

**MINUTES OF THE PORT OF WALLA WALLA
COMMISSION MEETING
Thursday, September 10, 2009**

The meeting of the Port of Walla Walla was called to order by Commission President Fred Bennett. Commissioner Bennett conducted a workshop session from 12:00 to 12:50 p.m. at, El Sombrero Restaurant, 428 Ash Street, Walla Walla, Washington. From 1:00 to 1:25 p.m. Commissioners toured the North Ramp Aviation Rehabilitation Project. At 1:30 p.m. Commissioner Bennett convened the regular Port Commission Meeting at Port of Walla Walla offices, 310 A Street, Walla Walla, Washington.

In attendance for the meeting were:

Fred Bennett, Commissioner
Paul Schneidmiller, Commissioner
Mike Fredrickson, Commissioner
Jim Kuntz, Executive Director
Paul Gerola, Economic Development Director
Becky Hulse, Executive Assistant
Jennifer Skoglund, Airport Manager
Anna Christen, Port Auditor/Treasurer
Ronald Dunning, Touchet Seed & Energy
Andy Porter, Walla Walla Union-Bulletin Reporter
Alex DeMambo, USKH
Beth Swanson, The Mom's Network

APPROVAL OF MINUTES

Commissioner Fredrickson moved and Commissioner Schneidmiller seconded the motion that the minutes of the Port Commission meeting held on Thursday, August 27, 2009 be approved as mailed. Motion unanimously carried.

PUBLIC COMMENTS

There were no public comments.

CORRESPONDENCE & REPORTS

A. Leases Entered into by Administrative Staff

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

B. Calendar of Events

Commissioners reviewed the calendar of events. Dates were established for the annual Port/Airport retreat and Commission meetings for the remainder of the year.

C. Port Income & Expense Statements

Executive Director Kuntz reviewed with Commissioners the Port's income and expense statement from January-August 2009.

D. Airport Income & Expense Statements

Airport Manager Skoglund reviewed with Commissioners the Airport's income and expense statement from January-August 2009.

E. The Mom's Network

Beth Swanson expressed interest in having the Mom's network website linked to the new Walla Walla Business Connections website which has been designed to recruit new employees to the valley. Commissioner Schneidmiller reported that while the Port provided financial assistance to help develop the Business Connection website, it was not the lead organization. Commissioner Schneidmiller requested Port staff contact Walla Walla Business Connections and ask that The Mom's Network website be added as a link.

OLD BUSINESS

A. Port of Walla Walla

1. Second Avenue Parking Lot

Commissioners were informed the Washington State Department of Ecology has issued a “No Further Action” letter confirming no further remedial action is required on the Port-owned Second Avenue Parking Lot. Commissioners directed Executive Director Kuntz to commence with selling the parcel. Commissioner Fredrickson moved and Commissioner Schneidmiller seconded the motion to establish a sale price of \$750,000 in addition to offering to pay a 2.5% real estate commission. Motion unanimously carried.

2. Benton – Franklin County Council of Governments/Bridge Study

Commissioner Bennett was appointed to be the Port’s elected representative on the BFGC Bridge Crossing Study through December 31, 2009. Commissioner Fredrickson will be the Port’s elected representative commencing January 1, 2010. The Port has agreed to contribute \$3,125 toward the study.

3. Gen-X Building Fire

Executive Director Kuntz reported the insurance claim process with the insurance companies is going exceedingly slow. Commissioner Schneidmiller moved and Commissioner Fredrickson seconded the motion authorizing the hiring of special legal counsel Stephanie Grassai to assist the Port in obtaining a fair settlement with the insurance companies. Motion unanimously carried.

B. Walla Walla Regional Airport

1. Harvest Report

Airport Manager Skoglund reviewed with Commissioners the harvest reports for the three farms associated with the Walla Walla Regional Airport. Commissioners reviewed the crop report associated with Bi-Kay Farms. Commissioner

Fredrickson moved and Commissioner Schneidmiller seconded the motion authorizing the Airport Manager to sell 25% of the wheat crop. Motion unanimously carried.

NEW BUSINESS

A. Port of Walla Walla

1. Isaacs Avenue Property – Lease Agreement with Royse Hydroseeding & Excavation

Executive Director Kuntz reviewed with Commissioners the terms and conditions of entering into a lease agreement with Royse Hydroseeding & Excavation for property at the Port's Isaacs Avenue Business Park.

B. Walla Walla Regional Airport

1. Airport Sewer Pre-Treatment Agreement with City of Walla Walla

Commissioners reviewed a draft Sewer Pre-Treatment Agreement between the Airport and City of Walla Walla. The City is seeking jurisdiction to implement and enforce sewer pre-treatment regulations within the airport industrial park.

Commissioners expressed concern with the Port adopting an airport sewer pre-treatment ordinance and then turning over its implementation and enforcement to the city. Commissioners asked staff to obtain additional information concerning what constitutes a pre-treatment program and whether airport staff could accept this responsibility.

2. Airport Rate & Charge Guidelines

Executive Director Kuntz reviewed with Commissioners the current airport rate and charge guidelines for properties at the airport. Kuntz recommended several

rental rate categories should be adjusted upward effective January 1, 2010.

Commissioners commented the current economic conditions do not support rental increases at this time. Commissioners did review the current rental schedule for the six ammo bunker closets. Commissioner Fredrickson moved and Commissioner Schneidmiller seconded the motion to increase the ammo closets rental rate to \$100 per month effective January 1, 2010. Motion unanimously carried.

EXECUTIVE SESSION

At 4:00 p.m. Commission President Fred Bennett announced the convening of an Executive Session to discuss the potential sale of real estate.

The meeting was adjourned at 4:30 p.m.

APPROVED:

PORT OF WALLA WALLA COMMISSIONERS

FRED R. BENNETT, PRESIDENT

MICHAEL FREDRICKSON, VICE PRESIDENT

PAUL H. SCHNEIDMILLER, SECRETARY