

The Wine Science Center: A Case Study of How a Community Can Support Their Research University

Presentation to WEDA

Gary Ballew, Executive Director

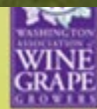
June 9, 2014

Building the Foundation



Wine Science
DEVELOPMENT ACTION PLAN

...asking to trade AEC
lands South of the Horn Rapids
Road for public domain land



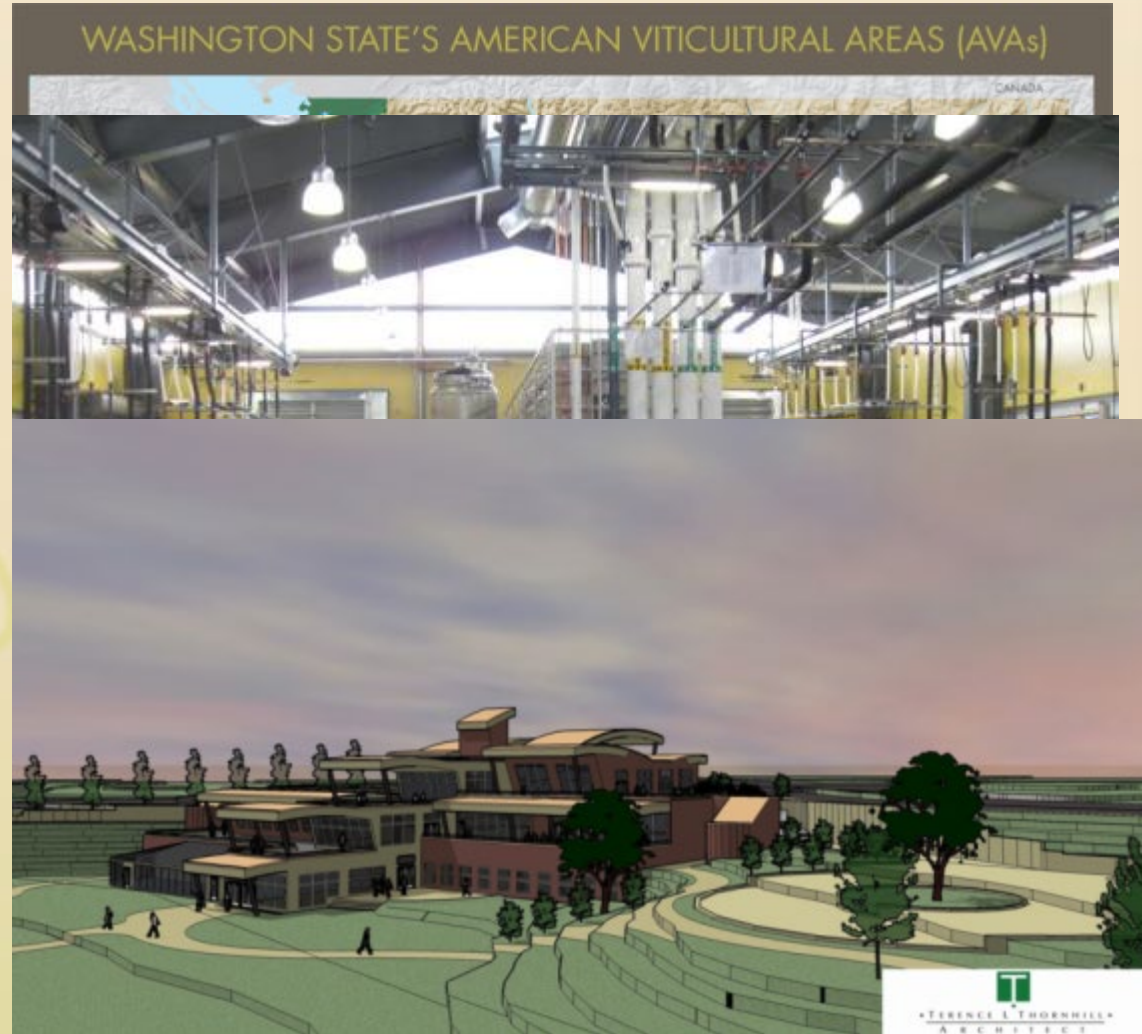
Why Wine?

- Garyism – “People didn’t voluntarily come to the Tri-Cities until mid-90’s”
- Wine changed perception of the community
- Garyism “I don’t want to be the heart of wine country, I want to be a working organ, like the ‘spleen’ of the wine industry.”



The Issue

- Industry needed WSC Research to grow
- WSU had other priorities
- Various public/private solutions
- Needed a vessel



Research a

- Research PDA's
 - Still public
 - Board critical
- Council concerns
 - Failing organizations
 - Lack of Delivery
- Lots of partners
- Needed a plan
- Born to Die!

Wine Science Center
Public Development
Authority
Key Players

PDA
Board

City of
Richland

Wine Science Center
Development Authority
Life Cycle

Conception

Incubation

Emergence

Design

Construction

Start Up

Operation

End



PORT OF BENTON



WASHINGTON STATE
UNIVERSITY
TRI-CITIES

Creating

- Formation Documents
- Formal Incubation Period
- Hunt then Build the Board
 - Supportive Skeptics
- Dollars start to come in to fill the vessel

Wine Science Center Public Development Authority Responsibilities

Wine Science Center Public Development Authority Responsibilities – 1st Phase

Conception

Incubation

Ordinance

Charter

By-Laws

Populate Board

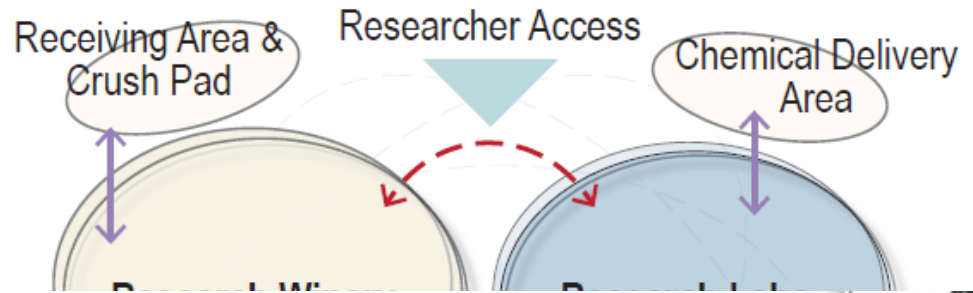
Partner
Agreements

Preliminary Design

GCCM Authority

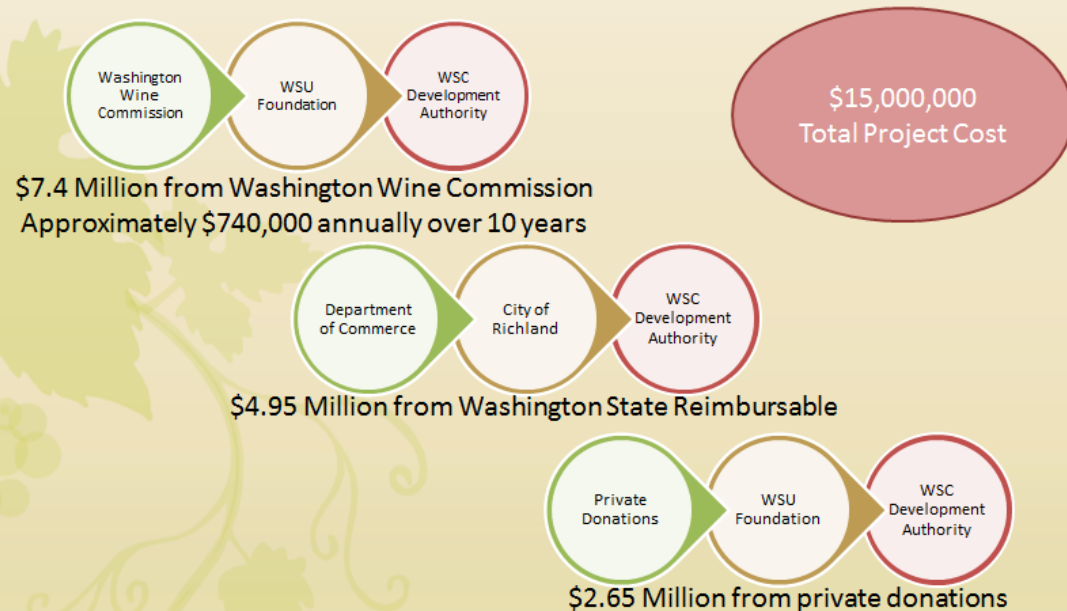
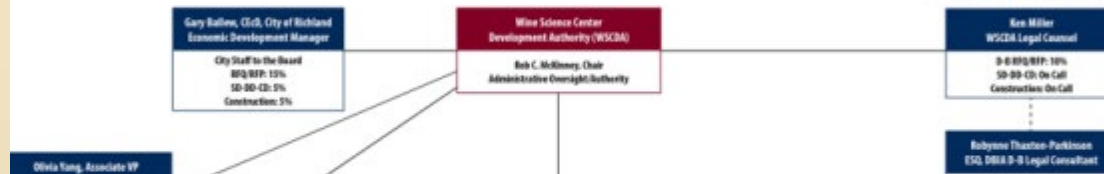
Looking for

- Programming
- Obtain Design/Build Approval
- Alleviate Site Concerns
- Challenged by a Funding Gap
 - Critical Decision Point “Sufficient Funds to Construct a Meaningful Project”
 - WSCDA has no secondary resources
- Created an Interim ‘Contracts’ Phase



Wine Science Center DEVELOPMENT AUTHORITY RVPs Wine Science Center Development Authority

• Management plan has clear, logical lines of authority



Project In A Box

- Design Build Team Selection
 - Schematic Design
 - First Look at the Building
- WSU Takeover
 - Access to Finance
 - Ability to Proceed with Gap
 - Keeping WSCDA in Oversight
- Culture Shift



Thank You

Gary Ballew, CEcD

Director of Economic Development & Marketing

Port of Pasco

gballew@portofpasco.org