct boundaries within existing commissioner districts. Redistricting of commissioner districts occurs only every ten years and is not conducted during off years. The proposed updates address precinct adjustments to follow the population limit of 1,500 residents per precinct. Public Works Director Mark Storey said this process has been underway for approximately two years due to strict timelines of when changes/updates can be made. Also stating the changes are considered minor. Motion carried.

Additional Comment: Mark Storey stated to Commissioner Handy, the details of the changes are available from Jeff Marshall, Public Works Information Systems Project Engineer, who put the packet together for the Auditor. Commissioner Swannack requested a workshop previous to the hearing; Mark Storey will work on setting up the workshop.

18. 089782 - Commissioner Whetzel moved, Commissioner Handy seconded to approve the Board Order authorizing the Chairman of the Board to electronically sign the 2026 County Road Administration Board's (CRAB) Certifications. Motion carried.
19. 089783 - Commissioner Whetzel moved, Commissioner Handy seconded to approve and sign the Building Roof Contract between Garland/DBS, Inc and Whitman County for the replacement of and upgrades to the roof system at the fleet shop.
Discussion: Mark Storey requested that the Board accept and sign the emailed version of the contract at this time, with the understanding that the Board will also sign the original contract with wet signatures from Garland/DBS, Inc. once received. Motion carried.
20. 089784 - Commissioner Whetzel moved, Commissioner Handy seconded to Notice of No Spray for Residual and Noxious Weeds . Motion carried.
21. 089785 - Commissioner Whetzel moved, Commissioner Handy seconded to approve the Resolution temporarily closing a portion of Wawawai Road #9000 from Wawawai Park to Steptoe Canyon Road for the 2026 Snake River Canyon Half Marathon from 7:00 a.m. to 2:00 p.m. on March 7, 2026. Motion carried.
22. 089786 - Commissioner Whetzel moved, Commissioner Handy seconded to approve and sign the contract between Selland Construction, Inc. and Whitman County for the improvements of Hume Road from milepost 0.00 to 3.12. Motion carried.
23. 089787 – The following Public Works updates were provided.
 - Ginny Rumiser, Building Inspector, shared the County 4th Quarter Building report and 2025 Year-End Activity Report.
 - 4th Quarter Report stated 114 inspections; 49 final inspections and the total valuations were \$1,840,560.55. (See Appendix B for additional details.)
 - The 2025 Year End Activity report stated 450 inspections; 172 final inspections and the total valuations were \$16,901,325.00. (See Appendix C for additional details)
 - Commissioner Handy inquired if Malden is considered “pretty much” rebuilt, Ms. Rumiser responded yes.

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- Per the recommendations from the State Building Code Council (SBCC), at the Washington Association of Building Officials conference, the decision was made to discontinue inspection of residential, re-roofs, re-side, window and door change outs. Commercial properties will still be inspected. Reasoning behind this, from the SBCC, is inspections of re-roofs are done from the ground not on the roof. The SBCC stated that ground roof inspections give homeowners a false sense of security that the roof was built to code when that cannot be guaranteed, as well as releases Counties of any liability. Inspectors are able to see the final roofing material and not if any sheeting, underlayment, ice barriers, etc. were completed or done correctly.
- Commissioner Handy stated he will be checking in with the SBCC to confirm this recommendation as he attends all meetings and has not heard if this.

24. The following executed contracts and correspondence were received and reviewed.

- 089788 – Executed Copy-Memorandum of Understanding for Joint Transportation Grant Application Preparation between the City of Moscow, Idaho and Whitman County Washington.
- 089789 – Email - Key Updates and Focus Points January Monthly Update from SEWEDA.
- 089789A – Online Submission – Regarding a YouTube video from Kristie Wojtuniak.
- 089789B – Hand delivered correspondence – from Georgie Leinweber regarding Wind Code SEPA and Supporting Documents.

25. 089790 – The Pending List was reviewed

26. D089790 - Approved documents were signed.

11:00 a.m. – Recessed to 11:30 a.m. for Board Business-Executive Session

11:30 a.m. - Reconvened Board Business

27. 089790 – Commissioner Whetzel moved, Commissioner Handy seconded to go into executive session until 12:00 p.m. for matters related to RCW 42.30.0110 (1)(i), Current or Potential Litigation.

- Attendance: Denis Tracy and Jessica Jensema

Commissioner Swannack publicly announce the session would continue an additional 15 minutes.

12:15 p.m. – Returned to open session and recessed to 1:00 p.m. for Workshop-Port of Whitman Joint Commission Meeting

1:00 p.m. - Reconvened Workshop-Port of Whitman Joint Commission Meeting

Attendance: Karl Webber, Kristine Meyer, Tom Kammerzall, Port of Whitman (PoW) Commissioners, Kara Riebold-PoW Executive Director, Brenda Stav-PoW Operations and Admin Director, Rebekah Huber-PoW Community Engagement & Events Manager, Regan Meyer-PoW Communications Director, Dean Cornelison Whitman County Engineer, Mark Storey-Whitman County Director and Jeff Guyett-Community Action Center

28. 089791 – The following items were discussed with no action taken:

- I. Public Comment
 - There were no Public Comments
- II. Opportunities for Collaboration and Coordination
 - Update on the Tekoa (Industrial Site) Project
 - Invitation to Bid going out this week

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- Pulling three phrase power crossing 4 pieces of separately owned property, one of which is the owned by the County
- An easement agreement between Avista and Whitman County is expected
 - Will be sent from PoW Executive Director Kara Reibold
- Central Ferry Road-FMSIB* Funding
 - Request amount will be \$1,000,000.00
 - For overlay of paved portion and add approaches into all business, upgrade the gravel portion to paved
 - FMSIB-Freight Mobility Strategic Investment Board

III.Homelessness Housing Study

- Jeff Guyett from the Community Action Council suggested the following based on the Supplement to the Whitman County 5-year Homelessness Housing plan and suggestions from the consultants who created the 5-year plan
 - The CAC not being designated as the lead as they deal with homeless primarily
 - The consultants suggested working with the Port of Whitman to be the convener to form a group for the homelessness and the lack of affordable housing across the County.
 - Create a collaboration with other non-profits, churches, realtors, home builders, etc.
 - The consultants shared the supplement with Kara and the need for a convener to work with group to identify gaps and/or duplicate work.
 - The Port would set up meetings, including invites, agenda and location acting as a Facilitator. The Port requested the Consultants to come acting as the Convener for a one-day workshop, plus additional day(s) as needed, at a cost of \$12,000.00 plus being available for 6 months as assistance
 - The Port requests the cost is shared with the County

IV.Capital Projects

- Freight Bypass, Washington D.C. visit
 - Mark Storey is meeting with Consultants and the City of Moscow to confirm visit timeline. Tentatively week of March 16

V.Associate Development Organization (See Appendix D)

- 2025 Strategic Report Card was shared
- Port of Whitman County Strategic Plan was shared

VI.Other Business

- None

2:15 p.m. – Recessed to 2:30 p.m. for Workshop-Greater Columbia Behavioral Health (GCBH) Update

2:30 p.m. – Reconvened Workshop – Greater Columbia Health Behavioral Health (GCBH) Update

Attendance: Kathleen Stewardson

29. 089792 – The following items were discussed with no action taken:

- The January GCBH Executive Meeting was cancelled
- GCBH Update meetings will be changed to quarterly
 - Overview of status of GCBH
 - Supplemental Budget updates

3:00 p.m. – Recessed to Monday, January 29, 2026 at 9:00 a.m.

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Monday, January 26, 2026 – 9:00 a.m. Convened - Workshop

Attendance: Adam Turnidge, Brandy Dean, Bill Tensfeld, Chris Nelson, Chris Skidmore, Craig Wines, Crystn Guenthner, Dean Cornelison, Elya McClintock, Heather Clark, Jacy Leach, Jessica Jensema, Juvenile Department, Jeff Marshall, Joshua Vincent, Kelli Campbell, Kenneth Millar, Kristina Cooper, Mark Storey, Sandy Jamison, Suni Richards, Wraylee Flodin, Tara Alfanot-SAO, Charina Schneider-SAO, Dave Gibney and Tony S.

30. 089792a – Bi-Week Consent Agenda.

- Approved Claims
 - 089793 - Treasurer Wire Transfers & Check Report \$126,362.33
 - 089793 - Voucher Claims 384501-384560 \$187,965.73
 - 089793 – Veteran Claims \$ 500.00
 - 089794 - Approved Personnel Change Orders \$ 573.86

30a. 089792a -Commissioner Whetzel moved, Commissioner Handy seconded the motion and carried to amend the agenda adding item 34. An Executive Session for Current or Potential Litigation. Motion carried.

31. 089795 – The State Auditor Office Exit Conference was presented by Charina Schneider and Tara Alfanot.

32. 089796 – Workshop - The following items were discussed with no action taken:

- Precinct Updates – County Code, Chapter 1.08
- Elberton Fire District
- Martin Hall Meeting Link Update
- WSAC – Indigent Defense
- Lincoln County Case Load Weighting
- John Culton contract
- WCRG Meeting
- Tekoa County Property
- Malden Easement
- Chipman Trail Bridge – WSU Funding
- House Bill 2611
- Microsoft 365 Email Issue
- February Election Ballots
- W-2 Mailing

33. 089797 – Commissioner Whetzel moved, Commissioner Handy seconded the motion and carried to go into executive session until 11:00 AM for matters related to Collective Bargaining Unit Negotiations.

Attendance: Kelli Campbell and Scotty Anderson

Commissioner Swannack publicly announced the session would continue an additional 15 minutes, ending at 11:15 a.m.

11:15 AM – Return to Open Session -Board Business

34. 089798 – Commissioner Swannack moved, Commissioner Handy seconded the motion and carried to go into executive session until 12:15 p.m. for matters related to current or potential litigation pursuant to RCW 42.30.110(1)(i).

Attendance: Mark Storey, Denis Tracey and Grace DiBiase

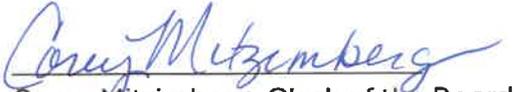
11:45 AM – Return to Open Session and Adjourned

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Commissioner Whetzel moved to adjourn the January 20, 2026 and 26, 2026 meetings. Motion was seconded by Commissioner Handy and carried.

The foregoing action was made today, January 26, 2026

ss/ Chad Whetzel, Commissioner
ss/ Tom Handy, Commissioner


Corey Mitzimberg, Clerk of the Board


Arthur D Swannack, Chairman

Passed unanimously.

Whitman County PLANNING COMMISSION
RESOLUTION CORRECTING SCRIVENER'S ERRORS

WHEREAS on December 17, 2025, the Planning Commission adopted various Findings of Fact in support of recommended changes to Whitman County Code 19.61, the County's Commercial Wind Energy Generating Facilities Code; and

WHEREAS one section of those Findings of Fact, numbered 25 through 41, concern Landmark Protection Areas; and

WHEREAS there are two scrivener's errors in that section of FINDINGS and the Planning Commission desires to fix those errors with this RESOLUTION;

The Planning Commission hereby RESOLVES as follows:

1. The reference in Finding 34 to "5 miles" was meant to be "7 miles".
Finding 34 is hereby corrected to: "The unobstructed views from, and towards, the Buttes also bring important tourism dollars to the County's residents. Hundreds of tourists come to Whitman County every year, contributing hundreds of thousands of dollars a year to the local economy, including to the businesses who run 'photo tourism tours' including the business of Mr. Jack Lien. The commission finds Mr. Lien to be a credible witness. His materials summarizing the expected impacts on the economy of 700-foot towers within 7 miles of the Buttes or Palouse Falls is credible, and is hereby adopted, with the caveat that the Commission is not relying on Mr. Lien's exact dollar estimates. The Commission finds that even if Mr. Lien's figures are off by a factor of 10, the harm to the tourism economy caused by towers within 7 miles of the Landmarks, would still be horribly great."
2. The reference in Finding 40 to "5-mile area" was meant to be "7-mile area".
Finding 40 is hereby corrected to: "The Commission examined a map showing the amount of land that would be excluded from more towers by a 9-mile area around the Landmarks, which is the amount the Commission initially intended. The Commission decided that was more than necessary. It then looked at a 7-mile area around the Landmarks, and found that to be necessary - no more and no less."
3. This Resolution shall be delivered to the Board of County Commissioners, to be considered by them in support of the recommended changes to Whitman County Code 19.61.

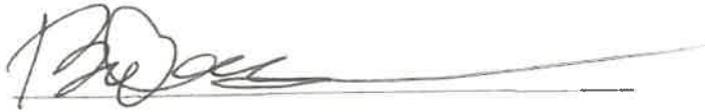
WHITMAN COUNT PLANNING COMMISSION
RESOLUTION re:
CORRECTING SCRIVENER'S ERRORS IN FINDINGS

Page 1

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This Resolution is adopted by a vote of the Planning Commission this date, the vote being
9 for the Resolution, and 0 against the Resolution.

Dated this 7th day of January, 2026.



Chair

Attest:



Planning Commission Secretary

WHITMAN COUNTY
Department of Public Works

Mailing Address:
P.O. Box 430
Colfax, WA 99111-0430

Administration/Engineering
Road Maintenance
Equipment Rental & Revolving
Solid Waste Division
Planning Division
Building & Development

PHONE: (509) 397-6206
Fax: (509) 397-6210
N. 310 Main
2nd Floor Public Service Bldg.
Colfax, WA 99111

MEMORANDUM

To: Mark Storey, Public Works Director / Engineer
From: Ginny Rumiser, Building Inspector
Re: Building Department *GR*
2025 4th Quarter Activity

Building Permits Issued:	44
Building Permits Pending:	4
Commercial Construction:	5
Total Inspections:	114
Total Final Inspections:	49
Total Miles Driven:	2,824
Average Daily Miles: (estimated)	47.86
Colton Valuations:	\$70,700.00
Endicott Valuations:	\$68,959.18
Lamont Valuations:	\$0.00
Malden Valuations:	\$119,000.00
Commercial Valuation:	\$210,000.00
Total Valuations:	\$1,840,560.55
Total Permit Fees:	\$17,857.07
Total Plan Review Fees:	\$9,982.04
Total Fees:	\$27,839.11

WHITMAN COUNTY
Department of Public Works

Mailing Address:
P.O. Box 430
Colfax, WA 99111-0430

Administration/Engineering
Road Maintenance
Equipment Rental & Revolving
Solid Waste Division
Planning Division
Building & Development

PHONE: (509) 397-6206
Fax: (509) 397-6210

N. 310 Main
2nd Floor Public Service Bldg.
Colfax, WA 99111

MEMORANDUM

To: Mark Storey, Public Works Director / Engineer
From: Ginny Rumiser, Building Inspector
Re: Building Department GR
2025 Year End Activity

Building Permits Issued:	229
Building Permits Pending:	13
Commercial Construction:	35
Total Inspections:	450
Total Final Inspections:	172
Total Miles Driven:	12,481
Average Daily Miles: (estimated)	51.36
Colton Valuations:	\$227,463
Endicott Valuations:	\$326,436
Lamont Valuations:	\$108,851
Malden Valuations:	\$698,014
Commercial Valuation:	\$4,283,250
Total Valuations:	\$16,901,325
Total Permit Fees:	\$115,208
Total Plan Review Fees:	\$65,488
Total Fees:	\$180,697



Appendix C


**Port of
Whitman
County**



2025 STRATEGIC REPORT CARD

In November 2020, the Port of Whitman County published its 2021-2025 Strategic Plan. The Port Commission held a public hearing on November 5, 2020 to obtain public opinion on its contents. This document outlines how the Port, in 2025, met the goals set forth by the Strategic Plan:

7 STRATEGIC GOALS



30 COMPLETED PROJECTS



27 ONGOING PROJECTS



A NOTE FROM THE COMMISSION

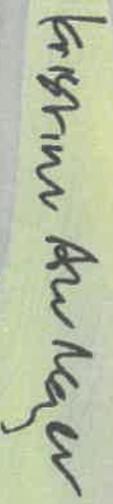
Thank you to everyone who engaged with the Port of Whitman County in 2025. Whether you joined our commission meetings, provided input during community outreach events, attended the 2025 Snake River Family Festival, participated in our Economic Development Informational Meetings, or chatted with us one-on-one, we are grateful for your continued involvement.

In 2025, the Port expanded its presence in communities across Whitman County through partnerships and projects. We signed multiple economic development and tourism agreements with local organizations, including the Town of Rosalia and the Whitman County Historical Society. We continued efforts to broaden industrial real estate opportunities in Whitman County through projects like the industrial park outside of Tekoa, the Technology Transfer and Commercialization Scaling Facility, and the Oakesdale Mill. Through our Reuse and Revitalization Program, we partnered with communities to assess brownfield properties. The Port also served as Whitman County's Associate Development Organization in 2025 and continued investing in broadband throughout the county.

The following pages of this report card outline the projects completed or initiated this year and explain how they support the Port's seven strategic goals. This 2025 report card is the last report for the 2021-2025 Strategic Plan and its accompanying Comprehensive Scheme of Harbor Improvements. At the end of 2025, the Port adopted a new strategic plan for the years 2026-2030 and a Comprehensive Scheme of Harbor Improvements for 2026. To view these documents, please visit portwhitman.com and select "Port Planning" under the "Our Port" tab. While these plans undergo revisions and a formal public comment process every five years, we welcome feedback at any time during our public meetings. You may also contact Port staff at 509-397-5791 or email port@portwhitman.com.



Karl Webber
District 1



Kristine Meyer
District 2



Tom Kammerzell
District 3

1

DIVERSIFY OUR ECONOMY



Completed Projects

- Completed a planning study for the Oakesdale Mill with funding from the Community Economic Revitalization Board (CERB).
- Received funding for the Technology Transfer and Commercialization Scaling Facility including \$1 million in Whitman County Economic Development .09 funds and a \$2 million Green Jobs Grant from the Washington State Department of Commerce (Commerce).
- Signed two new leases at Port of Wilma and two at the Port of Whitman Business Air Center (POWBAC).



Ongoing Projects

- Offer site-ready lots for sale or lease to business owners.
- Explore industrial property acquisition in Whitman County.
- Assess brownfields across Whitman County with funding from the Environmental Protection Agency (EPA).
- Support business retention and expansion as Whitman County's Associate Development Organization (ADO).
- Develop relationships with high-tech businesses and industry leaders and pursue funding strategies for the construction of the Technology Transfer and Commercialization Scaling Facility.
- Manage grants for the installation of electric vehicle charging stations at the Oakesdale Mill site.



2

ENCOURAGE BALANCED, ECONOMICAL MULTIMODAL TRANSPORT



Completed Projects

- Promoted aviation by supporting the 2025 Colfax Fly-In at the Port of Whitman Business Air Center (POWBAC).
- Participated in the Pacific Northwest Waterways Association's annual Mission to Washington D.C. to meet with lawmakers and their offices.
- Supported media campaigns communicating the value of the 465-mile Columbia-Snake River System, also known as Marine Highway M-84.
- Analyzed siting options for an Automated Weather Observing System at POWBAC.



Ongoing Projects

- Advocate for a robust rail, aviation, highway, and river system through participation in the Palouse Regional Transportation Planning Organization, Washington Airport Management Association, Washington State Community Airports Association, Pacific Northwest Waterways Association, Palouse-Coulee City Railroad Board, Pullman-Moscow Regional Airport Advisory Board, and Northwest RiverPartners.
- Expand hangar offerings at POWBAC with the development of infrastructure for future hangar sites.
- Plan for the installation of a fueling station at POWBAC.



3

COLLABORATE TO DRIVE ECONOMIC GROWTH



Completed Projects

- Partnered with regional ports to host the “Growing Jobs and Opportunities: M-84 Marine Highway” workshop.
- Executed Economic Development & Tourism Agreements with the Whitman County Historical Society for depot railcar restoration and the Town of Rosalia for RV park improvements.
- Supported the City of Colfax, City of Tekoa, Town of LaCrosse, and Town of Rosalia in attending the 2025 Infrastructure Assistance Coordinating Council Conference.
- Hosted the annual Infrastructure for Innovation Forum for economic development partners and elected officials.
- Hosted trainings for local businesses in partnership with the Washington Small Business Development Center, City of Pullman, and Colfax Chamber of Commerce.



Ongoing Projects

- Support Southeast Washington Economic Development Association, Inland Northwest Partners, Pioneer Ports, Washington Small Business Development Centers, Chambers of Commerce in Colfax, Pullman, Palouse, and Tekoa, and Main Street organizations in Pullman, Colfax, and Lacrosse.
- Maintain the Whitman County Trends site, providing the public with access to countywide data and trends.
- Develop Whitman County Local Government Legislative Coalition in partnership with regional municipalities.



4

ACQUIRE, DEVELOP, AND MAINTAIN PROPERTIES



Completed Projects

- Completed a land trade at the Port of Whitman Business Air Center (POWBAC) for additional useable acreage.
- Purchased two lots at Pullman Industrial Park to grow industrial real estate portfolio.
- Completed a childcare feasibility study in Colfax.
- Completed restriping of main lot, walking path along the parking lot, and boat launch lot at Boyer Park and Marina.
- Adopted the 2026 Comprehensive Scheme of Harbor Improvements.



Ongoing Projects

- Assess purchasing additional property for economic development purposes.
- Continue planning study for childcare facility operational planning in Colfax.
- Conduct a feasibility study for approximately 8.5 acres of raw land at POWBAC.
- Remodel POWBAC pilot lounge.
- Construct an industrial park outside of Tekoa.
- Oversee demolition of cafe building and cleanup of environmental contaminants at St. John property.



5

IMPROVE OUR FINANCIAL POSITION



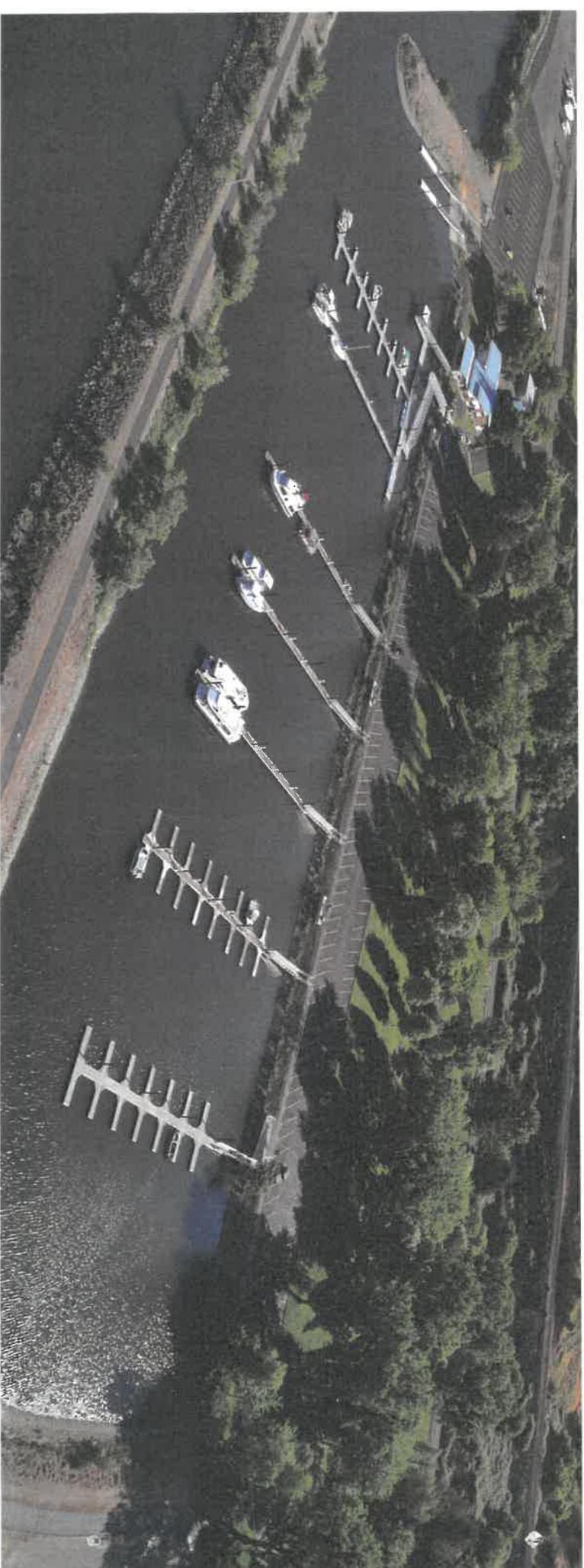
Completed Projects

- Received \$2 million in low-interest loan awards.
- Awarded \$6.2 million in grant funding.
- Completed a financial and accountability audit performed by the Office of the Washington State Auditor.
- Adopted the 2026 Comprehensive Scheme of Harbor Improvements.



Ongoing Projects

- Continue to seek and apply for grant funding and low-interest loans to complete capital infrastructure projects.



6

EXPAND BROADBAND ACCESS



Completed Projects

- Received funding from CERB for a fiber-to-the-home (FTTH) project expanding broadband access to an additional 100 homes in Whitman County.
- Negotiated an Indefeasible Right of Use (IRU) addendum with Ziply Fiber to expand fiber service to approximately 100 homes in five communities.
- Launched dark fiber service to Port of Whitman Business Air Center (POWBAC) tenants.
- Partnered with the City of Pullman to reach two city wells with fiber-optic connections.
- Submitted proposals to the Broadband, Equity, Access, and Deployment (BEAD) program for all four project areas in Whitman County.



Ongoing Projects

- Seek opportunities to expand broadband access in Whitman County.
- Manage Petrichor Broadband, a municipal corporation expanding broadband access to under-served communities across Washington State.
- Manage expansion of FTTH networks for 100 homes in Whitman County.
- Manage construction of last-mile fiber serving approximately 109 locations in rural Whitman County in four project areas located in Pullman, Tekoa, and Pine City.



7

ENHANCE COMMUNITY OUTREACH AND ENGAGEMENT



Completed Projects

- Held the 2025 Snake River Family Festival at Boyer Park and Marina to communicate the importance of the Columbia-Snake River System to Whitman County and the Pacific Northwest.
- Presented at all 16 town and city council meetings in Whitman County.
- Adopted the 2026-2030 Strategic Plan outlining the Port's priorities and objectives for the next five years.
- Supported the Clearwater Economic Development Association's *Dream It, Do It* youth workforce conference.



Ongoing Projects

- Participate in regional communications and port industry groups.
- Conduct an annual survey of elected officials on the Port's progress and public perception.
- Host regular Economic Development Informational Meetings to provide elected officials and community members updates on the Port's work as Whitman County's Associate Development Organization (ADO).
- Maintain and manage the Port's social media accounts.
- Update Port website to comply with accessibility guidelines.





ADDITIONAL PORT PLANS

RCW 53.20.010 requires all port districts adopt a detailed view of their plans for acquiring and developing property and spending tax dollars. The Port of Whitman County utilizes several documents to fulfill this RCW. The Strategic Plan, together with the Annual Budget and the Comprehensive Scheme of Harbor Improvements, describe the Port's plans and intended future improvements.

Each document serves a unique purpose. While the Strategic Plan contains the long-term goals and objectives that guide the Port's overall strategic direction, the Comprehensive Scheme of Harbor Improvements details planned improvements to Port properties. To learn more and read additional Port plans, please visit portwhitman.com/port-planning.





**Port of
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County**

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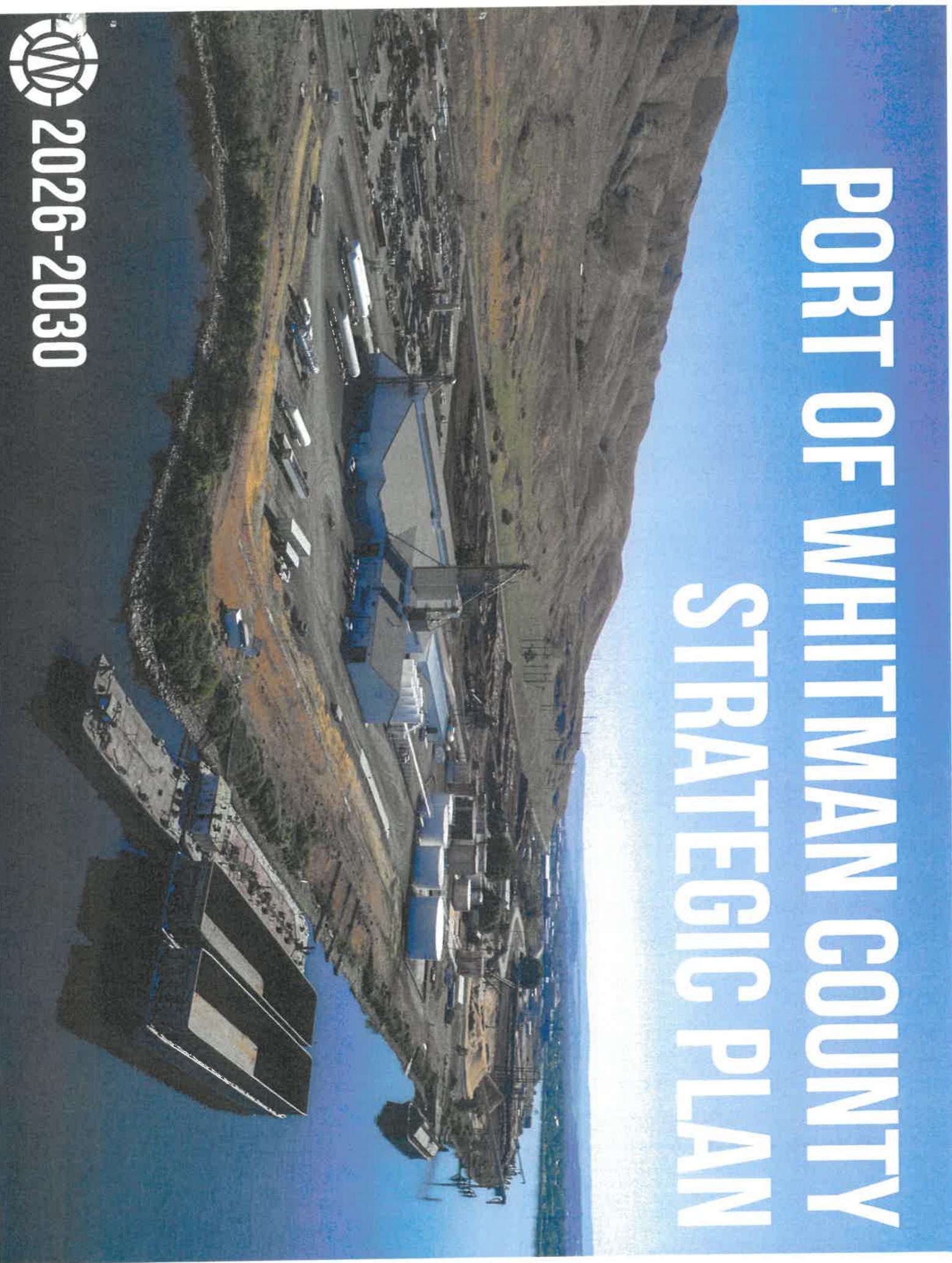
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302 N MILL ST, COLFAX, WA

PORT OF WHITMAN COUNTY STRATEGIC PLAN



2026-2030





**Port of
Whitman
County**

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CONTENTS

YOUR PORT ON THE PALOUSE

As the lead economic development agency in Whitman County, the Port of Whitman County is dedicated to improving the quality of life for all citizens of Whitman County through industrial real estate development, preservation of multi-modal transportation, facilitation of economic development, and provision of on-water recreational opportunities. This document outlines the Port's vision for the next five years of operation. The Port is proud to serve Whitman County and seeks to make the Palouse a great place to live and a better place to work. We are proud to be your Port on the Palouse.

THE PORT OF WHITMAN COUNTY

In 1911, the Washington State legislature passed the Port District Act, allowing the citizens of Washington to vote to form port districts and elect commissioners to govern them. Law empowers Washington's ports with broad economic development authority to bring business and jobs to their communities. Ports may:

- Develop lands for industrial and commercial needs.
- Provide general economic development programs.
- Buy, lease, and sell property.
- Provide air and water pollution control works.
- Operate trade centers and export trading companies.
- Establish and operate foreign trade zones.
- Promote tourism.
- Build telecommunications infrastructure and provide wholesale telecommunications services.

On November 4, 1958, an election held in conjunction with the general election approved the establishment of a port district in Whitman County to be known as the Port of Whitman County. The Port of Whitman was formed for three purposes:

- **Provide access to slack water navigation on the Columbia/Snake River system.**
- **Promote industrial development.**
- **Provide recreational opportunities on the Snake River.**



PORT HISTORY



The first Port of Whitman County Comprehensive Plan, 1966



Port files deed for Almotata property, 1969



Wilma pre-development, 1975



Port of Central Ferry, 1970



Port of Almotata, 1970s



Boyer Park and Marina, 1972



Boyer Park and Marina, 1974



Pullman Industrial Park Groundbreaking, 1980



The Pullman Industrial Park in its early stages, 1980s

1960s

- **1969**
 - Port buys 40 acres to become Port of Wilma for \$14,250
 - Port buys 15 acres to become Port of Almotata for \$7,800
 - Port acquires 135 acres to become Port of Central Ferry for \$189,000
 - Port signs a lease with the US Army Corps of Engineers for Boyer Park and Marina

1970s

- **1970** Port buys 87 acres to expand Port of Wilma
- **1972** Boyer Park and Marina dedicated
- **1974** Port acquires another 80 acres for expansion at Port of Wilma
- **1975**
 - Lower Granite Lock and Dam operational
 - First tug passes through locks at Lower Granite Dam and travels upriver to moor at the Port of Wilma

1980s

- **1985** Port purchases 77 acres for first phase of Pullman Industrial Park (PIP) for \$280,000
- **1987** PIP construction begins
- **1988** Schweitzer Engineering Laboratories becomes first company at PIP

PORT HISTORY



Snake River Trail after completion, 1997



Water tank construction at Colfax Industrial Park, 1993



Construction at PIP, 2000s



Port of Whitman Business Air Center, 2000s



Early fiber construction, 2000s



Snake River Family Festival, 2020s



Oakesdale Mill Property, 2020s



Tekoa Property, 2020s

1990s

- **1993** Port purchases land for Colfax Industrial Park for \$1, provides \$40,000 to Whitman County for road improvements
- **1997** Port leases an additional 20 acres from the US Army Corps of Engineers for expansion of Boyer Park and Marina including Snake River Trail

2000s

- **2000** Ports authorized to build broadband infrastructure, Port begins fiber construction
- **2002** Whitman County sells Whitman County Memorial Airport to the Port for \$1, renamed Port of Whitman Business Air Center (POWBAC)
- **2005** Port purchases current Port office at 302 N. Mill Street, Colfax

2010s/2020s

- **2017** Port holds first Snake River Family Festival
- **2023**
 - Boyer dock replacement
 - Port acquires property at Tekoa for \$403,000
- **2024**
 - Port acquires Oakesdale Mill from Innovia Foundation for \$1
 - Port acquires St. John property for \$220,000

PORT COMMISSION

The Port of Whitman County is governed by a three-person elected Board of Commissioners that sets policy, approves all expenditures, and appoints the Executive Director and Port Attorney. Commissioners serve six-year terms. While they are elected countywide, each must live in a specific district within Whitman County. The current Commissioners are Karl Webber (District 1), Kristine Meyer (District 2), and Tom Kammerzell (District 3).



Karl Webber

Karl Webber has served on the Port Commission since 2020. He is a 30-year resident of Tekoa, Washington and the President/Principal Consultant of KB2 Performance Management Systems, a management consulting business that serves small to large manufacturing companies across the state.



Kristine Meyer

Kristine Meyer has served on the Port Commission since 2017. She is the Executive Director of the Avista Foundation and Community Investment Manager for Avista. Kristine is a graduate of Gonzaga University and Gonzaga University School of Law. She has been privileged to serve as a director on the boards of KSPS PBS, Launch NW, and the Washington Public Ports Association.



Tom Kammerzell

Tom has served on the Port Commission since 2012. He is a lifelong citizen of Whitman County and owner/operator of Maple K Farms LLC. Tom has 38 years in public service including: 16 years on the Colfax Planning Commission, 5 years as a Whitman County Conservation District Supervisor, 2 years as Whitman County Cattlemen's Association President, and 1 year as the Pacific Northwest Waterways Association President.

WHO WE ARE

MISSION

The Port of Whitman County is dedicated to improving the quality of life for all citizens of Whitman County through industrial real estate development, preservation of multi-modal transportation, facilitation of economic development, and provision of on-water recreational opportunities.

VISION

We operate sustainably; move strategically, decisively, and effectively; and make the Palouse a great place to live and a better place to work.

VALUES



Integrity — We deliver on our commitments and inspire public trust.



Stewardship — We are responsible stewards of community resources and the environment.



Leadership — We are a model of leading decisively in the public interest.



Sustainability — We make business decisions that ensure long-term financial sustainability.



Collaboration — We seek partnerships that drive economic development.

ECONOMIC IMPACTS

A 2022 study quantifying the Port of Whitman County's impact on the regional economy found that Port activity had a significant positive effect.

DID YOU KNOW?

\$1 = \$8.56 RETURN ON INVESTMENT

Every dollar of tax payer investment creates \$8.56 in local tax revenue. Tax dollars are invested back into economic development efforts across Whitman County.

PORT OPERATIONS SUPPORT 23% OF COUNTY JOBS

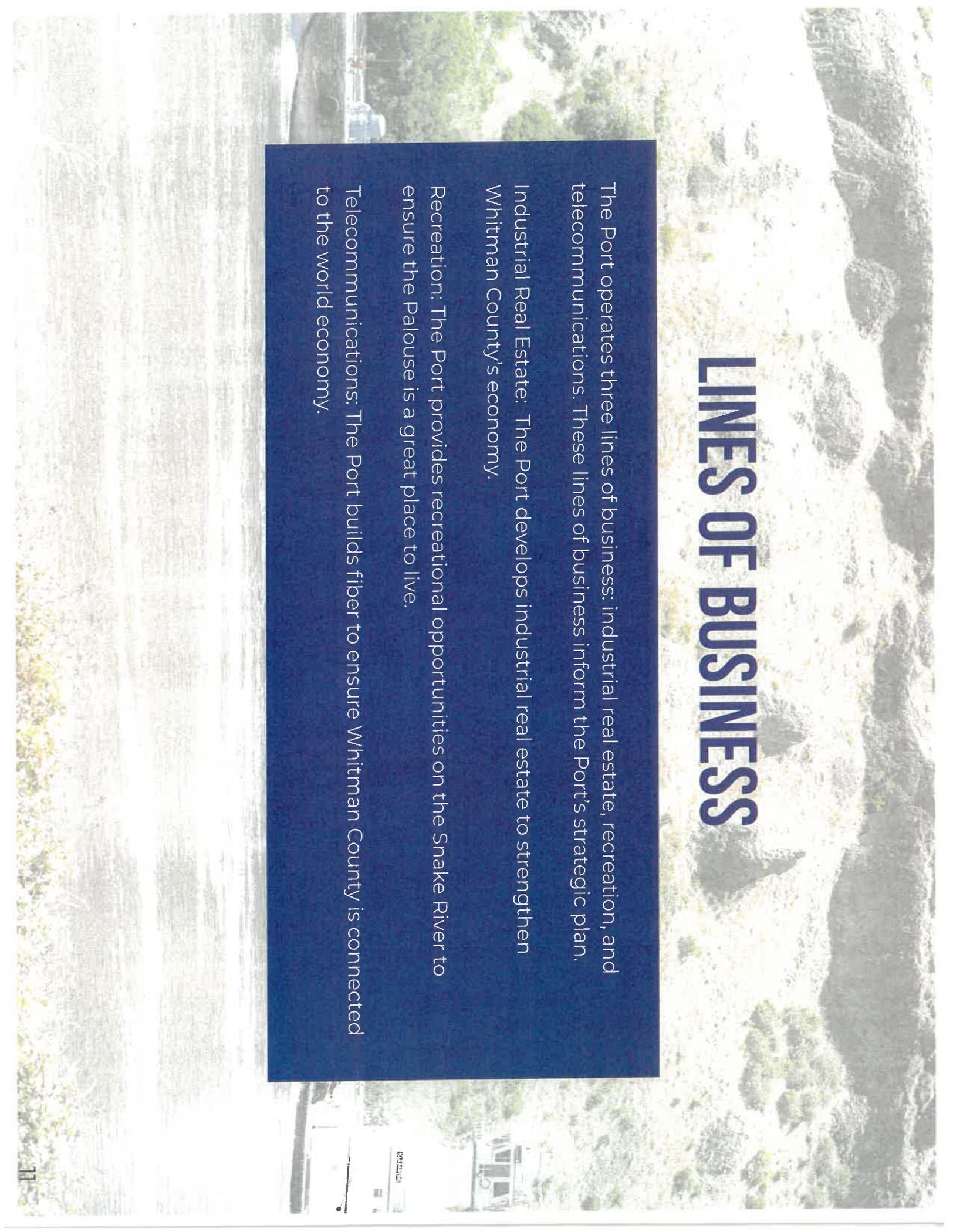
In Whitman County, the Port's economic contributions account for 23% of all jobs, 36% of output, 25% of total compensation, and 29% of gross regional product.

IN TOTAL, THAT IS MORE THAN 5,892 LIVING WAGE JOBS.

Businesses associated with the Port support more than 5,892 living wage jobs – paying on average \$777,089 in annual salaries and benefits.

DIRECT JOBS ASSOCIATED WITH THE PORT GREW 368% IN TWO DECADES

Between 1996 and 2022, direct jobs associated with the Port increased 368%.



LINES OF BUSINESS

The Port operates three lines of business: industrial real estate, recreation, and telecommunications. These lines of business inform the Port's strategic plan.

Industrial Real Estate: The Port develops industrial real estate to strengthen Whitman County's economy.

Recreation: The Port provides recreational opportunities on the Snake River to ensure the Palouse is a great place to live.

Telecommunications: The Port builds fiber to ensure Whitman County is connected to the world economy.

INDUSTRIAL REAL ESTATE

The Port manages multiple industrial real estate properties.

On-Water Port Sites

- Port of Almota
- Port of Central Ferry
- Port of Wilma

General Aviation Airport

- Port of Whitman Business Air Center

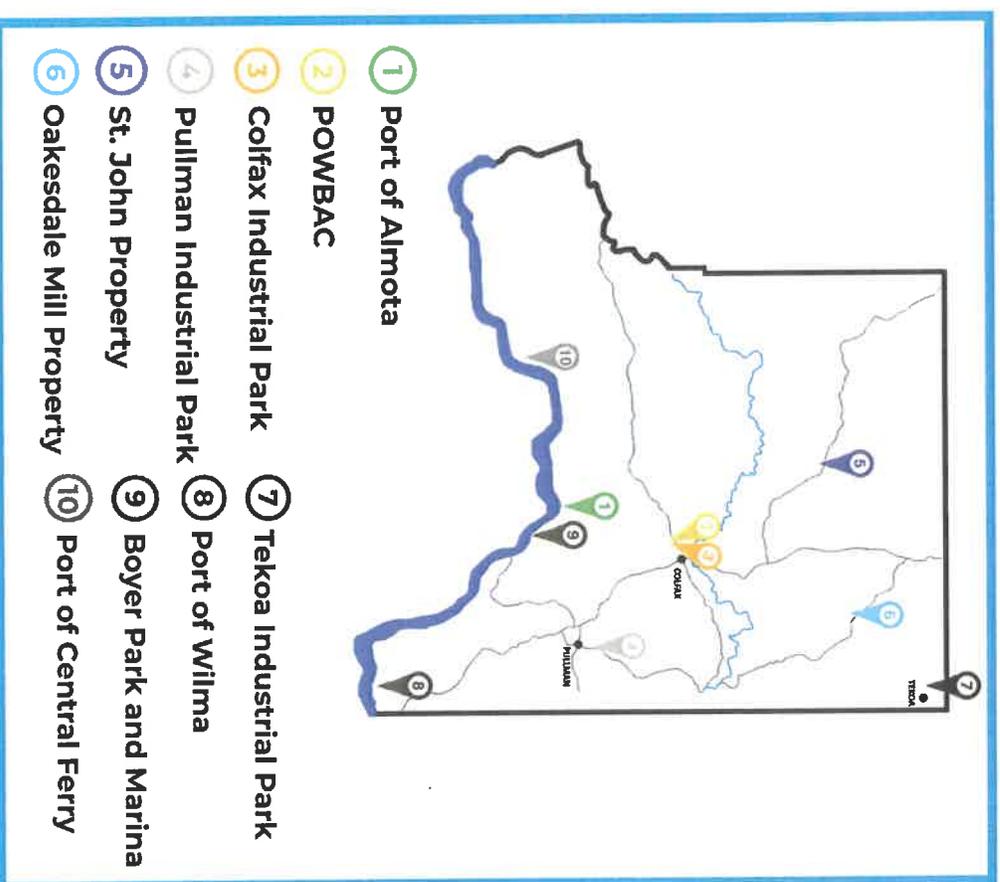
Industrial Parks

- Pullman Industrial Park
- Port of Whitman Business Air Center (Colfax Industrial Park)

The Port is also engaging in ongoing projects to develop industrial real estate in Whitman County.

Ongoing Projects

- Oakesdale Mill Project
- St. John Reuse and Revitalization Project
- Tekoa Industrial Park Project



PORT OF WILMA

Wilma Drive, Clarkston, WA 99403

Located just west of Clarkston in the Snake River Canyon, the Port of Wilma is a hub of economic activity in Whitman County. Located near the beginning of Marine Highway M-84, Wilma sits just downriver of the confluence of the Snake and Clearwater rivers. Wilma is home to a diverse tenant base and serves a variety of industries including construction, manufacturing, agriculture, and logging. The Port of Wilma is the largest of the Port's properties, with almost 280 acres of developed industrial land. With a grain storage capacity of 4.5 million bushels of wheat, Wilma sees 7-8 million bushels pass through the port each year.



UTILITIES

- Water: 500,000 gallon reservoir with two wells, 2,000 GPM (Asotin PUD)
- Wastewater: 5,000 gallon septic tank and two 300 ft. drain fields
- Power: Electricity (Avista)
- Telecommunications: Port-owned fiber

INFRASTRUCTURE

- Rail access via Great Northwest Railroad; Port-owned rail spur
- County-maintained road
- Port-owned dock, dolphins, and breakwater

QUICK FACTS

- 356 total acres
- 280 developed acres, heavy industrial
- 76 undeveloped acres, agricultural
- 18 total tenants

ACTIVE USES

- River terminal operations
- Agricultural storage and distribution
- Warehousing and logistics
- Transportation and freight operations
- Industrial manufacturing

PORT OF ALMOTA

Almota Docks Road, Almota, WA 99111

The Port of Almota is located just below Lower Granite Dam in the Snake River canyon. The Port is home to two grain elevator companies. The two companies have a combined storage capacity of 3.7 million bushels and process 14.4 million bushels of wheat every year.



UTILITIES

- Water: One well (about 37 GPM at 90-100 ft depth)
- Wastewater: Septic
- Power: Electricity (Inland Power)
- Telecommunications: None

INFRASTRUCTURE

- WSDOT-maintained road, access via SR-194
- Port-owned dock, dolphins, breakwater

QUICK FACTS

- 10.5 total acres, heavy industrial
- 2 tenants

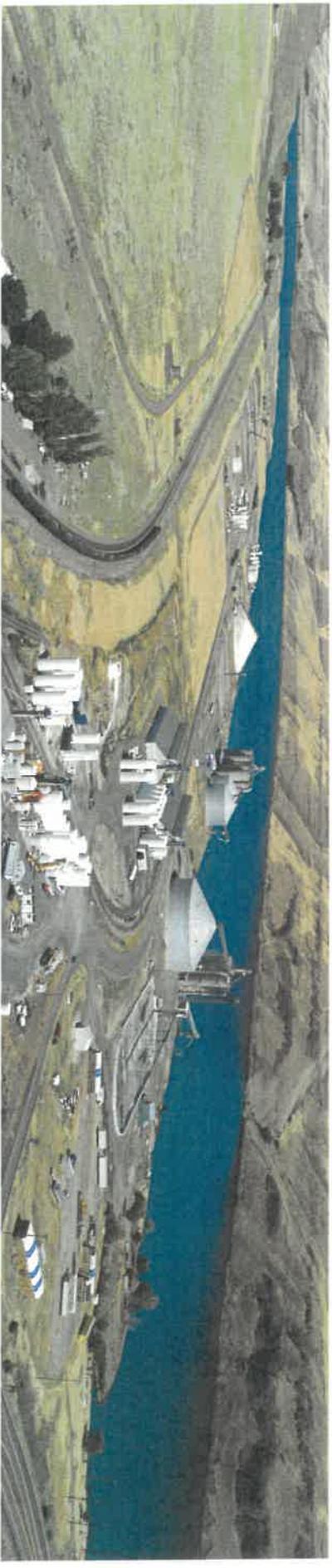
ACTIVE USES

- Agricultural storage and distribution
- River terminal operations
- Transportation and logistics

PORT OF CENTRAL FERRY

Central Ferry Rd, Pomeroy, WA 99347

The Port of Central Ferry, located on State Route 127, is the most rural of the Port's properties and serves a wide geographic area across eastern Washington, Idaho, and Montana. Spanning 147 acres with 18 industrial lots, it offers 16 million bushels of grain storage. Central Ferry sees 20-22 million bushels of wheat every year. A major hub for agricultural business in the region, the site is leased to grain and fertilizer companies.



UTILITIES

- Water: Individual wells from 50-175 ft deep, average 200 CPM
- Wastewater: Individual septic tanks
- Power: Electricity (Avista)
- Telecommunications: Yes, owned by St. John Telephone

INFRASTRUCTURE

- Rail access via Great Northwest Railroad; Port-owned rail spur
- County-maintained road, access via SR-127
- Port-owned dolphins and breakwater

QUICK FACTS

- 147 total acres, heavy industrial
- 9 total tenants
- 1 Port-owned building

ACTIVE USES

- Agricultural storage and distribution
- Warehousing and logistics
- Transportation and freight operations

PORT OF WHITMAN BUSINESS AIR CENTER

Colfax Airport Access Rd, Colfax, WA 99111

The Port of Whitman Business Air Center (POWBAC) is a small general aviation airport and industrial park located just outside of Colfax, WA near State Route 26. Onsite are two 6-bay t-hangars, private hangars, and Port-owned pole buildings. Each September, the Port sponsors the Experimental Aircraft Association Chapter 328 Colfax Fly-In and Pancake Breakfast, a community event that draws aviation enthusiasts from around the region. The adjoining industrial park is home to a hydrogen research facility, granary, and other tenants.



UTILITIES

- Water: Well
- Wastewater: Drain field
- Power: Electricity/natural gas (Avista)
- Telecommunications: Port-owned fiber

INFRASTRUCTURE

- FAA regulated runway (3,209 ft) and taxiway
- County-maintained road

QUICK FACTS

- 110 total acres
 - Airport commercial district
 - Heavy industrial
 - Agricultural
- 21 total tenants
- 6 Port-owned buildings

ACTIVE USES

- General aviation operations
- Warehousing and storage
- Research and development

PULLMAN INDUSTRIAL PARK

NE Terre View Dr, Pullman, WA 99163

Pullman Industrial Park (PIP), on the north end of Pullman near Washington State University, is the Port's oldest and most-established off-water industrial property. The site is fully serviced with utilities and Port-owned fiber infrastructure, and also features a wetland mini-park and trail. Home to technology, manufacturing, and other businesses, the park hosts a mix of high-tech firms and local enterprises including a winery and a children's science center. The Port plans further development at PIP with the construction of the Port's proposed Technology Transfer and Commercialization Scaling Facility for emerging technology companies.



UTILITIES

- Water: City of Pullman water
- Wastewater: City of Pullman sewer
- Power: Electricity/natural gas (Avista)
- Telecommunications: Port-owned fiber

INFRASTRUCTURE

- City-maintained roads

QUICK FACTS

- 100.5 total acres, heavy industrial
- Lots for sale or lease

ACTIVE USES

- High-tech manufacturing and research
- Warehousing and distribution
- Commercial and service businesses

TEKOA PROPERTY

St. Route 27, Tekoa, WA 99033

The Port of Whitman County is developing a 15.6-acre industrial park at the former Faunce Airstrip near Tekoa, WA. The project is the first Port-owned industrial site in northern Whitman County. Fully funded and scheduled for completion in 2026, the site will feature up to five building pads with utilities including three-phase power, water, and high-speed broadband. Located 2.5 miles from Tekoa, a farming community with local services and recreational amenities, the project aims to boost economic development in the region.



CURRENT UTILITIES

- Water: Well
- Power: Single phase power up to 240 V
- Wastewater: Septic

PROPOSED INFRASTRUCTURE UPGRADES

- Telecommunications extension
- New well and water system
- Three-phase power
- Right turn lane on SR-27
- Access road

QUICK FACTS

- 15.6 total acres, heavy industrial
- First Port-owned industrial site in northern Whitman County
- Former airstrip
- Lots for sale or lease

FUTURE USE

- Industrial park

For the most up to date information about this project, visit portwhitman.com

OAKESDALE MILL PROPERTY

1st St, Oakesdale, WA 99158

The Oakesdale Mill, built in 1890 and the last surviving mill of its kind in Whitman County, is now owned by the Port after a 2024 transfer from the Innovia Foundation. A source of community pride for Oakesdale, the Port aims to preserve the historic site while exploring redevelopment opportunities that support economic growth, job creation, and long-term viability. The Port completed a feasibility study in 2025 to assess site conditions, market opportunities, and community priorities to guide future uses.



CURRENT UTILITIES

- Power: Electricity (Avista)

PROPOSED INFRASTRUCTURE UPDATES

- Roof replacement
- Bring water and sewer to property
- Vacate existing road right-of-way that bisects the property
- Extension of current fiber-optic infrastructure in Oakesdale to the site

QUICK FACTS

- National Register of Historic Places
- Last remaining flour mill in Whitman County
- Zoning: Commercial/Industrial

FUTURE USE

- To be determined

For the most up to date information about this project, visit portwhitman.com

ST. JOHN PROPERTY

4 S Main St, St John, WA 99171

The Port of Whitman County and Whitman Hospital and Medical Clinics (WHMC) have signed a Letter of Intent outlining the partnership and how WHMC intends to use the property after cleanup. The Port purchased and is cleaning up this contaminated downtown property, supported by a \$500,000 EPA Cleanup Grant, to prepare the site for redevelopment. The project will remove legacy contamination, revitalize underused land, and expand access to healthcare for the town's aging population. The St. John property is part of the Port's Reuse and Revitalization Program for contaminated properties in Whitman County.



TIMELINE

- June 2025: Hazardous Building Assessment of cafe
- June-December 2025: Site cleanup planning
- 2026: Site cleanup

For the most up to date information about this project, visit portwhitman.com

QUICK FACTS

- Upon cleanup, property available for sale or lease

FUTURE USE

- Medical Clinic

RECREATION

As part of its ability to own and operate on-water recreation facilities, the Port manages Boyer Park & Marina in Colfax.

Boyer Park & Marina is a 56-acre full-service marina and campground located near the base of Lower Granite Lock and Dam. The Port funds, operates, and maintains the park and marina as a public service to the citizens of Whitman County. While staying at the campground requires a fee, the beach, boat launch, walking trail, and play structures are available for public use free of charge.

The Port also organizes the annual Snake River Family Festival at Boyer Park & Marina in the early summertime. The event draws about 500 people to the park each year to celebrate the Columbia-Snake River System.

Past festivals have featured live entertainment, catered lunch, local ice cream, educational exhibitors, and activities for kids of all ages: scavenger hunts, a fun spin-off of a sand box using wheat, and an interactive, fiberglass sculpture of a Pacific Northwest salmon named "Fin."

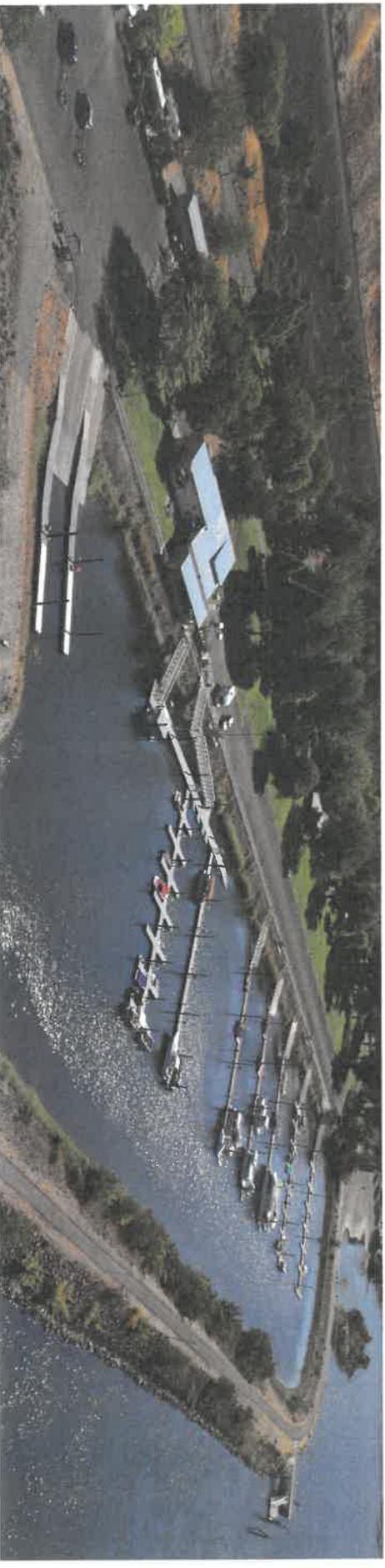
The Port offers this family-friendly, free festival to its community as part of its commitment to encouraging recreational opportunities on the Snake and advocating for the continued on-water transport provided by our working rivers.



BOYER PARK AND MARINA

1753 Granite Rd, Colfax, WA 99111

Just a short drive from Pullman or Colfax through the scenic Palouse, Boyer Park and Marina is a full-service marina and campground. Nestled below Lower Granite Lock and Dam in the Snake River canyon, the park offers shaded RV campsites with full and partial hookups, cabins, a small motel, and tent sites. Amenities include a convenience store, restaurant, laundry, restrooms, showers, a swimming beach, and a floating fuel dock. The day-use area and boat launch are open to the public free of charge. The park is run by a concessionaire and is currently part of Kamppgrounds of America (KOA).



UTILITIES

Water: Well, 170 GPM

Wastewater: Septic

Power: Electricity (Inland Power)

AMENITIES

Campground: 61 overnight campsites, 4 cabins, 4 hotel rooms, 3 tent sites

Marina: 8 boat docks (125 boat capacity), dump station, gas dock, boat launch

Recreation: Swimming area with sandy beach, 4-mile walking trail, camp store, playset, dog park

QUICK FACTS

- 56 acres
- Land on lease from US Army Corps of Engineers
- Dedicated in 1972

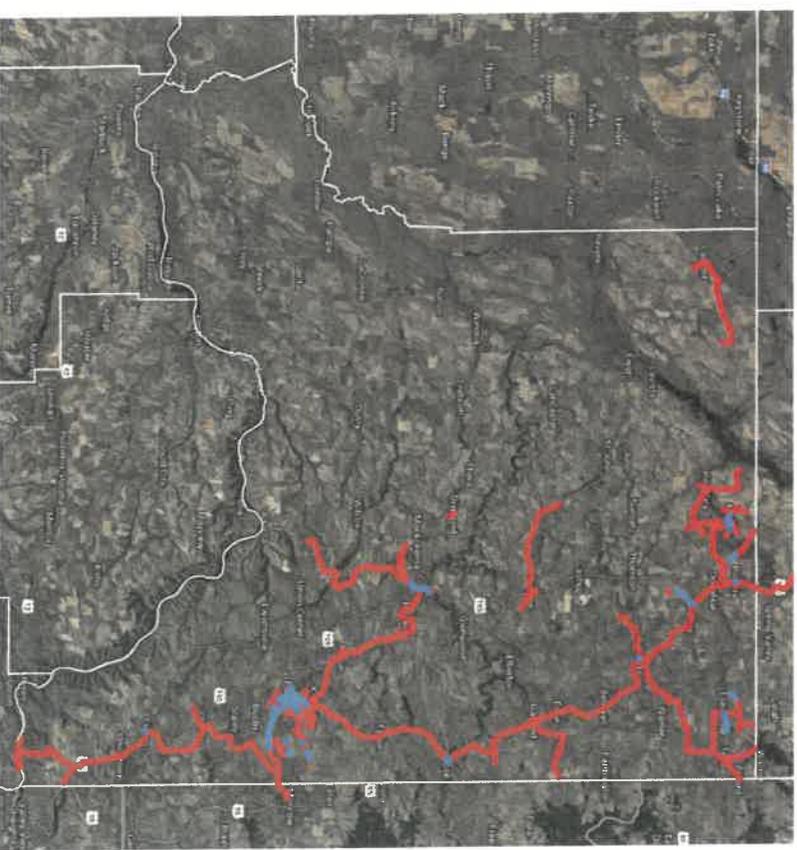
ACTIVE USES

- Campground
- Marina
- Public recreation area

TELECOMMUNICATIONS

Telecommunications work has played a large role in the Port's business operations since the 1990s. About 25 years ago, the Port Commission set out to bring high bandwidth internet access to the rural communities of Whitman County. Since then, the Port has built over 300 miles of dark fiber in a network ranging from the city of Spokane in the north to the city of Clarkston in the south. The Port continues to manage Port-owned fiber and consider opportunities to expand broadband access in Whitman County.

In 2020, the Port of Whitman County partnered with five other Washington ports to create Petrichor Broadband, LLC, a municipal corporation dedicated to expanding broadband access in underserved communities. The organization provides broadband consulting and network management services to public agencies statewide and advocates for legislation supporting publicly owned, open-access fiber infrastructure.



Map of Port Whitman County owned fiber

ASSOCIATE DEVELOPMENT ORGANIZATION

In 2023, the Whitman County Commissioners designated the Port of Whitman County as the Associate Development Organization (ADO). There are six key elements to the Port's ADO work:

1. Small Business Development
2. Economic Profiling
3. Existing Business Retention and Expansion
4. Business Recruitment, Marketing, and Advertising
5. Site and Infrastructure Development
6. Economic Development Advocacy

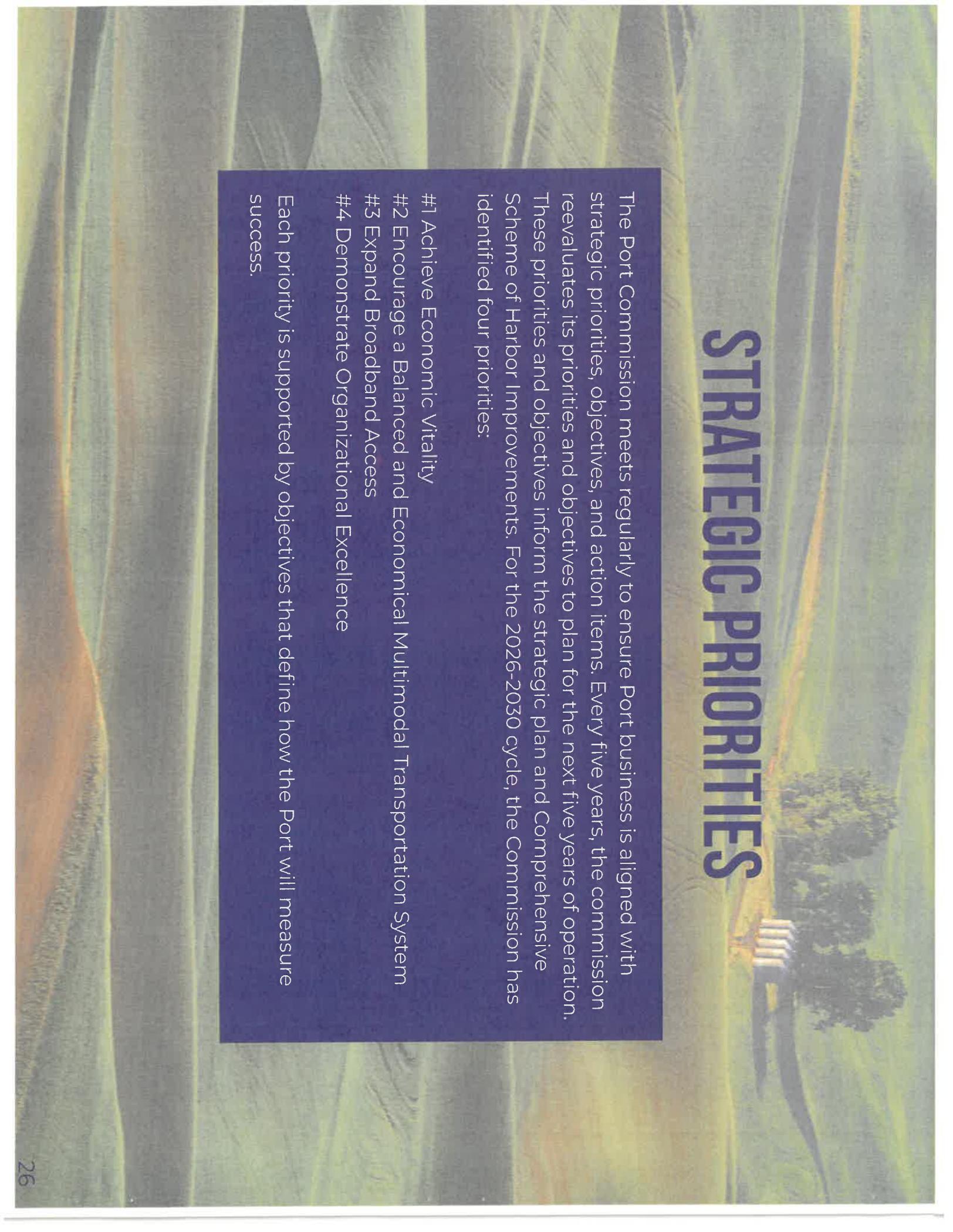
The Port intends to continue fulfilling the role of Whitman County's ADO for as long as the County assigns the designation to the Port.

WHITMAN COUNTY'S ADO

As Whitman County's ADO, the Port engages in a variety of activities to bolster small business development in the county including business trainings and workforce development. The Port also hosts Economic Development Informational Meetings (EDIMs) with local stakeholders to foster collaboration and build relationships. ADO activities include:

- Trainings for small businesses on a variety of topics
- Presentations to town and city councils about Port activities
- Expanding infrastructure to meet local business needs
- Maintaining and promoting Whitman County Trends website
- Site selection and recruitment assistance
- Meeting one-on-one with businesses
- Collaborating with stakeholders to support workforce development activities





STRATEGIC PRIORITIES

The Port Commission meets regularly to ensure Port business is aligned with strategic priorities, objectives, and action items. Every five years, the commission reevaluates its priorities and objectives to plan for the next five years of operation. These priorities and objectives inform the strategic plan and Comprehensive Scheme of Harbor Improvements. For the 2026-2030 cycle, the Commission has identified four priorities:

- #1 Achieve Economic Vitality
- #2 Encourage a Balanced and Economical Multimodal Transportation System
- #3 Expand Broadband Access
- #4 Demonstrate Organizational Excellence

Each priority is supported by objectives that define how the Port will measure success.

STRATEGIC PRIORITIES

#1 ACHIEVE ECONOMIC VITALITY

Economic vitality includes diversification of the economy, acquisition, development, and maintenance of Port owned properties, and improvement of the Port's financial position.

OBJECTIVES

1. Increase technology transfer from regional R1 universities (Washington State University and University of Idaho) to create regional job growth.
2. Increase Port's inventory of site ready properties through acquisition, development, and redevelopment/reuse.
3. Support business retention and expansion as Whitman County's Associate Development Organization (ADO).

#2 ENCOURAGE A BALANCED AND ECONOMICAL MULTIMODAL TRANSPORTATION SYSTEM

Encouraging a multimodal transportation system includes improvements to transportation infrastructure at Port sites, improvements to the Port of Whitman Business Air Center, and advocacy for the Columbia-Snake River System.

OBJECTIVES

1. Advocate for continued economical and ecologically responsible navigation of the Columbia-Snake River system (Marine Highway 84) and its benefits in conjunction with partner organizations.
2. Support freight rail movement in Whitman County through participation in the PCC Rail Authority.
3. Support the aviation community's needs at the Port of Whitman Business Air Center (S94) and through partnerships that enhance and promote other airports in Whitman County.
4. Advocate for policies and funding related to maintaining the state's highway system to ensure robust infrastructure for freight movement throughout the County.

STRATEGIC PRIORITIES

#3 EXPAND BROADBAND ACCESS

Expanding broadband access includes constructing new fiber projects, managing current fiber projects, and managing Petrichor Broadband.

OBJECTIVES

1. Leverage outside funding to improve broadband access (high-speed internet access) in Whitman County.
2. Manage Petrichor Broadband to benefit public entities statewide and contribute to the Port's ability to fund capital projects.

#4 DEMONSTRATE ORGANIZATIONAL EXCELLENCE

Organizational excellence includes collaborating to drive economic growth and enhancing community outreach and engagement.

OBJECTIVES

1. Utilize the Associate Development Organization (ADO) role to increase collaboration with local, regional, and state partners to promote economic development.
2. Strengthen the Port's financial position through the pursuit of outside grant and low-interest loan funding to complete capital infrastructure projects.
3. Maintain all Port facilities and improvements in good order and repair.
4. Increase the public's understanding of the Port and its work.
5. Promote economic vitality through sustainable land use practices and environmental stewardship, recognizing the importance of environmental justice.



COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENTS

RCW 53.20.010 Adoption of harbor improvement plan

It shall be the duty of the port commission of any port district, before creating any improvements hereunder, to adopt a comprehensive scheme of harbor improvement in the port district, after a public hearing thereon, of which notice shall be published once a week for two consecutive weeks in a newspaper of general circulation in the port district, and no expenditure for the carrying on of any harbor improvements shall be made by the port commission other than the necessary salaries, including engineers, clerical and office expenses of the port district, and the cost of engineering, surveying, preparation and collection of data necessary for the making and adoption of a general scheme of harbor improvements in the port district, unless and until the comprehensive scheme of harbor improvement has been so officially adopted by the port commission.

2026 COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENTS

#1 ACHIEVE ECONOMIC VITALITY

OBJECTIVE	IMPROVEMENT	ESTIMATED COSTS	ESTIMATED COMPLETION
Increase the Port's inventory of site ready properties	Construct water, sewer, and telecommunications infrastructure for the Oakesdale Mill property Demolition of cafe at St. John property Cleanup of St. John property	\$700,000 \$100,000 \$500,000	Q4 2026 Q1 2026 Q3 2026
	Complete Tekoa Industrial Land Development Project Cleanup at Colfax building Construct sidewalk at Colfax building	\$4 Million Unknown Unknown	Q4 2026 Q4 2026 Q4 2026
	Purchase additional property for economic development purposes	Unknown	Ongoing
Increase technology transfer from regional R1 universities (Washington State University and University of Idaho) to create regional job growth	Engineering and design for the PIP Technology Transfer and Commercialization Facility	\$1.5 Million	Q4 2026

2026 COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENTS

#2 ENCOURAGE A BALANCED AND ECONOMICAL MULTIMODAL TRANSPORTATION SYSTEM

OBJECTIVE	IMPROVEMENT	ESTIMATED COSTS	ESTIMATED COMPLETION
Leverage Federal Aviation Administration (FAA) Funding to improve the Port of Whitman Business Air Center (POWBAC)	POWBAC Site Prep/Hangar Development Project POWBAC Fueling Station	\$2.5 Million	Q4 2026
	POWBAC Industrial Land Development Planning Study- CERB	\$750,000	2027
	Pilots' Lounge Improvements	\$93,750	Q4 2026
		\$60,000	Q4 2026

#3 EXPAND BROADBAND ACCESS

OBJECTIVE	IMPROVEMENT	ESTIMATED COSTS	ESTIMATED COMPLETION
Leverage federal/state/private funding to improve broadband access in eligible areas	Construct fiber to the home (Kitzmiller/Tekoa/Sunshine Rd)	\$2.5 Million	Q4 2026
	Construct fiber to the home with WSBO funding as part of Ziply IRU (completion of Rosalia, Cakesdale, Tekoa, Garfield, and Palouse)	\$1.2 Million	Q4 2026
	Fiber projects as needed	\$500,000	Ongoing

2026 COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENTS

#4 DEMONSTRATE ORGANIZATIONAL EXCELLENCE

OBJECTIVE	IMPROVEMENT	ESTIMATED COSTS	ESTIMATED COMPLETION
Maintain all Port facilities	Replace roof of Oakesdale Mill Property	\$300,000	Q4 2026
	Explore expansion/remodel/relocation options for the Port office	Unknown	Ongoing
	Improve office technology	\$10,000	Ongoing
Increase the public's understanding of the Port and its work	ADA compliant website	\$60,000	Q4 2026
Advance economic vitality through sustainable land use and environmental stewardship	EPA Community-Wide Assessment	\$74,000	Q4 2026
	Oakesdale EV charger installation	\$56,000	2027-2028



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509-397-3791

302 N. MILL ST, COLFAX, WA

Port of Whitman County Consulting Proposal



Ladder Logik LLC is a consulting agency that develops solutions with clients that allow for increased production and efficiency in their service delivery systems. Through engaging discussions and unique problem-solving skills, we work with you and your community to create an environment for people to thrive. The following provides our research and policy focus areas and client engagement areas that inform our work.

Research and Policy Focus Areas

- Community Development
- Housing
- Homelessness
- Behavioral Health
- Organizational Development
- Social Services
- Public System Design

Client Engagement Areas

- Organizational Assessments
- Government Relations
- Project Management
- Data Analysis and Performance Trends
- Systems Improvement
- Public Policy and Advocacy
- Governance

The following contains a description of the services to be completed for Port of Whitman County. It is a summary of our understanding of the scope of the project. Please review the subsequent pages and contact us at your earliest convenience to discuss this proposal.

We look forward to working with you.

Sincerely,



Katherine Dillard Gonzalez, PhD

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Section 1. About Ladder Logik

Ladder Logik achieves impact through a framework designed to engage clients during our time together. This framework includes:

- Systems Thinking: Solving community challenges at scale involves shifting the conversation to the ways institutions are currently designed and identifying leverage points to transition the relationships towards more equitable solutions. ***This is where we thrive together.***
- Community Building: Creating opportunities to foster a sense of community begins when people are honored, heard, and safe. A place where they are celebrated and accepted, as they are today. ***This is how we live together.***
- Re-designing: Structures can be designed to improve the health, safety, and quality of life for every person. We can create communities that ensure people thrive. ***This is why we work together.***
- Innovating: Integrating new ideas, rethinking how to better engage the community, and exploring the perspectives of voices often left out can lead us to a different outcome that benefits the whole community. ***This is where we can go together.***
- Sharing: Engaging in transparent dialogue about the challenges in the current landscape, acknowledging the historical patterns of exclusion, and being willing to find another way to drive change starts with opening doors that have remained closed for too many. ***This is how we can be vulnerable together.***

Section 2. Experience and Qualifications



**KATHERINE DILLARD GONZALEZ, PhD
PRINCIPAL CONSULTANT II LADDER LOGIK, LLC**

Dr. Katherine Dillard Gonzalez has focused her 20-year career on fostering relationships that enhance the quality of life for community residents. Her experience engaging government agencies at the federal, state, and local level creates a platform to leverage structural change and shift service delivery practices. The intent is to strengthen organizational capacity to improve client outcomes, promote a culture of innovation, and encourage shifts in systemic practices.

CONSULTING PORTFOLIO: SELECTION OF CLIENT ENGAGEMENTS

Haven for Hope of Bexar County, San Antonio, Texas (2014-2025)

Since 2014, the consulting services focused on improving the structure and efficiency within the agency. Such activities include organizational development assessment/ capacity building, government relations, project management, data analysis and performance trends, systems improvement, executive team coaching and planning, HR 360 evaluations, grant writing, and contract compliance.

EDUCATION

PhD, Public and Urban Policy,
The New School

M.A.A, Organizational
Development, University of the
Incarnate Word

BA, Government and Mexican
American Studies, The University
of Texas at Austin

YEARS OF EXPERIENCE

20

LANGUAGES

English
Spanish

In addition, a portion of the scope of work between 2014-2023 included project Management for legislatively mandated Texas Health and Human Services Healthy Community Collaborative grant addressing the intersection of homelessness and behavioral health; Project Management for state Employment Program for people experiencing homelessness; Liaison for the Homeless Management Information System (HMIS) and Close to Home (Continuum of Care). This work was presented at a 2019 conference sponsored by HUD's Community Planning and Development Department in collaboration with ICF.

Community System Assessments, City of San Antonio and Bexar County (2018-2025)

The purpose of these community system assessments was to review historical reports, along with other key documents that detail the operations. It included the analysis of the interactions between critical community partners, their organizational structures, and the limitations of such structures to effectively execute critical community mental health needs.

These included: Mental Health System Analysis, Trauma Informed Care Consortium Evaluation, Developing Metrics and Tools for Homeless Data, Strategic Guide for the Intersection of Mental Health and Public Safety (Metropolitan Health District, Police Department, and Fire Department), Crisis Intervention Training Integration- Law Enforcement and Court Systems, and Substance Use System Analysis.

PUBLICATIONS

Tsai, J., Dillard Gonzalez, K., Orsinger, R., and Jefferies, K. (2024) Haven for Hope: A Transformational Campus Model to Address Homelessness. Community Mental Health Journal.

Ramirez, J.S., Dillard Gonzalez, K., Hudson, T., Blanco, W. (2024). Root Shock's Missing Appendix: Using Situation Analysis for Critical Policy Studies and Beyond. Built Environment, 50(2). 304-315.

Dillard Gonzalez, K.R. (2022) Systemic Strategies to Address Homelessness: A Situation Analysis of the Response in San Antonio, Texas. Dissertation. The New School.

Housing System and Tangled Titles System Assessment, LISC, San Antonio, Texas (2017-2022)

Assess the local housing system to document the local landscape, agencies engaging in housing related work and models to facilitate coordination. The tangled titles system assessment reviewed the local impact of housing stock without clear titles and community partners engaged in remediation. Each of these assessments included conducting individual interviews, observing staff processes, and reviewing organization documents.

UndosUS, Department of Housing and Community Development, Washington, DC (2005-2011)

Managed a portfolio of 20 non-profit organizations nationwide participating in HUD's Housing Counseling Program through the UndosUS intermediary status. Developed customized strategies to increase the efficiency of the service delivery to increase the volume of clients served. Analyzed efficiency models based on the variety of services offered by such organizations.

RESEARCH PORTFOLIO

Research Fellow, The University of Texas at Austin Texas Institute for Excellence in Mental Health, Steve Hicks School of Social Work (2024-Present)

Conduct research related to people experiencing homelessness in alignment with the Institute's mission to empower communities to develop resilience and recovery-oriented systems, as well as evaluate state and local efforts to improve service systems.

Adjunct Assistant Professor, UT Health Houston: San Antonio Campus School of Public Health- Dept. of Management, Policy, and Community Health (2024-Present)

Conducted research related to people experiencing homelessness in alignment with the Institute's mission to empower communities to develop resilience and recovery-oriented systems, as well as evaluate state and local efforts to improve service systems.

Director of Research, WestEast Design Social Impact Studio (2023-Present)

Provide consulting services to government and non-profit clients to address housing needs, policy strategies for improving the social systems for people experiencing homelessness, and overarching improvement in community development. Client locations include San Antonio, TX; Biddeford and Saco, ME; Okanogan County and Whitman County, WA.

Section 3. Scope of Work

The services to be completed under this agreement are listed as follows:

Port of Whitman County Consulting Plan

The intent of the project is to work alongside the Port of Whitman County team to support the implementation of Whitman County's 5-Year Homeless Housing plan through the creation of a formal governance structure. The following information provides an overview of the tasks and deliverables associated with the project.

Project Phase	Description of Activities
Phase I: Initial Document Review and Prep for On-Site Meetings (2-3 weeks)	<ul style="list-style-type: none"> Initial meeting to identify the project goals and the individuals that will be involved Coordinate with the Port of Whitman County team to identify participants for the new governance group Determine the process for creating group by-laws Establish initial goals for the expanded group through discussions with the Port of Whitman County team and other interested parties Monthly meeting with the Port of Whitman County team to discuss progress and other priorities Written summary of project activities upon completion of the phase
Phase II: On-Site Workshop with Coalition (3-4 weeks)	<ul style="list-style-type: none"> Schedule 2 ½ day workshops with the new governance group (on-site in Whitman County) Develop agenda and related materials for the workshop Facilitate the workshop Written summary of the workshop activities and next steps
Phase III: Project Check-Ins (Monthly for 6 months)	<ul style="list-style-type: none"> Monthly meeting with the new governance group to follow up on progress and other priorities, either in person or remote, as agreed in advance of the meeting Written summary of the next steps, as requested

*Specific dates will be determined with the client upon coordination with the leadership team

Section 4. Timeline for Completion

The timeline will begin on the day immediately following the full execution of this agreement. The full project will be completed within 6 months, unless otherwise indicated by the client. If this deadline is not met due to pending approvals from the client or outside parties, Ladder Logik will not be held responsible. Ladder Logik will complete all work in a timely and productive manner.

Section 5. Compensation

We propose to provide the scope of work described in Section 3. Scope of Work, in accordance with the following schedule. An invoice will be submitted monthly based on the activities completed during the timeframe. In the event additional hours are needed, a written request will be submitted for review and work will not commence until an approval has been confirmed.

Travel expenses will be invoiced separately upon completion of the on-site workshop to include flight to/from Whitman County, WA, 3-night hotel stay for 1 consultant, the rental car, and other related travel expenses.

Project Phase	Total
Phase I: Initial Document Review and Prep for On-Site Meetings (2-3 weeks)	\$5,000.00
Phase II: On-Site Workshop with Governance Group (3-4 weeks)	\$6,000.00
Phase III: Project Check-Ins (Monthly for 6 months)	\$4,000.00
Total	\$15,000.00