

League of Women Voters of Pullman Observer Report

Name of Agency: Port of Whitman County

Date: 09/02/21

Observer Reporting: Carolyn Joswig-Jones

Length of Meeting: Did not attend this meeting

Members Present:

Commissioners: Karl Webber (District 1)
Kristine Meyer (District 2)
Tom Kammerzell (District 3)

Staff:

Joe Poire - Executive Director (ED)	Brenda Stav - Finance Director
Kara Riebold - Chief Operating Officer (COO)	Sarah Highfield - Communications Director
Debbie Snell - Properties & Development Manager	Kalvin Johanson - Special Projects
Seth Woolson / Frank Chmelik - counsel from Chmelik, Sitkin & Davis Attorneys at Law	

Business pertaining to League Positions or topics of interest:

- **Steam Plant Economic Development Concept** (Some info below but Go to the Port agenda for detailed information by following the link below.)
The Steam Plant documents begin on page 23 of the agenda.
- **Eastern Washington Legislative Tour (EWALT) Agenda Update: October 10 – 12, 2021**
Documents for this topic begin on page 16.

To view Meeting Agenda, Minutes and all supportive materials follow this link:

<https://portwhitman-web.s3-us-west-2.amazonaws.com/meetings/agendas/2021-09-02/2021-09-02%20Agenda.pdf>

Upcoming Meetings

- Inland NW Partners Fall Webinar, 9/16/21, 9-11:15 a.m., Virtual
- Pioneer Ports Meeting, 9/20/2021, Perkins House, Colfax, WA
- WPPA Environmental Seminar, 9/23-24/21, Union, WA
- PNWA Annual Convention, 10/19-21/21, Vancouver, WA
- WPPA Small Ports Meeting, 10/21-22/21, Leavenworth, WA

COLLEGE AVENUE STEAM PLANT

Adaptive Reuse for WSU Commercialization



Port of Whitman County



Photo credit: Port of Whitman

PORT OF WHITMAN COUNTY CONTACTS

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PROPERTY BACKGROUND

The Port of Whitman County, Washington State University and leadership from Whitman County and the city of Pullman are collaborating to advance the remediation and redevelopment of the former steam plant located on the southwest edge of campus. The original building was constructed and began operations in 1927; it underwent seven additions and modifications before its closure in 2003.

The Port, with support from WSU, obtained an Integrated Planning Grant administered by the Washington State Department of Ecology to evaluate the environmental, cultural, and physical conditions influencing redevelopment of the closed steam plant. These grant funds will also be used to develop a vision in collaboration with WSU and potential private partners to identify a path to feasible reuse.

Remediating and redeveloping this underutilized building will support the Port's core mission of economic development by creating a co-work and collaboration space to support the innovations and commercialization efforts emerging from WSU. Located at the edge of campus and near downtown Pullman, the redevelopment will be a focal point in further connecting the "town to gown." A community gathering space in the building will be activated with business ventures and Coug alumni entrepreneurs. When complete, the former steam plant will be a Power Plant of ideas and energy at the edge of campus.

PROPERTY INFORMATION

Address:	800 NE College Avenue Pullman, WA
Owner:	Washington State University
Developer:	Port of Whitman County
Land Area:	1.9 acres
Building:	Up to 4 stories totalling approximately 37K square feet
Current Condition:	Six decommissioned boilers reside in the vacant central structure

College Avenue Steam Plant - Where Town Meets Gown



COLLEGE AVENUE STEAM PLANT

Adaptive Reuse for WSU Commercialization



Port of Whitman County

PROJECT OBJECTIVES THROUGH DECEMBER 2021

The Integrated Planning Grant funds will be used to frame the challenges of redeveloping the property for its intended future use and for presenting strategies to mitigate risks. An important output from the environmental assessment and reuse planning efforts will be cost estimates to realize this vision.

ENVIRONMENTAL CONDITIONS

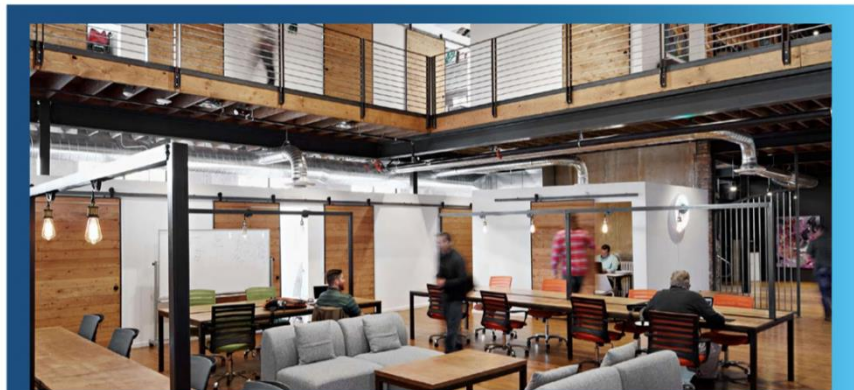
A preliminary review of historical records reveals several environmental concerns including hazardous building materials, historic petroleum and polychlorinated biphenyl (PCB) contamination, the use of petroleum hydrocarbon products, and other hazardous substances used on the property for nearly a century.

Additionally, coal has been stored on the property for many decades. Coal handling can result in soil and groundwater contamination from coal residues (e.g., heavy metals). Coal handling practices (e.g., dust suppression using diesel) can also result in possible contamination to soil and groundwater.

Soil and groundwater sampling will be conducted based on an Ecology-approved work plan. A hazardous building materials survey will identify types and quantity estimates of regulated building materials.

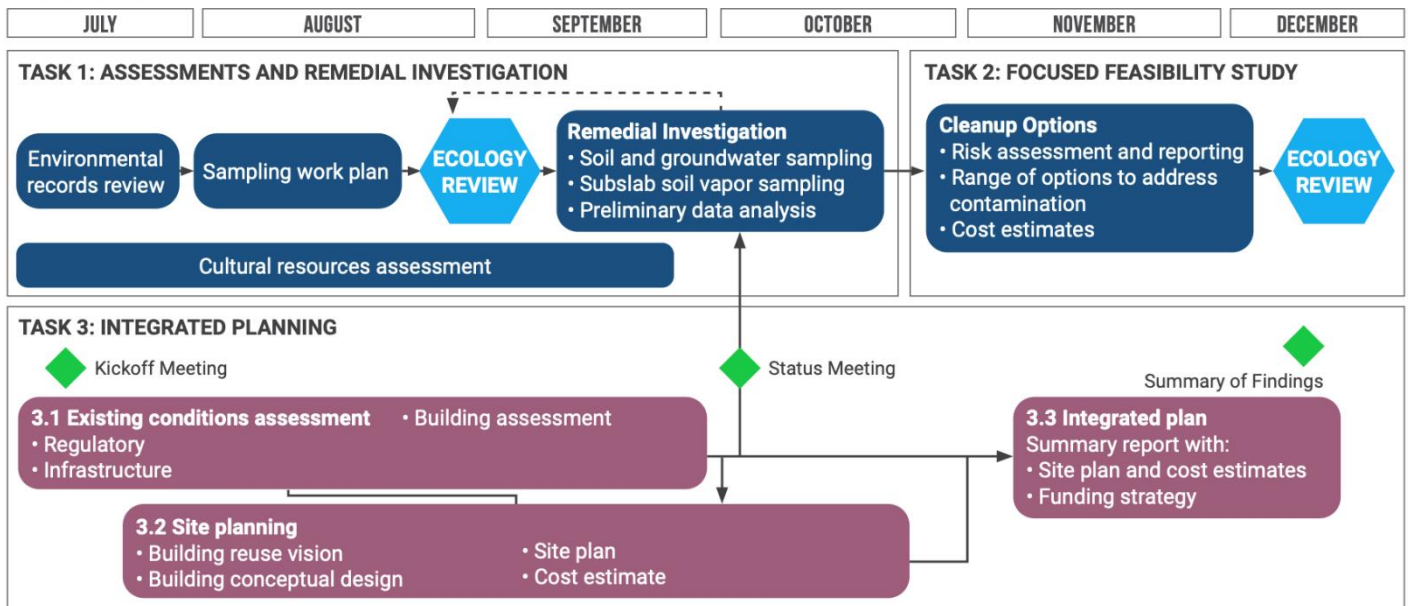
PLANNING-RELATED ACTIVITIES

- Existing conditions assessment
- Structural assessment
- Reuse visioning with WSU departments
- Site planning
- Building renderings
- Cultural Resources Assessment
- Cost estimates
- Redevelopment strategy and implementation plan



Interior of the Innovation Den. A mixed-use office building serving entrepreneurs in Coeur d'Alene Idaho. Source: DCI Engineers

PROJECT SCHEDULE



A \$10 million investment in this project by the state is critical to prepare the building for redevelopment. These funds will address on-site environmental cleanup, remove the unused boiler equipment and hazardous building materials, and stabilize the structure.

COLLEGE AVENUE STEAM PLANT

Adaptive Reuse for Commercialization

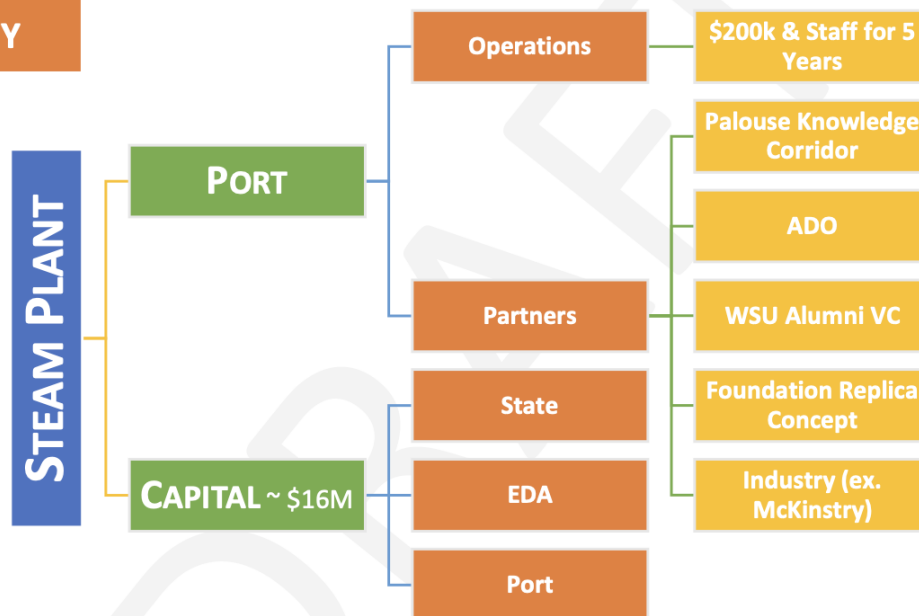


Port of
Whitman
County

PRINCIPLES

- Port Long-Term Leases the Building From WSU
- Port Pays All Annual Costs to Operate the Building
- Port & Economic Partners Activate Commercialization Operations
- WSU Offers Intellectual Property, Talent & Deal Flow

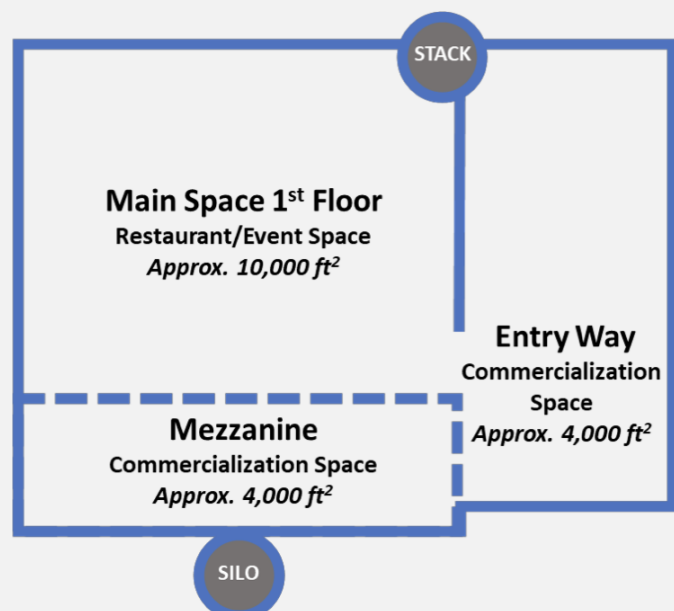
STRATEGY



CONCEPTUAL LAYOUT

- Main Space 1st Floor – Restaurant/Event Space
Approx. 10,000 ft²
- Entry Way – Commercialization Space
Approx. 4,000 ft²
- Mezzanine – Commercialization Space
Approx. 4,000 ft²

Triple Net Lease at ~ \$24 ft²



Steam Plant Address: 800 NE College Ave., Pullman, WA 99163
www.portwhitman.com | 302 N Mill Street Colfax, WA 99111 | (509) 397-3791