

RETURN ON
INVESTMENT:
EVALUATING THE
VALUE OF A PROJECT
TO YOUR PORT AND
COMMUNITY



Executive Director

Jay Hester

PORT OF SUNNYSIDE HISTORY OF OSTROM'S SITE

- Purchased spray field “D” 20 acres purchased in 1977
- Purchased spray field “H” 40 acres purchased in 1990
- Midvale road construction 1999 State Governor REV project
- Operated Spray fields from late 1977 until 2011
- Department of Commerce lead in 2016
- Sold 43 acres to Ostrom in 2017

PORT OF SUNNYSIDE HISTORY OF OSTROM'S SITE (cont.)

- Ostrom agreed to purchase 25 acres with the option to purchase up to 20 additional acres, if necessary, based on an approved site plan.
- Ostrom has been growing mushrooms since 1928
- Mushrooms are handpicked daily, refrigerated, and shipped fresh to consumers all over the Pacific Northwest, Alaska, and Hawaii.

PORT OF SUNNYSIDE

HISTORY OF OSTROM'S SITE (cont.)

- Ostrom will spend over 25 million dollars constructing 48 grow rooms and a new compost facility at the site.
- Yakima County Development Association (YCDA) Executive Director Jonathan Smith worked closely with the Port of Sunnyside after receiving the project lead from the Washington State Department of Commerce.
- When in full production, Ostrom will create over 200 new jobs and be one of the largest employers in the County.

PORT OF SUNNYSIDE HISTORY OF OSTROM'S SITE (cont.)

- Purchase price \$20,000 per acre for the first 25 acres
- Purchase price \$35,000 per acre for the remaining 20 acres
- Ostrom agrees to build a 48-room mushroom farm within 18 months after closing
- Completion of project within 3 years
- Total sale \$1.2 million

PROJECT TAKEWAYS THAT WERE BENEFITS TO OUR COMMUNITY

- Ostrom project to date \$45 million
- 300 Employees
- Property assessed value \$16M
- Direct payroll \$12,000,000
- Total value economic impact: \$53,071,232
- Total new jobs supported (direct and indirect): 442
- Total new payroll supported: \$17,428,104
- Project supports 130 households
- Household spending supported: \$14,813,889
- Estimated \$558,638 local sales tax
- The project directly and indirectly supports \$1,179,024 in taxes to the local community each year

UNFORSEEN AND KNOWN CHALLENGES FOR OUR PORT AND COMMUNITY

- State Grant Award for \$1 million to develop the site
- Port's plant produces biogas that was to be used for their facility
- David Knudsen/Owner is no longer involved with the company
- We have no contact with the companies General Management



Google Earth



