

**MINUTES OF THE PORT OF WALLA WALLA
COMMISSION MEETING
Thursday, February 12, 2026**

The meeting of the Port of Walla Walla Commission was called to order at 9:00 a.m. by Commission President Ron Dunning at the Walla Walla Regional Airport, 45 Terminal Loop Rd, Suite 214, Walla Walla, Washington.

In attendance via conference call or in person:

Kip Kelly, Commissioner
Ron Dunning, Commissioner
Amy Schwab, Commissioner
Pat Reay, Executive Director
Jay Hester, Economic Development Director
Jennifer Skoglund, Airport Manager
Paul Gerola, Special Projects
Meagan Blair, Governmental Affairs/Community Outreach
Joe Keown, Auditor/Treasurer
Karla Miller, Administrative Assistant
Brian Hurst, Maintenance & Operations Supervisor
Jared Hawkins, Legal Counsel

Charles De Salvo, Columbia REA
Liz Jessee
Joy Bader
Scott Peters
Norma Hernandez
Julian Jensen
Emily Brown
Jen
Ben Hoppe, JUB
Mike
Griffin Beach, Elkhorn Media
Julie Christian
Kate Bobrow-Strain
Jarrett Gallacci
Ben Mattice

Natalie
Graham Warner
John Phillips
Linda Herbert
Mike Denny
David Schmaltz
Craig Woodard
Ron Schwera
Anne Haley, Fort Walla Walla Museum
Beth Powers
Loryn Kykendall, Union Bulletin
Cameron Hartwood
Trudi Shannon
Leah Mobley
Daniel Brown

PLEDGE OF ALLEGIANCE

Commissioner Schwab led all in attendance in reciting the Pledge of Allegiance.

DECLARATIONS REGARDING CONFLICTS OF INTEREST

No conflicts of interest were declared.

ADOPTION OF AGENDA

Commissioner Schwab moved, and Commissioner Kelly seconded, to adopt the agenda as presented. Motion unanimously carried.

PUBLIC COMMENTS

There were no public comments made.

APPROVAL OF MINUTES

Commissioner Kelly requested the minutes of Thursday, January 22, 2026, be amended on page 1, under In Attendance to add "add an "I" to the last name "Trip"." Commissioner Schwab moved, and Commissioner Kelly seconded, to approve the minutes of the Port Commission meeting, held on Thursday, January 22, 2026, as amended. Motion passed unanimously.

PAYMENT OF BILLS

The Port Commission reviewed Port and Airport Check History Report lists as provided by Port Auditor/Treasurer Keown. Said lists were audited, authenticated, and certified as required by RCW 42.24.080 and reimbursement claims were certified as required by RCW 42.24.090. Commissioner Kelly moved, and Commissioner Schwab seconded, to approve for payment the Check History Report lists summarized in the February 12, 2026, Warrant Approval Document, which is incorporated and attached to these minutes. Motion unanimously carried.

OLD BUSINESS

A. Port of Walla Walla

1. Amendment No. 4 to the Purchase & Sale Agreement – Wallula Gap Business Park (2 Parcels)

Executive Director Reay reviewed the proposed amendments to the purchase and sale agreement for the sale of approximately 553.96 acres in the Wallula Gap Business Park to Amazon Data Services, Inc. Commissioners asked several questions.

Members of the public (Cameron Hartwood, Beth Powers, Craig Woodard, Ben Mattice, Emily Brown, Daniel Brown, Norma Hernandez, Mike Denny, Trudi Shannon, Leah Mobley, David Schmaltz, Liz Jessee, and John Phillips) gave public comments in favor or against the proposed sale. The public comments addressed a number of topics including: electricity usage and potential rate impacts; water usage or impacts on the water supply; environmental impacts; impact on the nearby nature reserve; questions about long term job prospects and impacts on the community; and myths or inaccurate information conveyed about projects of this kind.

Commissioner Schwab moved, and Commissioner Kelly seconded, to authorize the Executive Director to enter into Amendment No. 4 to the purchase and sale agreement, with all incorporated attachments, between the Port of Walla Walla and Amazon Data Services for certain real property located at the Port's Wallula Gap Business Park and authorize

the Executive Director to execute the necessary documents to complete the real estate transaction, upon legal counsel review and approval. Motion passed unanimously.

NEW BUSINESS

A. Port of Walla Walla

1. 2026 Economic Development Plan

Economic Development Director Hester reviewed with Commissioners the proposed 2026 Economic Development Plan. The plan was distributed to the Economic Development Information Meeting (EDIM) participants for comment.

Port staff received comments from members of the public. Updates were made based on comments received. Commissioners asked several questions, commented on the content of the plan, and directed additional changes based on commission and staff input. Commissioner Kelly moved, and Commissioner Schwab seconded, to approve and adopt the Port's 2026 Economic Development Plan as amended. Motion unanimously carried.

2. 2026 Tourism Grant Funding Requests and Community Contributions

Executive Director Reay reviewed with Commissioners the Port's 2026 Tourism (\$40,000) and Community Contribution (\$60,000) budgets totaling \$100,000 for calendar year 2026, the Tourism Policy, and the Tourism Funding Request Applications. The Commission has examined the Community Contribution Fund requests in the past, is aware of how each event benefits the community, and how the funds are spent. Executive Director Reay reminded the Commission that the applicants can only use the funds for purposes tied to economic development or to promote tourism, consistent with the Port's statutory purposes. Commissioner Schwab moved, and Commissioner Kelly seconded, to approve the current Tourism and Community Contribution applications and requests and allocate said funds from the Port's 2026 Tourism and Community Contribution funds in amounts determined by the Port Commission, as identified in Exhibit 2 of the staff report. Round one of tourism grant funding will be in the amount of \$12,000 and Community Contributions for 2026 in the amount of \$60,000. Motion passed unanimously.

3. Walla Walla Public Schools Lease Renewal – Port's Paine Building Complex – 714 Paine St.

Executive Director Reay reviewed with Commissioners the proposed lease renewal terms for 714 Paine St. Commissioner Kelly moved, and Commissioner Schwab seconded, to authorize the Executive Director to enter into a lease agreement between the Port of Walla Walla and Walla

Walla Public Schools for the Port's Paine Building Complex located at 714 Paine Street, Walla Walla, WA, upon legal counsel review and approval. Motion passed unanimously.

4. **New Farm Lease Agreement – CFG Property Farm – Pink Farms Lease – Dodd Road Industrial Park**

Executive Director Reay reviewed with Commissioners the proposed lease terms for irrigated farm ground located on Railex Road, adjacent to the Port's Dodd Road Industrial Park. Commissioner Schwab moved, and Commissioner Kelly seconded, to authorize the Executive Director to enter into a new farm lease agreement between the Port of Walla Walla and Pink Farms, LLC, for the CFG Property, upon legal counsel review and approval. Motion passed unanimously.

5. **Purchase and Sale Agreement – Burbank Business Park, Lot 147 O'Brien Construction Company, Inc.**

Economic Development Director Hester reviewed with Commissioners the proposed purchase and sale terms for the sale of property within the Burbank Business park to O'Brien Construction Company, Inc. Commissioner Kelly moved, and Commissioner Schwab seconded, to authorize the Executive Director to enter into a purchase and sale agreement, with the terms and conditions outlined herein, between the Port of Walla Walla and O'Brien Construction Company, Inc., for Lot 147 located in the Port's Burbank Business Park, Burbank, Washington, and to execute the necessary documents to complete the real estate transaction upon legal counsel review and approval. Motion passed unanimously.

6. **0.09ths Economic Development Sales Tax Fund (EDSTF) – Walla Walla County – Mill Creek Flood Control District – Mill Creek Channel CAP 205 Flood Damage Reduction Project**

Executive Director Reay provided Commissioners with a grant request from Walla Walla County Mill Creek Flood Control District. Commissioner Schwab moved, and Commissioner Kelly seconded, to table the action item. Motion passed unanimously.

B. Walla Walla Regional Airport

1. **Wheat Marketing Policy**

Airport Manager Skoglund briefed Commissioners on the proposed Wheat Marketing Policy for the fiscal year 2026. Commissioners asked several questions and provided direction. Commissioner Schwab moved, and Commissioner Kelly seconded, to set the minimum price per bushel for contracting soft white winter wheat during the months of January – July 2026 at \$6.34 Walla Walla price; and approve the 2026 Wheat Marketing Policy which sets the minimum price per bushel for monthly contracting and authorizes the Airport Manager to contract wheat. Motion passed unanimously.

CORRESPONDENCE & REPORTS

A. Review Calendar of Events

Executive Director Reay reviewed the calendar of events.

B. Airport Information

1. Air Traffic Control Tower Year-Monthly Report January 2026
2. Commercial Air Year-January 2026
3. Airport Leases

C. Executive Director and Staff Report

Executive Director Reay and staff reported on various matters of Port business.

COMMISSIONER REPORTS

The Commissioners reported on meetings they recently attended and other Port-related matters.

NEXT MEETING & LOCATION

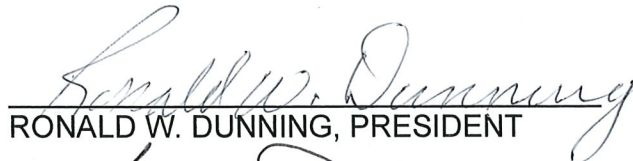
Thursday, February 26, 2026, at 9:00 a.m.
Port of Walla Walla Administrative Office
45 Terminal Loop Road, Suite 214
Walla Walla, WA 99362

ADJOURNMENT

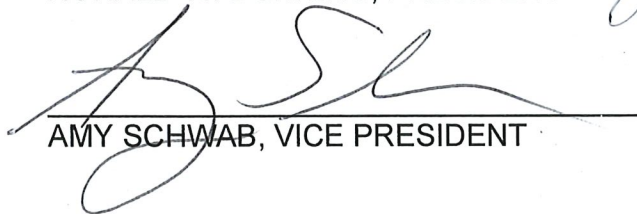
Commissioner Schwab moved, and Commissioner Kelly seconded, to adjourn the Port Commission meeting at 12:07 p.m. Motion passed unanimously.

APPROVED:

PORT OF WALLA WALLA COMMISSIONERS



RONALD W. DUNNING, PRESIDENT



AMY SCHWAB, VICE PRESIDENT



KIP KELLY, SECRETARY

Warrant Approval Document

February 12, 2026

We the undersigned Commissioners of the Port of Walla Walla, of Walla Walla County Washington, do hereby certify that the merchandise or services hereinafter specified have been received.

Port of Walla Walla - General Fund

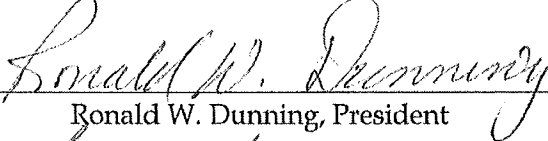
Approved for payment are check numbers 21860 through 21908 and direct deposit numbers PR0132026.1 through PR0132026.7, and ACH/EFT numbers CHECK202 through CHECK213, in the amount of \$751,621.72 to be paid from the Port of Walla Walla General Fund on the above stated date.

Walla Walla Regional Airport - General Fund

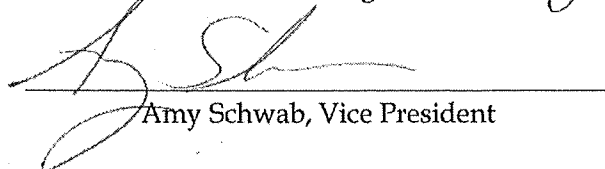
Approved for payment are check numbers 26228 through 26282, and direct deposit numbers PR01302026.1 through PR01302026.11 and ACH/EFT numbers CHECK201 and CHECK214 in the amount of \$441,675.12 to be paid from the Walla Walla Regional Airport General Fund on the above stated date.

Approved By:

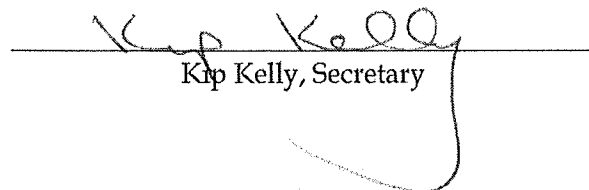
Port of Walla Walla Commissioners



Ronald W. Dunning, President



Amy Schwab, Vice President



Kip Kelly, Secretary