

Community celebrates new U.S. Highway 12 four-lane between Walla Walla and Frenchtown



Photos by Tim Hall

Four-laning project from Walla Walla to Tri-Cities nears half-way point

As many as 200 local residents, dignitaries and elected officials took part in the July, 2010 celebration that marked the opening of the newest section of U.S. Highway 12 that added eight miles of divided four-lane highway to the ongoing project. According to Washington Department of Transportation officials some 18 miles of improvement are completed, with 21 miles remaining.

Paul Schneidmiller, Port of Walla Walla commissioner, had high praise for U.S. Senator Patty Murray, U.S. Representative Cathy McMorris Rodgers and members of the U.S. Highway 12 Coalition for their efforts in generating state and federal support for the project.

According to Schneidmiller, the bulk of funding for the \$56 million project - \$42.5 million - came from state money generated by the 2003 and 2005 gas tax packages. Another \$13.3 million came from federal funds and local contributions totaled \$160,000.

The next step is the construction of the \$29.5 million Burbank interchange at the U.S. 12 / State Route 124 intersection.

*“We are making
one of the deadliest
stretches of roadway
in the state safer
for our families
and children.”*

Patty Murray
U.S. Senator
Washington State



Next Step

Construction of the Burbank interchange at the U.S. 12/SR 124 intersection will start in 2011. Cost is estimated at \$29.5 million.



Nine Mile to Woodward Canyon.

Supporters of four-laning U.S. Highway 12 from Burbank to Walla Walla now have their sights set on Phase 7A, a 5.5 mile stretch from Nine Mile Hill to Woodward Canyon.

Progress is already being made.

- The U.S. Department of Transportation Federal Highway Administration recently approved the required environmental documentation for phases 7 & 8.
- Design for 7A has been funded at \$3.2 million and is underway.

• During the last Washington State legislative session, \$2 million was approved to begin with land acquisition efforts for 7A.

In addition to four-laning, current design envisions a new highway with straighter curves and two new intersections at Nine Mile Hill and Touchet North Road. The Washington Department of Transportation says the improved traffic flow will relieve congestion and ease conflicts between slow moving trucks and passenger vehicles.



"Thanks in large part to the support of the U.S. 12 Coalition and elected officials, we have significantly improved vehicle safety and the movement of goods and services between Tri-Cities and Walla Walla."

Paula Hammond
Secretary of Transportation
Washington State

The Port and its partners in the U.S. Highway 12 Coalition are now focusing on securing construction funding for Phase 7A, the Touchet portion from Nine Mile Hill to Woodward Canyon. Its estimated cost is \$74 million.

Resources being targeted include the reauthorization of the federal transportation bill and economic stimulus funds via a TIGER (Transportation Investment Generating Economic Recovery) grant.



To learn more visit
www.ushighway12.com

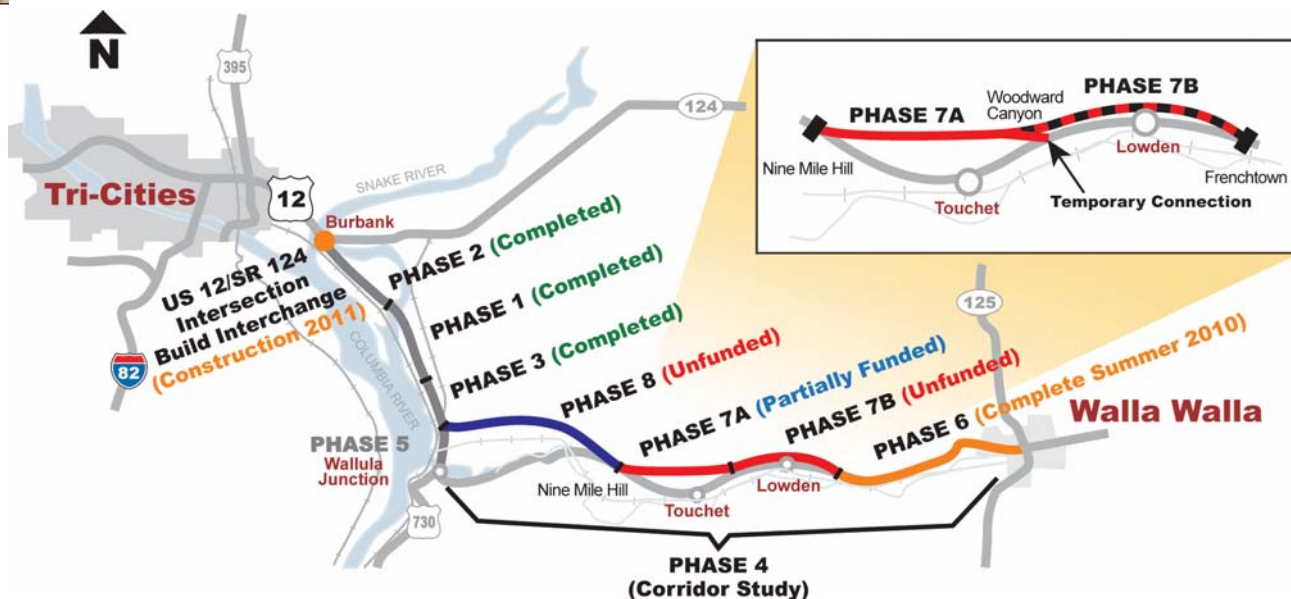
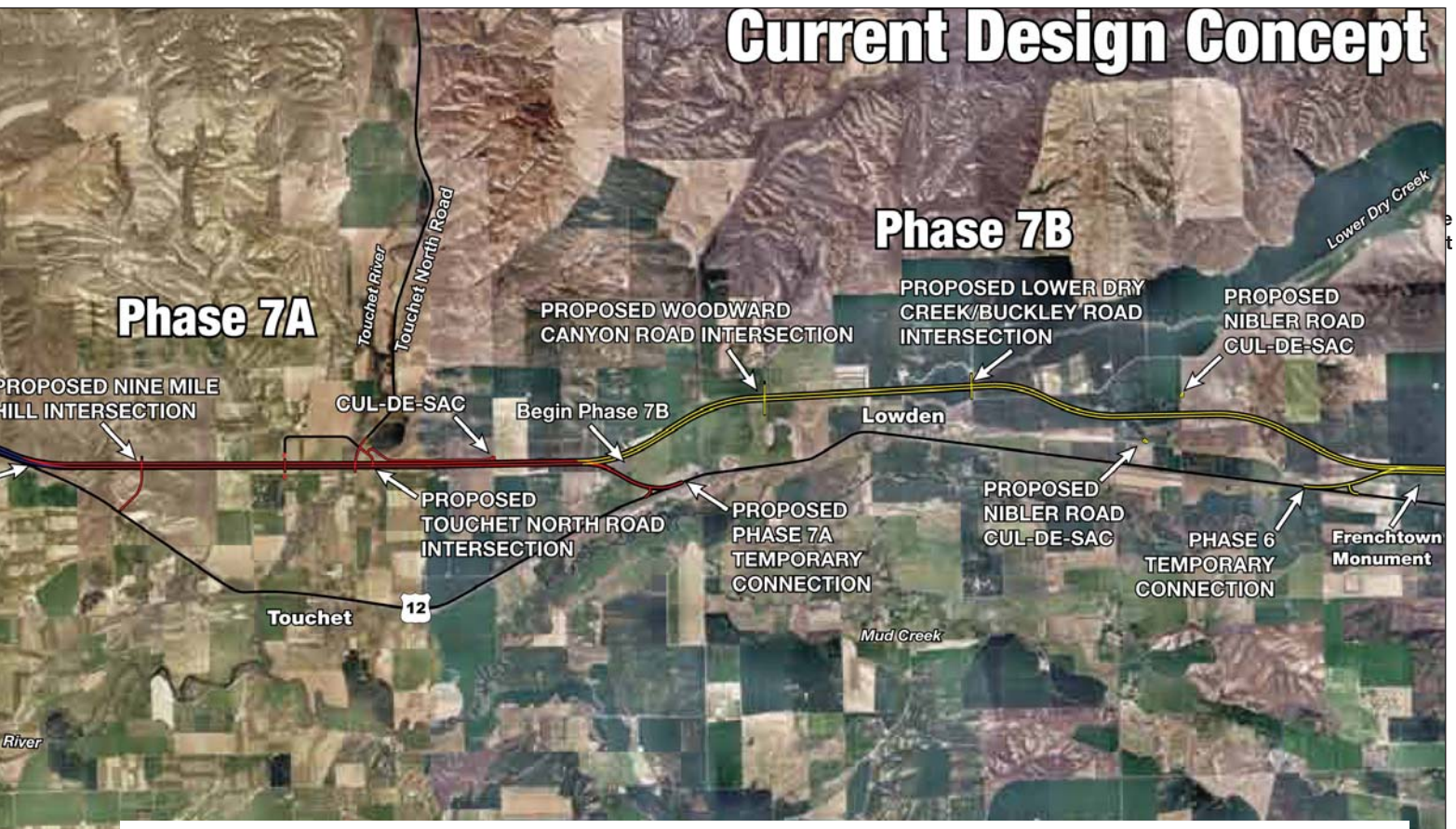
...a high priority

Officials at WSDOT say this project is part of the comprehensive corridor plan that provides for widening U.S. 12 from the Snake River to Walla Walla, a corridor that has experienced over 1,079 collisions resulting in 414 injuries and 30 deaths since 1991.

According to WSDOT, the design phase is planned to be completed by winter 2011.

'We are reducing congestion, we are creating jobs, we are attracting businesses and private investments and we are laying the groundwork for long-term economic growth through this entire region.'

**Mike Fredrickson, President
Port of Walla Walla Commission**



CARGILL POND ENHANCEMENT CONCEPT



Port studies enhancements for Cargill Pond, meets with community groups to explore development of park project

The Port of Walla Walla is leading a community effort to develop a multi-use park and recreation area surrounding and including Cargill Pond near Burbank.

Port Commissioner Ron Dunning says the Port is working with community groups and a landscape architect to create a design concept that enhances existing pond features and a family activity center.

While Cargill Pond currently provides fishing and swimming opportunities, Dunning said the area lacks the esthetic qualities normally associated with a park. Added elements could feature walking paths, picnic sites and grass-covered play areas.

The redevelopment would also “spruce up” the front entrance to the Burbank community and provide an enhanced gateway to the Port’s Burbank Business Park.

“We are pleased with the level of community interest in redeveloping Cargill Pond,” Dunning emphasized. “Our goal is to work with community leaders to obtain the necessary public and private funding to begin the first of four improvement phases.”

Should the redevelopment plan proceed, the Port would need to enter into a cost-sharing agreement with the U.S. Army Corps of Engineers, owners of the property, which is considered a part of Hood Park and also referred to as the Hood Park Boat Basin.

Cargill Pond Project Design Goals

- Provide park facilities that will be easily accessible from the surrounding community.
- Develop a system of pedestrian and bicycle paths to connect existing and future park facilities.
- Encourage the development of parks and recreation facilities that takes advantage of natural open space.
- Enhance the beauty of the area as a major environmental centerpiece.
- Foster good will with the community.
- Retain open space, enhance recreational opportunities, preserve fish and wildlife habitat.

Port, Horizon Air celebrate 25 years of Walla Walla service

The Port of Walla Walla, Horizon Air and the community joined together in July, 2010 to commemorate the Silver Anniversary of Horizon Air / Walla Walla partnership. Port Commissioner Paul Schneidmiller, Walla Walla Valley Chamber of Commerce Air Coalition Chairman Kip Kelly and Horizon Vice President of Marketing and Communications Dan Russo were among participants in the celebration.

"We're pleased to celebrate a quarter century of partnership with Walla Walla and all the benefits it has brought to business and pleasure travelers over the years," Russo said. "We're grateful that we've been able to work together all of these years through good times and bad to keep our service and partnership flying."



PHOTOS: Above left, Horizon Metro aircraft beginning Walla Walla service in 1985 (Courtesy Horizon). Above right, Horizon's Dan Russo addresses guests at 25th anniversary celebration. (Photo by Don Fleming) Below, Horizon's Q400 began service in 2008 (Photo by Donna Lasater).



"Allow an hour before take off.."

One of the most frequently asked questions from Horizon Air passengers departing Walla Walla Regional Airport is, "How early do I need to arrive before my flights?" **The Port advises all passengers to arrive one hour before departure.** Once you've checked your bags and received a boarding pass, you are encouraged to pass through security screening without delay even if the line does not appear busy. On a full flight, the screening process for 76 passengers takes time. Regrettably, some ticketed passengers have missed recent flights because they did not get through security in time for boarding. To make any necessary waiting time more comfortable, the Port will soon be providing free coffee and a flat screen TV to allow passengers in the security waiting area to get caught up on the latest news.

Walla Walla family's passion leads to new airport restaurant

"This is a beautiful place to be," says Pam Elia, who is captivated by the setting of Dominick's On The Runway, the recently opened Italian-inspired restaurant in the terminal building at Walla Walla Regional Airport. "The view can be spectacular, it's quiet when you want it to be and the environment is just comfortable."

Elia, who with husband Dominick and son, Nick, own and operate the restaurant, says its menu is inspired by a family history of home-cooked Italian style foods. "Some of our featured items are based on 60- or 70-year-old recipes prepared in my grandmother's kitchen," she said. "We've captured that history, along with a collection of favorites prepared from scratch in Chef Nick's kitchen."

While this is their first such venture, Dominick Elia says they've been looking for opportunities and the airport option came at the "right time and the right place." In addition, Elia said the Port was helpful in putting the pieces together.

"The keys to our success will be excellent service, quality food and consistent hospitality," Dominick emphasized. "We'll promise all of that every day from 11 a.m. to 9 p.m."



PHOTOS: Above, Runway view from Dominick's. Right, Pam and Dominick Elia with Chef/Son Nick. (Photos by Donna Lasater).





PHOTO: Steve Lessard, Jennifer Hopkins and Randall Hopkins set to move into Port incubator building. (Photo by Donna Lasater).

Port's wine incubators fulfill hopes

Original start-up moves on, new wine maker moves in

For Denise Slattery, starting Trio Vintners in a Port of Walla Walla wine incubator was “an opportunity to grow slowly and prepare for the future.”

Slattery, who with husband Steve Michener owns Trio, was among the first to occupy one of the Port's incubator buildings in 2006. “It was fantastic,” she said. “Being there gave us an opportunity to decide how we wanted things to be.”

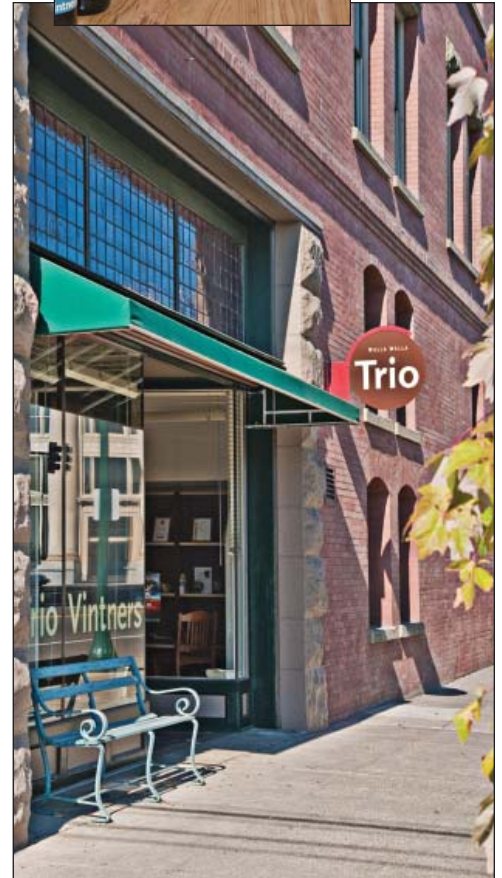
In a business that “changes every year,” Slattery today hosts visitors in Trio's recently opened tasting room at 102 S. Second Avenue in Downtown Walla Walla and partners with Forgeron Cellars to create wines there.

Reflecting on her incubator experience, Slattery has no regrets. “I would do it again,” she says.

The Port building left vacant by Trio is now occupied by Corvus Cellars, the creation of a Tacoma couple, Randall and Jennifer Hopkins and Stephen Lessard, winemaker.

Hopkins says that while the three have vineyard and winery experience, the Port's incubator building is its “first real presence.”

“We've been thinking about this and looking for a site for three years,” Hopkins explained. “This opportunity comes at the right time...and it's the right place.”



PHOTOS: Dennise Slattery and Trio Vintners new Downtown Walla Walla tasting room. (Photo by Donna Lasater).

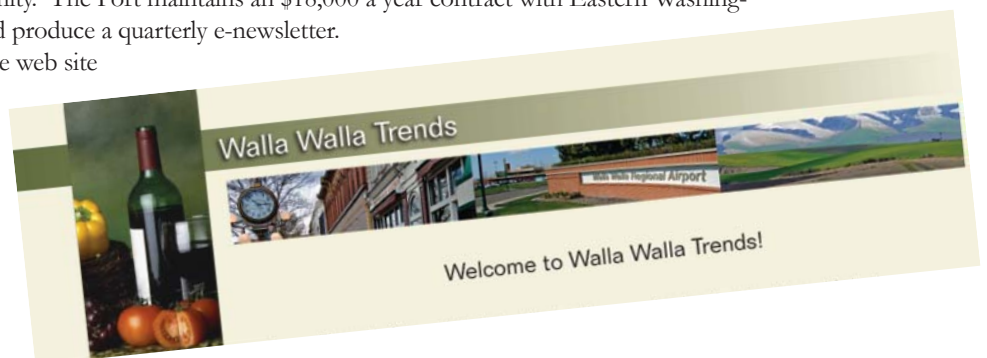
Walla Walla Trends

Your information source about the Walla Walla Valley

Walla Walla Trends continues to be a popular web site for community members looking for a wide variety of demographic information on the Walla Walla Valley. The Port of Walla Walla developed the site in 2008 with the goal of providing citizens a better understanding of the economic, social and environmental fabric of the community. The Port maintains an \$18,000 a year contract with Eastern Washington University to regularly update the web site and produce a quarterly e-newsletter.

Port Commissioner Mike Fredrickson said, “The web site now tracks over 100 indicators and is a great resource to review the latest trends happening in the Walla Walla Valley.”

If you're interested in receiving the Walla Walla Trends quarterly e-newsletter call the Port at (509) 525-3100. The web site can be accessed at www.wallawallatrends.com.



Bottle maker set to open plant in Port's Dell Avenue Industrial Park

A multinational packaging firm, Amcor, expects to be manufacturing its PET (polyethylene terephthalate) bottle in Walla Walla in 2011. Port of Walla Walla Commissioners say the company's initial operations will create jobs for 10 employees with a total annual payroll of \$420,000. In addition, the plant would generate an estimated \$44,000 in yearly property tax revenues and nearly \$12,000 in annual sales taxes. Facility improvements - including adding a water line to support additional fire suppression flow and a fire sprinkler system for the warehouse - are estimated to cost some \$100,000. Necessary renovations are funded through an Economic Development Sales Tax Grant via an agreement between the Port, Walla Walla County and the City of Walla Walla.



High tech testing firm locates in Port's East Isaacs bldg

Mark Riess heads up a 15-year-old company that he expects will be a major influence in the world of soil testing and environmental monitoring. And he's moved his UNIBEST International business to a Port of Walla Walla owned building to prepare for the future.

Riess is convinced Walla Walla has the resources he needs to expand UNIBEST beyond proven academic applications to growing commercial and even retail needs.

According to his web site, Riess' technology "provides reliable data for environmental studies, eliminates problems inherent in current testing methods, agricultural soil testing, and reduces overall costs."

In addition to what he describes as "very helpful" Port support, Riess easily lists other advantages of his new *East Isaacs* operation.



Mark Riess, CEO, UNIBEST (Photo by Donna Lasater)

"I'm surrounded here by academic and technical support that I can share to be successful. Valuable resources include faculty and students at Walla Walla Community College, Walla Walla University, Whitman College and those at the nearby William A. Grant Water & Environmental Center."

Riess says these institutions offer not only academic support, but students who are a reliable resource for full and part-time staff positions. He expects a payroll of up to 15 people by mid-2011.

It's easy to get caught up in Riess' enthusiasm for his patented process.

"Our technology is being deployed on all continents excluding Antarctica," he says, "from timber farms in Sweden to research facilities in Japan, wineries and vineyards in Washington state, tomato and other vegetable farms in Mexico, potato farms in the Pacific Northwest and rice fields in Vietnam."

Riess is now enthused about selling his system to the home gardener. He says the Soil Savvy™ kit is crucial for those who want the greenest lawn, the biggest fruit or the most prolific flowers. More info is at www.unibestinc.com



TOOLS FOR BUSINESS SUCCESS



Because small businesses across America - and in Walla Walla County - are credited with creating the majority of new jobs, the Port has an interest in helping small businesses succeed. Among other things, help is available in leasing reasonably priced space and/or helping with facility improvements.

Another small business initiative is the Port's recent development of a special web site entitled "Tools for Business Success." This site

provides an array of information on loan and financing programs, operations manuals, business plans, employee relations tips, marketing ideas, laws and regulations and much more.

Visitors will find pay rates for 850+ jobs, business start-up kits, loan payment calculators, business classes and business-related online classes, business books, new hire e-mail, a database for sales leads and more.

Visit www.portwallawalla.com and click on Walla Walla Small Business Tools.

TOOLS FOR BUSINESS

Tools for Tough Economic Times
Business Planning and Assistance
Funding Programs
Directory of Sources of Capital
Business Incentives
Business Formation
Government Requirements
Employer Assistance
Online Classes
Business & Employee Training
Taking your Business to the Next Step
Think Globally (International trade)
Buy Locally
Marketing and Selling
Selling to the Government
Selling on the Internet
Sustainable Business Practices
Disaster Planning and Recovery

Port Responsibilities

Public port districts are authorized by state law to undertake many activities to enhance the economic welfare of local communities. These regulations authorize the Port of Walla Walla to:

- Develop waterfronts, airports and other facilities for handling cargo and passengers.
- Provide capital improvements needed for industrial and manufacturing facilities within the Port District.
- Improve Port District lands so they can be sold or leased for industrial and commercial use.
- Acquire, construct, install, improve and operate sewer and water utilities to serve its own properties and that of other property owners.
- Execute business recruitment strategies.
- Levy taxes and sell bonds to develop properties and manufacturing facilities.

Port Leadership

The Port of Walla Walla has three elected commissioners who represent you...the shareholders. The commissioners are Mike Fredrickson, president; Ron Dunning, secretary; and Paul Schneidmiller, vice president.

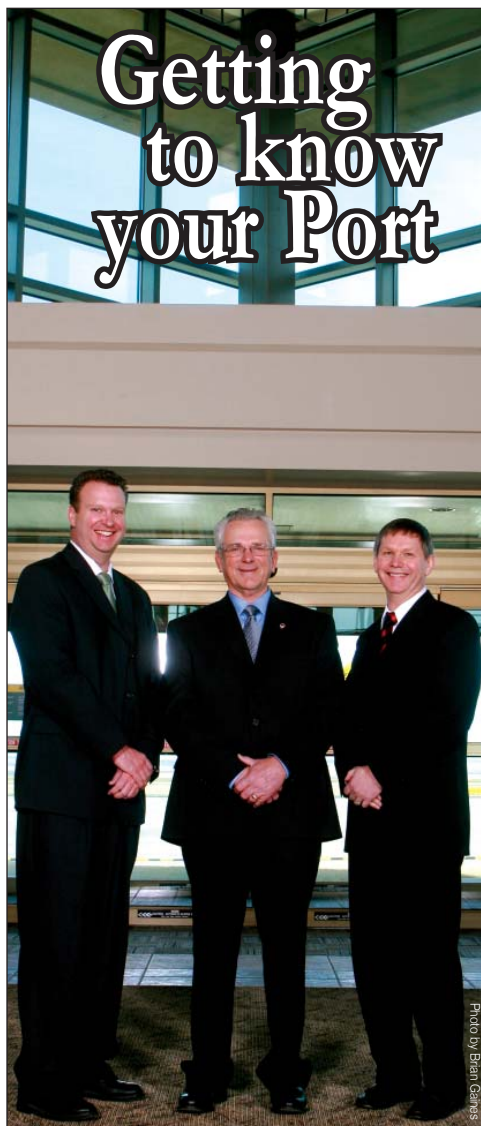
While all commissioners are elected on a county-wide basis, each must live in a specific commissioner district within Walla Walla County. The districts are the same as Walla Walla county commissioner districts.

Dunning is owner of Dunning Irrigation in Touchet and is co-owner of Touchet Seed & Energy, an oil-seed crusher for biofuels. He represents District 3, including College Place, Touchet, Lowden, Burbank, Eureka, Clyde and the western part of the county.

Fredrickson, managing member of Associated Appraisers of Walla Walla LLC, represents District 2, which includes the eastern third of the City of Walla Walla, Dixie, Waitsburg and Prescott.

Schneidmiller, president of World Wide Travel Service, Inc., represents District 1, which encompasses more than half the City of Walla Walla and the Stateline area.

Each commissioner serves a six-year term. Terms are staggered so that one position is up for election every two years.



Port of Walla Walla Commission President Mike Fredrickson, Secretary Ron Dunning and Vice President Paul Schneidmiller in the lobby at Walla Walla Regional Airport. (Photo by Brian Gaines)

Commissioners decide each year who will hold the offices of president, vice president and secretary.

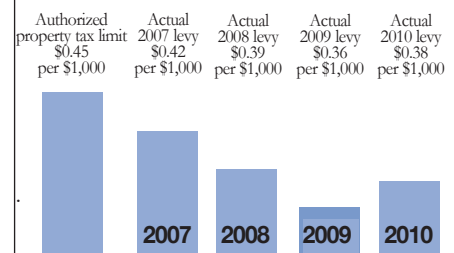
Port of Walla Walla Commissioners, and those at other Ports with similar business volume, are entitled to \$104 per day compensation for each day or portion of a day spent attending meetings or performing other services on behalf of the Port District.

The law prohibits commissioners from receiving more than \$9,984 per year in such compensation. In addition, Port Commissioners receive a salary of up to \$750 per month.

Port Finances

Ports may levy, without a public vote, a property tax of no more than 45-cents per \$1,000 of assessed property valuation for general Port purposes.

Careful management of resources has resulted in a reduction of property taxes needed for Port of Walla Walla operations...with actual assessments well below authorized levels.



The Port District receives only 22 percent of its revenues from property taxes.

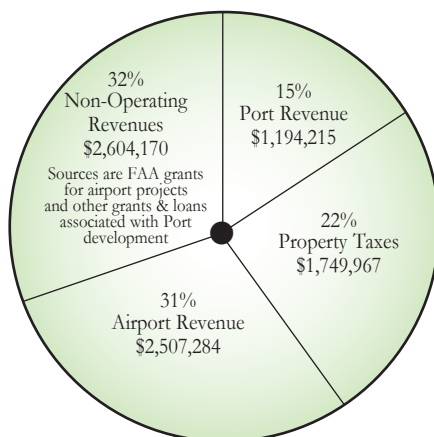
Washington State law provides for Port Commissioners to designate administrative powers and duties to the managing official of the Port District. This is done with a Port Commission resolution establishing guidelines and procedures for the managing official to follow.

In that manner, the Executive Director and his or her staff can perform their duties in a timely and efficient manner. Still, as policy makers, Port Commissioners remain responsible for district operations.

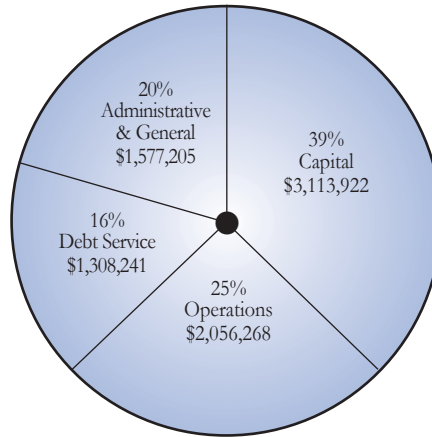
Regular Port of Walla Walla Commission meetings are at 6:00 p.m. on the second Thursday and 1:00 p.m. on the fourth Thursday of each month at the Port office.

Port of Walla Walla Budget

2010 Projected Revenues • \$8,055,636



2010 Projected Expenses • \$8,055,636



The Port has established reserve funds for the Port and Airport. The Port utilizes these reserves to assist with financing capital improvements.

Port of Walla Walla Staff

Jim Kuntz	Executive Director
Paul Gerola	Economic Development Director
Jennifer Skoglund	Airport Manager
Gary Stewart	Maintenance & Operations Supervisor
Ken Clayton	Airport Security Coordinator
Tricia Butler, CPA	Auditor/Treasurer
Becky Hulse	Executive Assistant
June Meiners	Receptionist
Jackie Lancaster	Finance Assistant
Darren Brinson	Maintenance
Louis Gagnon	Maintenance
Terry Dickerson	Maintenance
Brian Hurst	Maintenance
Elias Alonzo	Maintenance
Travis Wilder	Summer Crew
Marcello Sotelo	Summer Crew
Neil Henze	Summer Crew
Dale Peterson	Summer Crew

Port of Walla Walla Watch

Carl Tyler Editor

Port of Walla Walla

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