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# **WPPA ECONOMIC DEVELOPMENT COMMITTEE**



# WHAT'S NEW IN SUNNYSIDE

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# PLANTERS HOTEL / KENTUCKY FRIED CHICKEN / HOPTOWN

- The site was the former location of Planters Hotel which housed its heating oil in underground storage tanks in the early 1900s. It was demolished in the late 60s.
- The Port contracted with Maul Foster & Alongi to complete a Phase I Environmental Site Assessment before purchasing the property in January of 2020.
- A Phase II was completed in February of 2021 to characterize the extent of soil and groundwater impacts to sufficiently support the analysis of brownfield cleanup alternatives.



# PLANTERS HOTEL SITE – BROWNFIELD CLEANUP



- The Port received a \$200,000 Toxics Cleanup Integrated Planning Grant in October of 2021 to create an implementation plan for cleanup and development of the property.
- Washington State Department of Commerce awarded the Port of Sunnyside a Brownfields Revolving Loan Fund Grant in the amount of \$200,000 in August of 2022.
- Soil excavation and removal was completed in December 2022.
- Currently in the monitoring phase of the project.
- Final goal to receive a formal “No Further Action” letter from Department of Ecology.



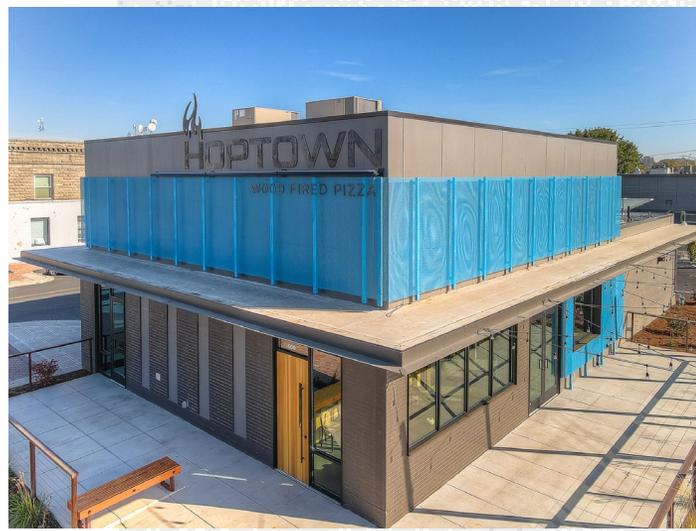
Washington State  
Department of  
**Commerce**



**PORT OF SUNNYSIDE** 4

# UNDER CONSTRUCTION

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The project took longer than expected. This was due, largely in part, to supply chain disruption in 2021. Long lead items plagued project timelines.

Our tenants patiently waited for construction to finish. On November 15, 2023, they officially opened.





**HOPTOWN**  
WOOD FIRED PIZZA

# VARIETAL



F  
U  
N  
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N  
G



Grant - \$161,400



Loan - \$914,000



Match - \$227,338



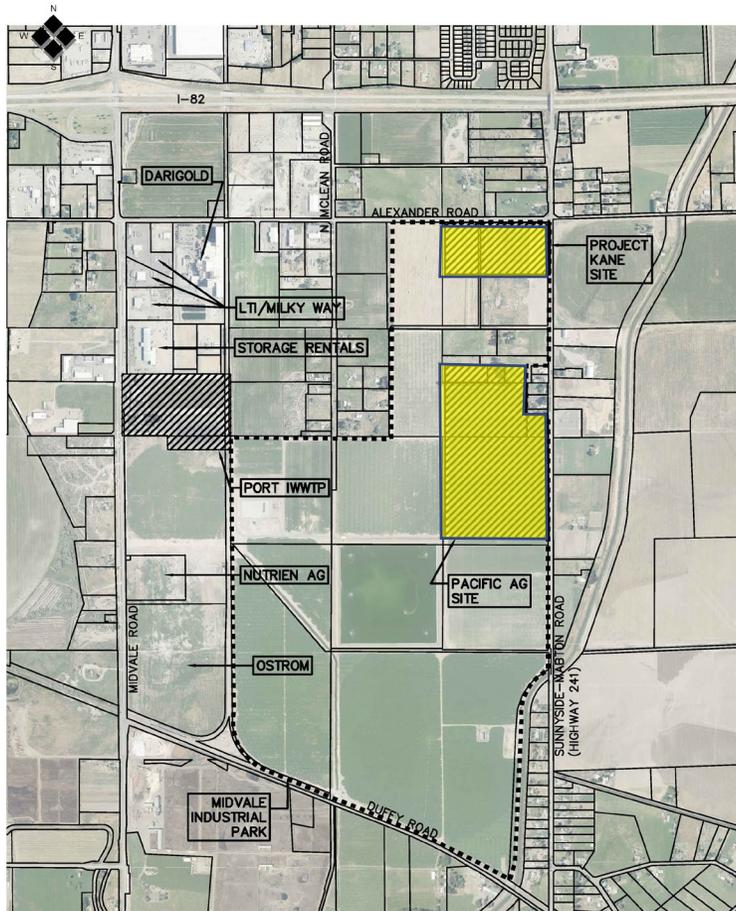
# PROJECT BENEFITS

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- Additional storage space added to allow room for canning line.
- Covered outdoor seating area.
- Conditioned storage added to north side of existing building.



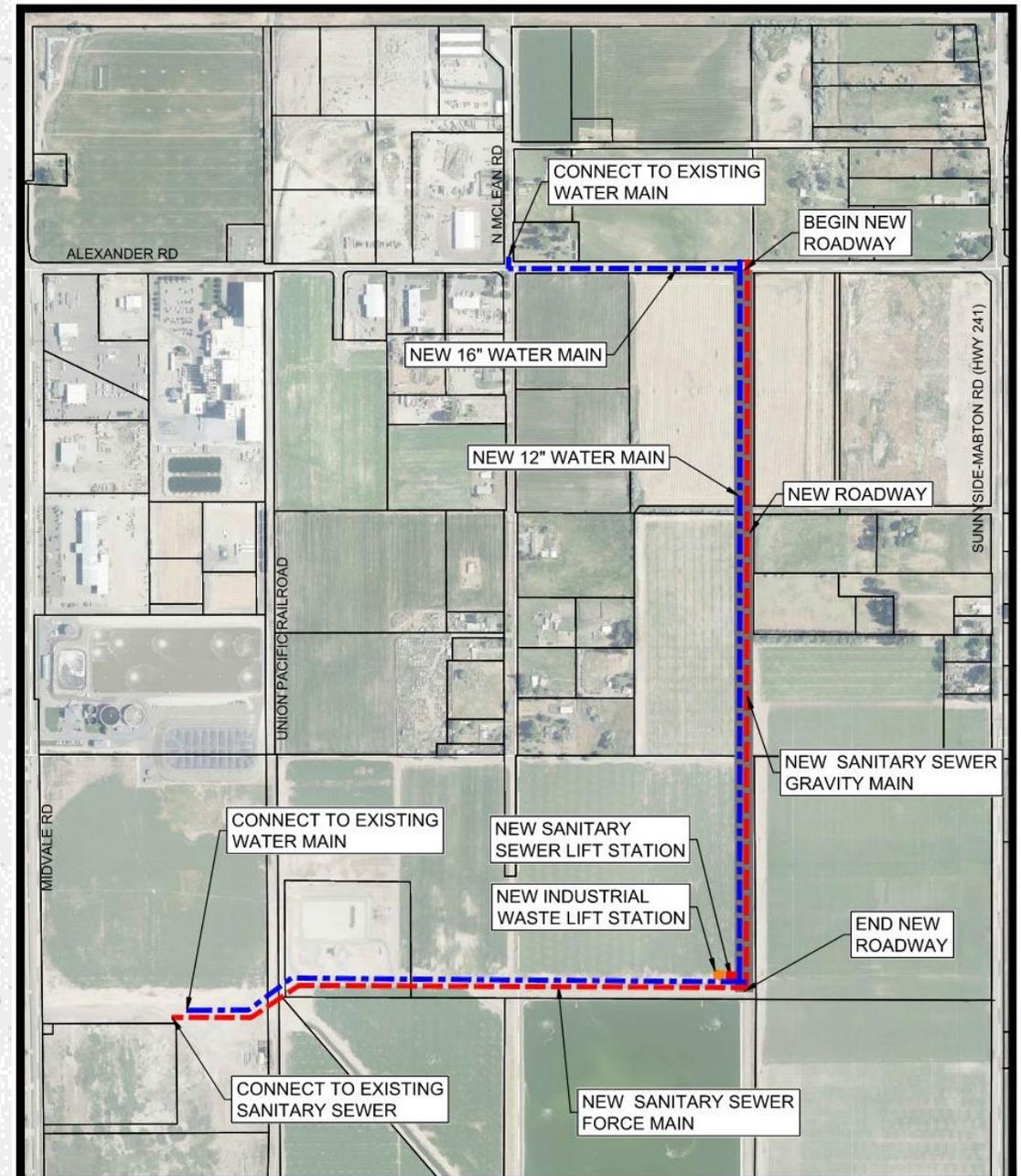
# PACIFIC AG / SUNNYSIDE RNG



# MIDVALE INDUSTRIAL PARK

## PROJECT SUMMARY:

- ROADWAY (2,700 FT)
- WATERMAIN
- SANITARY SEWER
- 1 SANITARY SEWER LIFT STATION
- 1 INDUSTRIAL LIFT STATION (SHELL ONLY)



# MIDVALE INDUSTRIAL PARK

## Budget

Funding Partner Summary	
Department of Commerce Site Readiness Grant	\$ 416,000
Department of Commerce CERB	\$ 5,000,000
Yakima County SIED	\$ 3,000,000
City of Sunnyside Water/Sewer Fund	\$ 950,000
Port of Sunnyside IWW	\$ 846,000
Port of Sunnyside General Funding	\$ 510,000
<b>Funding Partner Total</b>	<b>\$10,722,000</b>
<b>Estimated Project Costs</b>	<b>\$11,386,790</b>
<b>Less Contingency</b>	<b>\$ 10,532,490</b>



# BIOGAS UPGRADE PROJECT

Preliminary Cashflow Proforma

## Assumptions:

- \$1.87M Investment (Project Cost \$4.1M - \$1M grant – 30% ITC refunded)  
No financing.
- Note 30% ITC is *refundable* after the project is complete. Did not factor in cost of Ryan consulting.
- Cascade Natural Gas offer of 58,000MMBtu/yr at \$17.00/MMBtu 20 years
- Additional Operating Costs \$65K, 3% escalation
  - Electricity, Siloxane testing, M-RETS registration and fees, PM, etc.
- 12-month construction period
- Conversations with off-taker to truck the RNG to Tri-Cities would yield lower returns



PORT OF SUNNYSIDE



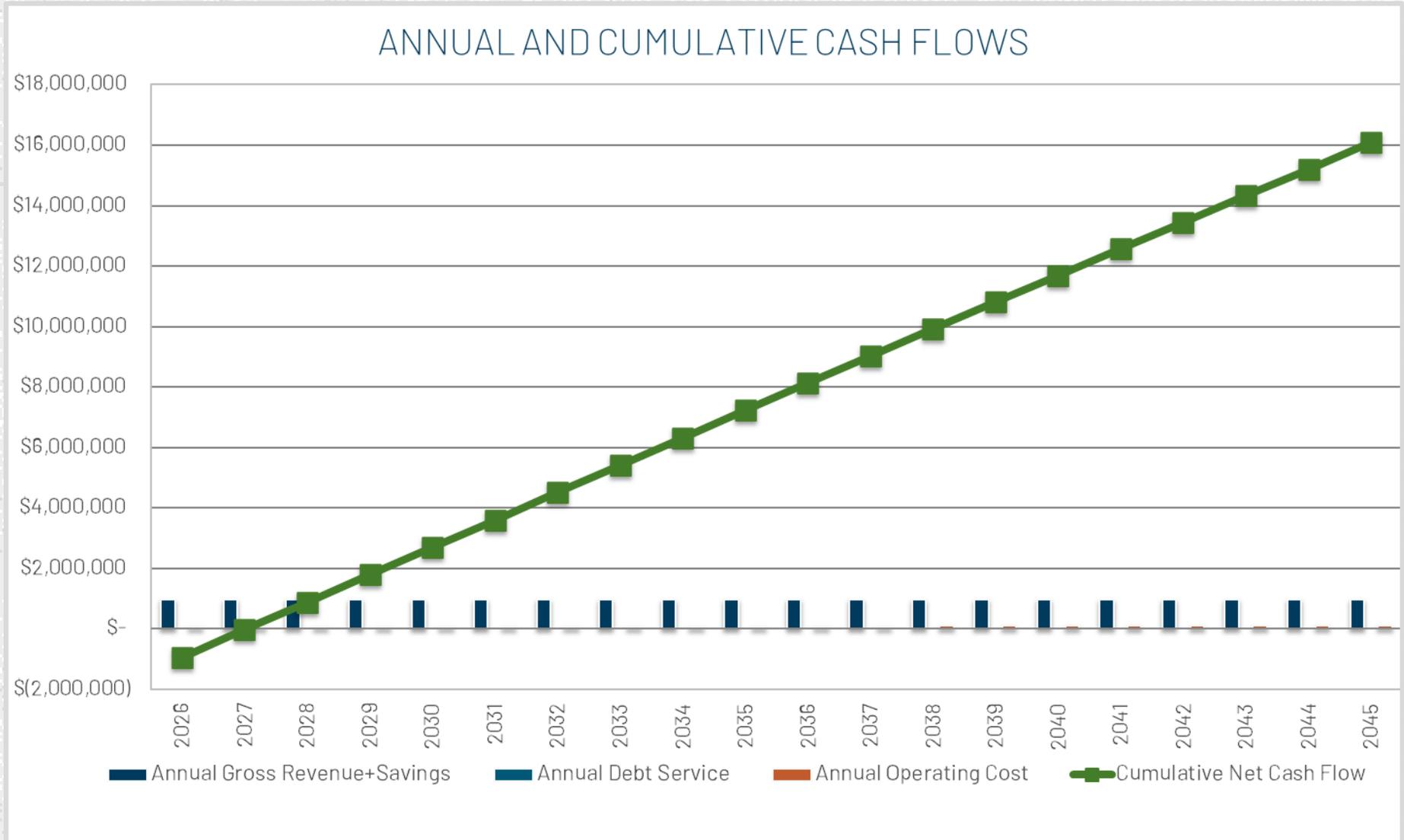
# PORT'S INDUSTRIAL WASTEWATER TREATMENT PLANT



**Proposed Gas  
injection site**



# Preliminary Cashflow Proforma



# PORT SERVED INDUSTRIES



**Johnson  
Foods**

**DRR  
Fruit  
Products**



# CONSTRUCTION CLASSES AT PERRY TECH SUNNYSIDE

COMING  
JANUARY 2024!





# THANK YOU

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