

**MINUTES OF THE PORT OF WALLA WALLA
COMMISSION MEETING
Tuesday, April 28, 2009**

The meeting of the Port of Walla Walla was called to order by Commission President Fred Bennett at 12:00 p.m. Commissioner Bennett conducted a workshop session from 12:00 to 12:50 p.m. at Modern Restaurant, 2200 E. Melrose St., Walla Walla, Washington. At 1:00 p.m. Commissioner Bennett convened the regular Commission Meeting at Port of Walla Walla offices, 310 A Street, Walla Walla Regional Airport, Walla Walla, Washington.

In attendance for the meeting were:

Paul Schneidmiller, Commissioner
Fred Bennett, Commissioner
Mike Fredrickson, Commissioner
Jim Kuntz, Executive Director
Paul Gerola, Economic Development Director
Jennifer Skoglund, Assistant Airport Manager-Administrative Services
Becky Hulse, Executive Assistant
Anna Christen, Auditor/Treasurer
Richard McFarland, McFarland Farms
Steven Moss, BMAC
Bud Pringle, Citizen
Damien Sinnott, Chamber of Commerce
Vicki Hillhouse, Walla Walla Union-Bulletin Reporter
Paul Apostolidis, Whitman College
Alisa Larson, Whitman College
Andrea Miller, Whitman College
Lisa Curtis, Whitman College
Enrica Maffucci, Whitman College
Nancy Carter, Commitment to Community
Teri Barila, Community Network
Doug Luttrell, Walla Walla Drag Strip
Steve Kelty, Walla Walla Drag Strip
DeAnn Kelty, Walla Walla Drag Strip
Denice Trumble, Port Special Counsel (via speaker phone)

APPROVAL OF MINUTES

Commissioner Schneidmiller moved and Commissioner Fredrickson seconded the motion that the minutes of the Port Commission meeting held on Thursday, April 9, 2009 be approved as corrected. Motion unanimously carried.

PAYMENT OF BILLS

Vouchers of the Port of Walla Walla audited and certified by the auditing officer as required by RCW 42.24.808. and those expense reimbursement claims certified as required by RCW 42.24.090. have been recorded on lists, which have been made available to the Board.

Commissioner Schneidmiller moved and Commissioner Fredrickson seconded the Board approve for payment those vouchers included in the above mentioned lists and further described as follows: Port of Walla Walla General Fund voucher numbers 7252 through 7323 and system numbers 44089 through 44170 in the amount of \$969,268.51 and ACH/EFT amount of \$833,262.49. Walla Walla Regional Airport General Fund voucher numbers 9603 through 9706 and system numbers 1492 through 1619 in the amount of \$601,247.17 and ACH/EFT amount of \$41,881.42. Port of Walla Walla Grain Car Fund voucher number 184 and system number 101 in the amount of \$210,000.00. WSDOT Grain Car Fund voucher numbers 192 through 194 and system numbers 98 through 100 in the amount of \$122,319.19. Motion unanimously carried.

PUBLIC COMMENTS

Bud Pringle expressed concern the Port of Walla Walla is unfairly competing with the private sector regarding the development and leasing of buildings.

Whitman College Political Science Professor Paul Apostolidis and four Whitman College students spoke about the political, social and economic challenges facing the Latino community. Port Commissioners reported the Port's proposed warehouse district on the corner of 13th

Avenue & Dell Avenue represents a great opportunity for the Port and Latino community to work together. The Port with support from Commitment to Community has scheduled a neighborhood open house for May 28th to obtain community input on the warehouse redevelopment plan.

CORRESPONDENCE & REPORTS

A. Leases Entered into by Administrative Staff

Commissioners reviewed a listing of leases entered into and/or renewed by administrative staff from April 10 through April 28, 2009.

B. Port and Airport Income & Expense Statements

Commissioners reviewed the Port and Airport Income & Expense Statements for the first quarter of 2009.

C. Investment Report

Anna Christen, Auditor/Treasurer, reviewed with Commissioners current investments held by the Port and Airport.

D. TSA-General Aviation Photo I.D. Access Card Implementation

Assistant Airport Manager-Administrative Services Jennifer Skoglund reported three open houses have been held with local pilots concerning the airport's implementation of a TSA mandate that all pilots based at the airport obtain photo ID access cards in order to access the general aviation ramp. The airport has already stated processing pilot applications which are required to obtain a photo I.D. badge. The airport must be in compliance with the TSA directive by June 1, 2009. Executive Director Kuntz complimented airport staff for being organized and prepared for the open houses.

E. Melrose Business Park – Lease Rates

Executive Director Kuntz reported W-4 Construction questioned whether the correct lease rates were being applied at the Port's Melrose Business Park. Kuntz reported he researched the Port Commission meeting minutes and found the lease rate being applied to their account was inadvertently higher than the rental schedule. Kuntz reported he would inform W-4 Construction of the error and correct their rental rate.

OLD BUSINESS

A. Port of Walla Walla

1. Warehouse District Update

Commissioners reviewed a preliminary fencing layout plan proposed to be installed along 13th Avenue and a portion of Dell Avenue in conjunction with the City of Walla Walla's 13th Avenue street improvement project. Executive Director Kuntz reported the fencing design would enhance the Port's overall design goal of creating a warehouse district. Commissioners elected to postpone a decision concerning the fence until later in the fiscal year when the Port's financial position will be better known.

B. Walla Walla Regional Airport

1. Bonanza Raceway – Assignment of Lease

Executive Director Kuntz reported a local group of citizens are in the final stages of purchasing the personal assets of Bonanza Raceway. Doug Luttrell representing the new ownership group reviewed their plans for operating Bonanza Raceway with the Port Commission. Commissioner Fredrickson moved and Commissioner Schneidmiller seconded the motion authorizing the Executive

Director to assign the lease agreement to the new ownership group. Motion unanimously carried.

EXECUTIVE SESSION

At 3:30 p.m. Commissioner Bennett announced the convening of an Executive Session to discuss with special legal counsel Denice Trimble potential enforcement actions related to a contamination near the Chevron block valve station in Burbank.

At 3:50 p.m. Commissioner Bennett reconvened the regular Commission meeting.

NEW BUSINESS

A. Port of Walla Walla

1. LeMaster Daniels Fixed Fee Agreement – Accounting Services

Commissioners reviewed a proposed fixed fee agreement with LeMaster & Daniels to prepare the Port's 2008 financial statements. Commissioner Schneidmiller moved and Commissioner Fredrickson seconded the motion authorizing the Executive Director to enter into the agreement. Motion unanimously carried. Executive Director Kuntz reported he would seek to reduce the proposed inflationary adjustment being requested by LeMaster & Daniels.

2. Authorization to Surplus Vehicles and Equipment

Commissioners reviewed a listing of four vehicles, two lawn tractors and four Smith & Wesson hand guns that staff believes are surplus to the needs of the Port and Airport. Commissioner Schneidmiller moved and Commissioner Fredrickson seconded the motion declaring said items surplus to the needs of the Port and authorizing the Executive Director to surplus said items. Motion unanimously carried. In consideration the hand guns must be properly registered with any new

owner, Port Commissioners directed staff to enter into a consignment agreement with a properly licensed hand gun dealer. The surplus list is hereby attached to the minutes.

B. Walla Walla Regional Airport

1. Lease Agreement – Marsh Aviation Hangar

Executive Director Kuntz reported Mike Corliss has expressed an interest in leasing the former Marsh Aviation hangar from the airport. Kuntz reviewed the proposed terms and conditions which include a five year lease with five options of renewal for a term of five years each. Commissioner Schneidmiller moved and Commissioner Fredrickson seconded the motion authorizing the Executive Director to enter into the lease agreement subject to an annual lease rate adjustment of 3%. Motion unanimously carried.

The meeting was adjourned at 6:20 p.m.

APPROVED:

PORT OF WALLA WALLA COMMISSIONERS

FRED R. BENNETT, PRESIDENT

MICHAEL FREDRICKSON, VICE PRESIDENT

PAUL H. SCHNEIDMILLER, SECRETARY