



Port buys downtown Alder Street building, uses space to create Walla Walla offices for Seattle-based software company

Port of Walla Walla Commission President Ron Dunning has announced the Port's successful recruitment of an international computer software development company to downtown Walla Walla.

Officials of Ingeniux, headquartered in Seattle, say the firm will lease a portion of the former Misbehaven Salon building at 115 West Alder. The site, recently purchased by the Port, will initially provide offices for five to ten employees beginning in January, 2016.

Dunning said that if the Walla Walla office develops into a location where Ingeniux employees want to work and live, more jobs will be created and Ingeniux may eventually lease or purchase the entire building.

In addition to Seattle, the Walla Walla location will join other Ingeniux satellite offices in New York City and Paris, France.

INGENIUX

"We were looking for an innovative approach to locating our regional development office and the Port showed real leadership in putting together a business structure that worked for us."

Jim Edmunds
President / CEO, INGENIUX

Jim Edmunds, President and CEO of Ingeniux commented, "As part of our company's strategy to retain and recruit

talented employees, we believe offering employees an option to live and work in a vibrant rural community like Walla Walla is a great long term business strategy."

Port Commission Vice President Mike Fredrickson said Ingeniux looked at a number of locations in the Pacific Northwest, ultimately selecting Walla Walla.

"The Port Commissioners and staff did a great job presenting Walla Walla as a place where we can build and sustain a long-term development presence," said Edmunds.

Port Commissioner Peter Swant adds, "Recruiting a software development company to Walla Walla could be the start of growing a software cluster. This is a rapidly growing industry sector and is a good fit for Walla Walla. These are well paying jobs that will enhance Walla Walla's economy."

After 30 years in the industry, Port of WW Executive Director announces plans to retire

As of June 2016, the Port's Executive Director Jim Kuntz will have served 30 years in the Port Industry. This includes three years at the Port of Benton and the last 27 years at the Port of Walla Walla. He has announced his plans to retire in June.

The Port of Walla Walla is considered one of the most active and successful Ports in the State. Kuntz has worked for eight different Port Commissioners during his tenure.

He said the Port Commission has provided excellent strategic

guidance and funding necessary to complete a host of significant economic development projects.

Kuntz also thanked the dedicated Port and Airport staff.

"They work hard and take a great deal of pride in their work. It shows in the appearance of Port and Airport properties and the economic development projects that have resulted in new jobs and private investments."

Kuntz said it has been an honor and privilege to have worked with such a motivated team of Port Commissioners and staff.

Canadian company puts plant in Walla Walla to produce products that WERK on waste control and management

Infield Products Inc., headquartered in Alberta, Canada, picked a Port of Walla Walla site for its new processing and packaging plant because of its availability and affordability.

“The existing facility in the Port’s Isaacs Avenue Business Park provides us with the access, size and services we need to manufacture and distribute our product mix,” said Tyrel Kenmore, co-founder and CEO of Infield. “Here we have the ability to custom blend and package to our customer’s specific needs.”

Infield Products designs, manufactures and distributes materials that make waste management more effective. Infield’s WERK, for example, utilizes patent pending PolyOrganic solidifying agents that replace the use of high volume bulking agents such as sawdust, fly ash and dirt. According to Infield Products, these traditional bulking agents add 50% to 200% to the waste’s overall volume, adding to transportation costs, disposal fees and overall environmental impact.

WERK agents typically require significantly less (2% to 4%) volume to achieve desired solidification and stabilization for acceptable disposal of slurry waste materials.

For convenience in shipping and storage, WERK agents are typically available in easy to manage 50-pound weather resistant bags, although some products, like DirtWERK, can be sold in bulk.

Walla Walla’s geographic location is close to Columbia Basin sources of raw materials used in the manufacture of WERK agents, and near major highway routes reaching Mid-Western and Central U.S. and Canadian petroleum and gas exploration and processing sites that represent a significant customer base for WERK products.

For additional information about Infield Products and its WERK solidifying agents, visit www.infieldproducts.com.



WERK by the bag • Production Foreman Kevin Walker demonstrates new bagging equipment at Infield Products’ Walla Walla plant. Photo by Donna Lasater

NewCore opens Port District site, gets set to begin revitalization of used WW Valley wine barrels

In a “not very big building” at the Port of Walla Walla’s Dell Avenue Business Park, what’s inside is expected to have a significant impact on Walla Walla Valley wineries.

The space is the home of NewCore, a creative company that’s determined to scientifically extend barrel life.

NewCore CEO Kelley Peters describes his business as a technologically advanced service that has “elevated us as the industry leaders in the science of barrel revitalization.”

Rather than purchasing new wine barrels to replace neutral barrel inventories each year, NewCore allows the re-use of these barrels providing consistency and cost savings.

Peters explains that NewCore’s sophisticated software system guides computer controlled equipment that works



Barrel revitalization • Technician “cores” used wine barrel for re-use. Photo courtesy NewCore

with a precision that gives winemakers a consistent profile each time a barrel is “revitalized.”

Protecting the flavors and qualities of the wine is only part of the benefit package, according to Peters.

“With each barrel that experiences NewCore’s process, the winery saves the expense of buying new barrels,” Peters explains. “A revived barrel can be used two to three more times after the NewCore process.”

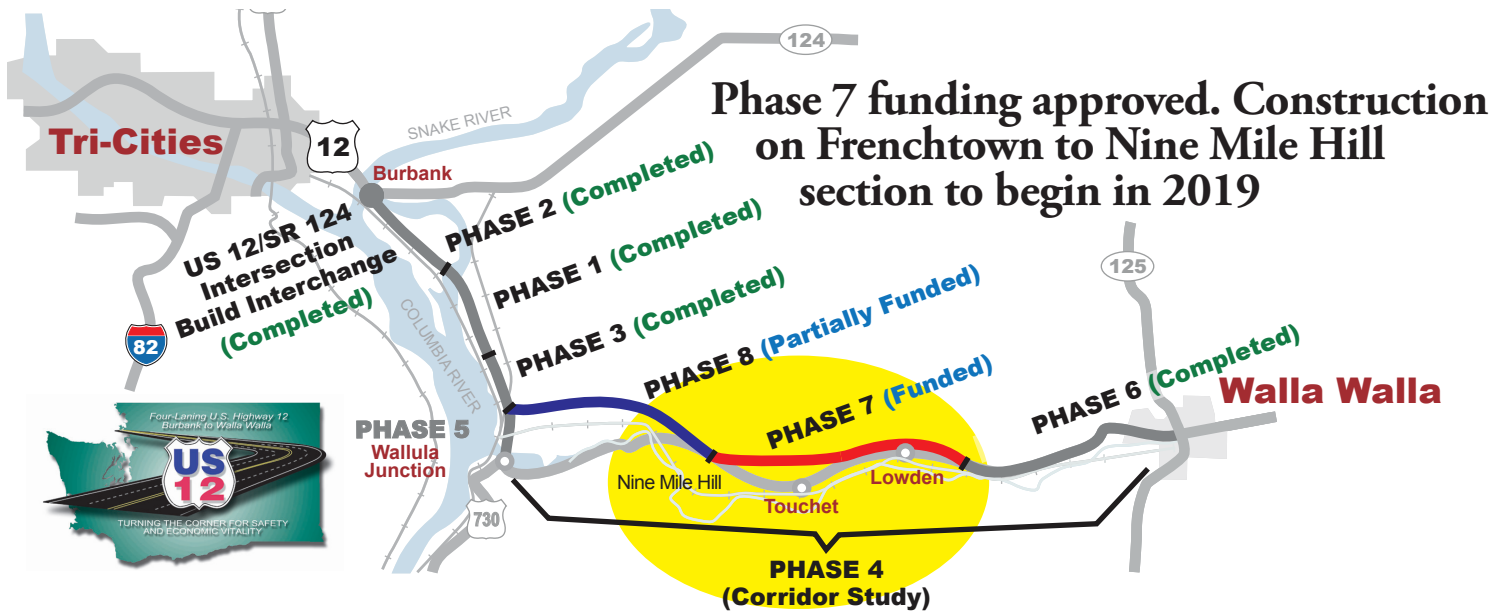
“Our goal is to enhance the efficiency of winery practices both environmentally and economically.”

Kelley R. Peters
Chief Executive Officer, NewCore

NewCore’s equipment is somewhat mobile. That means “coring” can be completed in the Dell Avenue facility or when conditions allow, at the winery.

The bottom line, says Peters, is that by reinvesting in neutral barrels through NewCore’s process, a winery can potentially double the life expectancy of every barrel purchased.

For more information about NewCore, visit www.newcoretp.com



The Walla Walla Valley’s long-sought goal of a four-lane highway between Walla Walla and the Tri-Cities took a significant step forward with the passage of a Washington State Transportation Revenue Package. Included in the transportation package was \$168 million to complete the next phase of widening U.S. Highway 12 (Phase 7) and advance work on the final phase (Phase 8).

Phase 7 encompasses a new four-lane highway that proceeds near Lowden and Touchet and ends just short of Nine Mile Hill. The cost for this phase is estimated at \$126 million.

The Department of Transportation is proceeding with final design efforts and beginning the process of purchasing right of way. The project will be ready to bid in the fall of 2018. Motorists should be driving on this new stretch of highway in 2020.

The remaining funding of approximately \$42 million will be earmarked to start environmental studies and early design work for the last phase (Phase 8). This phase starts at Nine Mile Hill and ends near the Boise Paper Mill. This segment is estimated to cost \$250 million. Construction funding has yet to be secured for Phase 8.

Port of Walla Walla officials have high praise for the leadership of the 16th Legislative District and the U.S. Highway 12 Coalition for their on-going support and efforts to secure funding.

“I would like to personally recognize the outstanding efforts of Senator Mike Hewitt and Representatives Maureen Walsh and Terry Nealy,” Port Commission President Ron Dunning emphasized. “Our elected officials fought hard to make sure local transportation projects were included in the overall state transportation funding package.”

COMPLETE	US 12/SR 124 Intersection Build Interchange - \$21.3 million
	PHASE 1 McNary Pool to Attalia - \$11.2 million
	PHASE 2 SR 124 to McNary Pool - \$12.1 million
	PHASE 3 Attalia Vicinity - \$16.0 million
	PHASE 4 Wallula Junction to Walla Walla Corridor Study - \$5.4 million
	PHASE 5 Attalia to US 730 – Preliminary Design Only - \$0.8 million
	PHASE 6 Frenchtown Vicinity to Walla Walla - \$51.9 million
	PHASE 7 Nine Mile Hill to Frenchtown Vicinity - Funded
PHASE 8 Wallula to Nine Mile Hill - Design & Right of Way Funded	

Burbank utilities project completed

The \$6.8 million project that included a sewer transmission system and water mains to serve the Burbank community has been completed. The multi-year installation was dedicated by school district and county officials, state legislators and Port District Commissioners during a celebratory September, 2015 event.

A key component of the improvements is the extension of a new sewer transmission system to serve the Burbank School District, the Port’s Industrial and Business Parks and neighboring communities.

The improvements moved forward when the Port reached an agreement with the City of Pasco to provide sewer treatment services.

Port Commissioner Peter Swant says completion of the project will spur economic development in the Burbank area and within the 120 acre business park.



Burbank Utilities Dedication • (Left to Right) Columbia School District Superintendent Dr. Lou Gates, Port Commissioner Ron Dunning, Representative Terry Nealey, Port Commissioner Peter Swant, Port Commissioner Mike Fredrickson, County Commissioner Jim Duncan. Photo by Don Fleming



Welcome to Two Birds.

Photos by Donna Lasater



Two Birds furnishings.

A single pillow hand-crafted with a man's shirt, a vintage sheet and two vintage dresses.



Interiors & so much more!

When Kari Brodhun opened Two Birds in the WW Airport District she said it was "a dream come true."

Since mid-year, Brodhun had been converting her historic military building into a showplace and sales site for an eclectic inventory of what she describes as "hand made, repurposed and new" home furnishings. The selection includes couches, clocks, candles and even some carefully selected clothing.

Brodhun says the store is still becoming what it's going to be. "I've always been a junker," she explains, "and I'm constantly looking for fresh and fun things to replace inventory that gets sold."

She calls it Two Birds because of her love

of birds. "They're colorful, flighty and fun and I think those characteristics are reflected by what's happening in my store."

Brodhun's retail experience comes from more than 10 years of buying for the Bon Marche and more than a decade managing Macy's. Now, with Two Birds, she describes herself as more grounded, more peaceful.

"I'm here because the Port has been helpful, the space is affordable and the District is becoming an increasingly attractive place for innovative businesses like mine," she explains. "This is really fun...it's what I've always wanted."

Shop Wednesdays through Sundays at 925 E Street. For info call 509-525-1561.

Fly like a



After a "career" as a U.S. Air Force pilot, training in the T-37 and T-38 and piloting the F-16, Walla Walla native Jenny Wade exhibited her craft as a participant in Euro-NATO Joint Jet Pilot Training and completing her first duty station in South Korea before being deployed to both Iraq and Afghanistan. Her last four years of her Air Force career were as an F-16 instructor at Luke AFB, Arizona.

Her dream now is to bring the joy of aviation back to her hometown, and especially to the youth. She recognizes that Walla Walla is not only one of the best places on earth, but also has a strong military heritage that somehow has been forgotten.

Wade hopes to bring that back with the Ragged Irregulars...a name chosen to honor the B-17 bomber group that was assigned to what was then the Walla Walla Air Force Base in 1942, and ordered to serve WWII combat missions over Europe between August, 1942 and April, 1945. The Ragged Irregulars flew more than 9,590 sorties.

Jenny Wade's hope is to rekindle the flying excitement of that time with her Ragged Irregulars Aviation and Vacation Rental at the WW Regional Airport.

She began making her dream come true by leasing and renovating what once was Walla Walla University's flight training center.

champion!



Photos:

Jenny Wade with her Cessna 172 training & touring plane

Ragged Irregulars guest room

Runway view patio for guests

Photos by Donna Lasater

Now the sparkling facility houses luxurious accommodations to be rented by guests who seek to discover the joy of aviation, the fun of flying and the welcome of Airport District winery tasting rooms, specialty stores and special interest shops.

In addition to Wade's collection of flying memorabilia, the Ragged Irregulars facility features a runway view and a sheltered patio that's a step away from airplane runways.

And there's more...

Wade offers flight instruction, aircraft rental, aerial tours, car rental, bicycle rental and wine tours. For information e-mail raggedirregularsaviation@gmail.com, visit raggedirregulars.com, or call (801) 866-6138.

Shot in the dark

A family flavor, a dad's encouragement and a couple's dream have led to the establishment of a new distillery in the Port of Walla Walla's incubator complex.

Kevin and Betsy Hetterley, both Milton-Freewater and Walla Walla natives, are the newest start-up tenants for the Port facility. They leased the former Corvus Cellars space for their "Shot In The Dark" whiskey distillery.

Once regulations are met, the whiskey tasting and sales area are expected to be open by mid-2016.

In the meantime, Kevin and Betsy are getting prepared for the future.

Both have completed the Artisan Craft Distilling Institute's 40-hour distilling workshop and are collecting the needed equipment, including a state-of-the-art still.

Kevin says that in addition to Shot In The Dark's "Hetterley's Prohibition Whiskey," offerings will include "Hetterley's Apple Pie Moonshine" and "Hetterley's Blind Dog Moonshine."

He emphasizes that all three varieties are made with locally produced ingredients, including corn mash and apples.

This is the second non-wine producer in the incubator complex. Port officials say it's allowed because no other winery applied for the space.

The Hetterleys describe their incubator location as awesome and emphasize, "We're happy to be here!"



Photos:

Above, the Port District's incubator housing Hetterley's "A Shot In The Dark" distillery.

Middle, certificates for Kevin and Betsy Hetterley's Artisan Craft Distilling Institute workshop.

Lower right, Kevin Hetterley with the first of what he hopes to be as many as three stainless steel stills used for whiskey production.

Photos by Donna Lasater.

Responding to record growth, Alaska to add third flight

In response to record passenger growth, Alaska Airlines will be adding a third flight between Walla Walla and Seattle in March, 2016. The expanded service will be offered during the busy weekly travel days of Monday, Thursday, Friday and Sunday.

The existing two flight schedule will remain on the historically slower travel days of Tuesday, Wednesday and Saturday.

The preliminary new three per day flight schedule looks like this:

Outbound	Inbound
6:00 a.m.	10:32 a.m.
11:05 a.m.	5:32 p.m.
6:05 p.m.	9:12 p.m.

“We’re projecting passenger counts for 2015 to exceed 39,000 and surpass the record we set in 2014.”

Jennifer Skoglund
Airport Manager, WW Regional Airport



Members of the Walla Walla air travel coalition are in conversations with Alaska Airlines to see if the existing 9:12 p.m. inbound flight could be moved to an 11:00 p.m. Seattle departure to allow East Coast travelers to return to Walla Walla on the same day.

WW Regional Airport and Alaska Airlines officials say that passenger traffic in 2015 has been very strong.

Year-to-date through September, passenger enplanements are up 15% from the same period last year. Passenger load factors for each flight segment are at 80%.

The Port is projecting total passenger enplanements could exceed 39,000 by the end of the 2015, which would break last year’s record of 36,272.

Port supports study for future of Mill Creek Flood Control Channel

While the general consensus is that the Mill Creek Flood Control Channel will continue to function for many years, a coalition of government and business leaders are working to ensure that the 75-year-old system will work well into the 21st century.

Participants in the group include the Port of Walla Walla, Walla Walla County, the City of Walla Walla and the Downtown Walla Walla Foundation.

Port Commissioner Mike Fredrickson says a most recent decision made by the group was to cost share one-half of a federal feasibility study that’s expected to take as long as three years and cost up to \$3 million. The study will address the cost to rehabilitate/rebuild the Mill Creek Channel so it will provide flood protection for another 100 years.

Fredrickson said the study will also look at opportunities to make the channel more fish friendly and aesthetically pleasing.

A recent appraisal, completed in October, 2014, recommends a comprehensive study of flood risk prevention and ecosystem restoration. According to Fredrickson, the initial appraisal study concluded with the following observations:

- The current Mill Creek Channel is rated as “minimally acceptable” and as a result operation and maintenance budgets have been quadrupled.
- Recent U.S. Army Corps of Engineers operational changes to the upstream reservoir results in routinely higher flows

in the channel.

- The Mill Creek Flood Control Channel runs through the heart of Walla Walla, including underneath a significant portion of the award-winning historic commercial core. Failure and collapse of any one structure into the channel could result in loss of life and induce flooding outside the floodplain.

- Structures identified by the U.S. Army Corps of Engineers as “critical infrastructure” within the flood zone include public schools, colleges, nursing homes, hospitals, the VA medical center and the Corps of Engineers District Headquarters.

In addition to flood concerns, Fredrickson points out that the Mill Creek Channel does not allow adequate passage for fish, including native species protected by the Endangered Species Act.

Walla Walla County will serve as the local sponsor for the federal feasibility study. The coalition partners are all contributing funding to meet the cost share requirement.

Pointing to the success of the U.S. Highway 12 Coalition in supporting the four-laning between Walla Walla and the Tri-Cities, Fredrickson maintains the Mill Creek Coalition can generate similar success. “It’s the Walla Walla way,” he said.

“There is existing authority to initiate this General Investigative Study,” Fredrickson says, “and we encourage the Corps to fund this project as soon as possible.”

Port continues to explore role for broadband fiber in economic growth

The availability of affordable, next-generation broadband fiber is becoming essential economic development infrastructure. Communities without it will not remain economically competitive. That is why a host of public agencies throughout the Pacific Northwest are deploying publicly owned broadband fiber.

The Port of Walla Walla is in the process of determining what role it should play in deploying broadband fiber.

The Port retained Magellan Advisors to prepare a Comprehensive Study outlining Walla Walla’s current broadband infrastructure and options to make sure the latest broadband fiber is available in business districts within the Walla Walla Valley.

The Magellan Study was completed and published on June, 15, 2015. It can be found on the Port’s website. The Port Commission would welcome community feedback on what the Port’s role should be.

For now, the Port wants to take advantage of deploying some limited broadband infrastructure when roadways are being rebuilt in our business districts.

The Port Commission approved installing conduit and broadband fiber as part of the City of Walla Walla’s Alder Street Project this past summer. The Commission also approved installing conduit only within the City of College Place CARS Project. When demand warrants, fiber can then be easily installed.

The Port’s total investment combining both projects is approximately \$375,000.



Photo by Donna Lasater

Food Truck Night works Monday magic for Airport District

For eight “first Mondays” in a row this year, the Walla Walla community made the most of good food and good times during the Airport District’s monthly food truck celebration. In fact, the event was such a good time for the food trucks and their guests that plans are to continue the get togethers in 2016. Truck Night “Wrangler” Jennifer Marshall, of the now famous and nearby Burwood Brewing Company, says the crew is working to attract 20 food trucks on a regular basis for the March through October schedule. Marshall estimates that as many as 2,500 “neighbors and friends” shared the evening affairs each month.



Photo by Donna Lasater

Port of Walla Walla initiates Airport Master Plan

An Airport Master Plan that will establish a 20 year vision for the development of the Walla Walla Regional Airport is underway. The Port has retained Mead & Hunt to help prepare the master plan. When completed the Airport will have a comprehensive road map outlining specific project improvements.

The Port Commission has established a local master plan advisory committee to ensure the master plan is responsive to local Airport needs including the general aviation community.

The master plan is being funded by the Port, the Federal Aviation Administration and the Washington State Department of Transportation’s Aviation Division.

More information on the Airport’s Master Plan can be obtained by contacting Jennifer Skoglund, Airport Manager, at 509-525-3100 or e-mail: js@portwallawalla.com.

Airport District publishes directory

A comprehensive directory...including a map of the Airport District...has been published by tenants of the increasingly popular area.

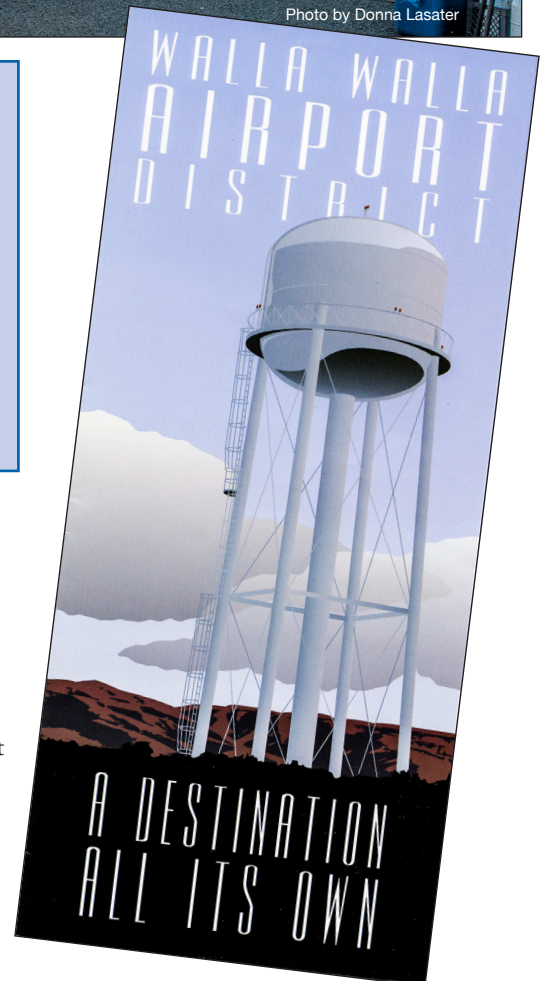
The brochure features a brief history of the Walla Walla Regional Airport and a listing of all 78 businesses and services in the District.

Wineries and tasting rooms, arts & crafts

shops, small retail businesses, specialty outlets, supply houses and service companies are among those located in the directory.

Free copies are available at the WW Regional Airport terminal building, the Port District office, from most District tenants, and in Downtown Walla Walla at the tourist information booth on Main Street.

We want you to be informed



Getting to know your Port.



Keith's Cust

Port of Walla Walla Commission Vice President Mike Fredrickson, President Ron Dunning and Secretary Peter Swant in the lobby at Walla Walla Regional Airport. (Photo by Keith Crain)

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. Commissioners are now Ron Dunning, President; Mike Fredrickson, Vice President; and Peter Swant, Secretary.

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, is co-owner of Touchet Seed & Energy, an oil-seed crusher for biofuels, and 51 East Main, a downtown Walla Walla commercial property. 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, including the eastern third of the City of Walla Walla, Dixie, Waitsburg and Prescott.

Swant, a real estate agent for Windermere Real Estate, represents District 1, encompassing more than half of the City of Walla Walla.

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

Commissioners decide each year who will be President, Vice President and Secretary.

Port of Walla Walla Commissioners, and those at other Ports with similar business volume, are entitled to \$114 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 \$10,944 per year in such compensation.

In addition, Port Commissioners receive a salary of \$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.

Due to careful management of resources property taxes actually assessed for Port of Walla Walla operations continue to be well below authorized levels.

Authorized property tax limit: \$0.45 per \$1,000

Actual 2011	Actual 2012	Actual 2013	Actual 2014	Actual 2015
levy \$0.37 per \$1,000	levy \$0.37 per \$1,000	levy \$0.37 per \$1,000	levy \$0.37 per \$1,000	levy \$0.37 per \$1,000

2011

2012

2013

2014

2015

The Port District receives only 16 percent of its revenues from property taxes.

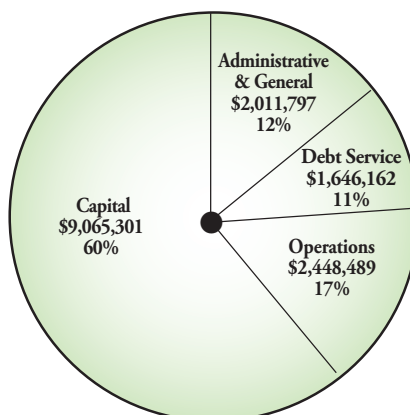
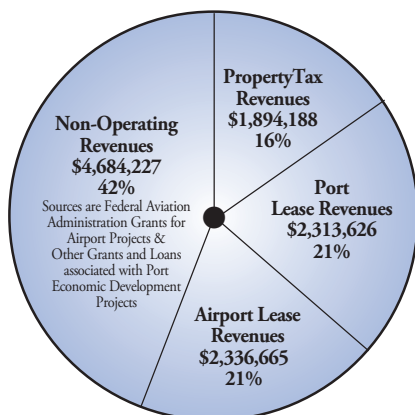
Washington State law provides for Port Commissioners to delegate administrative powers and duties to the managing official of the Port District. This is done with a Port Commission resolution establishing guidelines and procedures for the managing official to follow.

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

2015 Projected Revenues • \$11,228,706 2015 Projected Expenses • \$15,171,749



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

	Position	Years Service
Jim Kuntz	Executive Director	26
Paul Gerola	Economic Development Director	19
Jennifer Skoglund	Airport Manager	16
Donna Watts	Auditor/Treasurer	3
Paul Wemhoener	Project Manager	3
Gary Stewart	Maintenance & Operations Supervisor	15
Ken Clayton	Airport Security Coordinator	26
Becky Hulse	Executive Assistant	29
June Meiners	Receptionist	9
Noel Sanders	Executive Assistant	2
Darren Brinson	Maintenance	13
Louis Gagnon	Maintenance	11
Brian Hurst	Maintenance	6
Jeff Givens	Maintenance	2
Neil Henze	Maintenance	6
Don Maiuri	Summer Crew	3
Michael Weber	Summer Crew	.5
Brad Anderson	Water/Sewer Maintenance Operator	.5
Tom Baffney	Legal Counsel	27
Carl Tyler	WATCH	Editor

Port of Walla Walla
310 A Street • WW Regional Airport, Walla Walla, WA 99362
Phone: 509-525-3100 Fax: 509-525-3101
www.portwallawalla.com / www.wallawallaairport.com