



**Port of Walla Walla
Walla Walla Regional Airport
Winery Incubator Program**



Guiding Principals

1. Provide reasonably priced production space for start up wineries to improve chances for business success.
2. Utilize existing resources in the Walla Walla Institute for Enology & Viticulture, Walla Walla Area Small Business Center, Walla Walla Wine Alliance, and existing wineries and vineyard owners as a resource base to help support and nurture start up wineries.
3. Encourage graduation from the incubator program by establishing incremental rent increases over a six year period and by limiting the size of the building.
4. Success is to be measured by the number of start up wineries that graduate from the incubator program and establish wineries in the private sector.
5. The incubator buildings will be shell buildings, with a HVAC system and outside crush pad. The tenant will be required to supply all wine processing equipment and machinery, including but not limited to tanks, pumps, and barrels, etc.

Eligibility Requirements

A person eligible to be considered for acceptance as a Winery Incubator Client should:

1. Be a new, first time, start up winery.
2. Be in a position to enter into an incubator lease agreement upon building completion.
3. Obtain all winery related bonds within the first year of the lease. Failure to obtain bonding will result in the cancellation of the lease agreement.
4. Agree to and have the ability to pay monthly rental fees.
5. Agree to a six year rental schedule, with the understanding that early graduation from the incubator program is desirable. The lease will not be extended beyond six years.
6. Demonstrate the ability to finance winery operations.
7. Have the potential for rapid company growth and creation of new, high paying jobs.
8. Demonstrate an interest in starting a winery by having worked in the wine industry or have graduated or enrolled in an accredited Enology & Viticulture program.

Rental Schedule

	<u>Monthly</u>	<u>L/H Tax</u>	<u>Total Monthly</u>
Year 1	\$900.00	115.56	\$1,015.56
Year 2	\$1,084.00	139.18	\$1,223.18
Year 3	\$1,265.00	162.43	\$1,427.43
Year 4	\$1,445.00	185.54	\$1,630.54
Year 5	\$1,626.00	208.78	\$1,834.78
Year 6	\$1,806.00	231.89	\$2,037.89

*Plus Utility Costs