

**MINUTES OF THE PORT OF WALLA WALLA
COMMISSION MEETING
Thursday, May 28, 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
Joe Keown, Auditor/Treasurer
Meagan Blair, Governmental Affairs/Community Outreach
Karla Miller, Administrative Assistant
Jared Hawkins, Legal Counsel
Elizabeth Chamberlain
Amy Watkins
Heather VanTassell
Zak O'Brien
Erick Bengel
Elizabeth

PLEDGE OF ALLEGIANCE

Commissioner Kelly 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 moved, and Commissioner Schwab seconded, to approve the minutes of the Port Commission meeting, held on Thursday, May 14, 2026, as presented. 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 Schwab

moved, and Commissioner Kelly seconded, to approve for payment the Check History Report lists summarized in the May 28, 2026, Warrant Approval Document, which is incorporated and attached to these minutes. Motion unanimously carried.

NEW BUSINESS

A. Port of Walla Walla

1. BAS Quincy LLC – Request for Approval of Development Timeline/Repurchase Provision

Executive Director Reay provided Commissioners with information about a request for an extension and modification of the requirement to commence construction on a parcel of property sold by the Port to Horizon Land, LLC in March 2024. Commissioner Schwab moved, and Commissioner Kelly seconded, to grant BAS Quincy LLC a 6 month extension (until November 30, 2026) for commencement of construction on the proposed support and storage structure on Lot 1 of the truck wash plat adjacent to the BAS 480 Facility, without waiving the Port's rights under the deed to repurchase the property if construction does not commence within that time period, and if BAS Quincy LLC does not commence its original construction plans by March 18, 2028. Motion passed unanimously.

2. Economic Development Sales Tax Fund (EDSTF) Grant Application – City of Walla Walla – Walla Walla Library Revitalization Project

Executive Director Reay provided Commissioners with a grant request from the City of Walla Walla for funds to revitalize the Walla Walla Public Library. Representatives from the City of Walla Walla and the Walla Walla Public Library provided a short presentation. Commissioner Schwab moved, and Commissioner Kelly seconded, to approve an Economic Development Sales Tax Fund grant under the "Non-Economic Development Project" criteria in the amount of \$200,000 to City of Walla Walla – Walla Walla Library Revitalization Project and authorize the Executive Director to submit said application to the Walla Walla County Board of Commissioners for their concurrence. Motion passed unanimously.

3. Design Review – Lot 147 – Burbank Business Park – Zak O'Brien Construction Company

Economic Development Director Hester reviewed with Commissioners the design concept for a building to be located at Lot 147 in the Burbank Business Park. Commissioner Kelly moved, and Commissioner Schwab seconded, that the Port Commission, serving as the Burbank Business Park's Design Review Committee, approve the design concept for Lot 147 submitted by Zak O'Brien Construction Company pursuant to the requirements outlined in Section 4 "Design Standards" of the 2022 Restated Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for the Burbank Business Park. Motion passed unanimously.

CORRESPONDENCE & REPORTS

A. Review Calendar of Events

Executive Director Reay reviewed the calendar of events.

B. Airport Information

1. Leases Entered Into

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

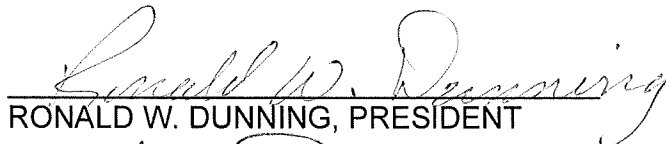
Thursday, June 11, 2026, at 9:00 a.m.
Port of Walla Walla Administrative Office
45 Terminal Loop Road, Suite 214
Walla Walla, WA 99362

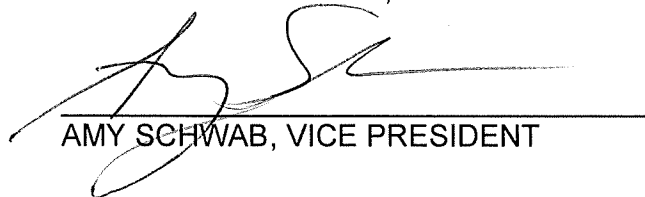
ADJOURNMENT

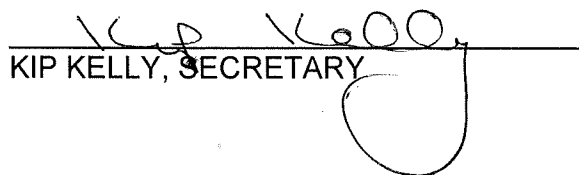
Commissioner Schwab moved, and Commissioner Kelly seconded, to adjourn the Port Commission meeting at 10:50 a.m. Motion passed unanimously.

APPROVED:

PORT OF WALLA WALLA COMMISSIONERS


RONALD W. DUNNING, PRESIDENT


AMY SCHWAB, VICE PRESIDENT


KIP KELLY, SECRETARY

Warrant Approval Document

May 28, 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

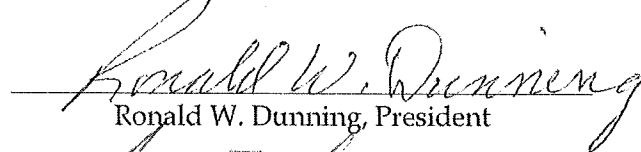
Approved for payment are check numbers 22150 through 22185 and direct deposit numbers PR05152026.1 through PR05152026.4, and ACH/EFT numbers CHECK276 through CHECK280, in the amount of \$544,547.68 to be paid from the Port of Walla Walla General Fund on the above stated date.

Walla Walla Regional Airport - General Fund

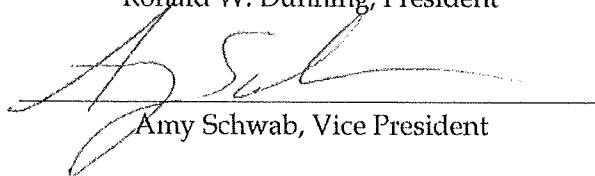
Approved for payment are check numbers 26510 through 26540, and direct deposit numbers PR05152026.1 through PR05152026.13 and ACH/EFT numbers CHECK277 through CHECK278 in the amount of \$158,289.57 to be paid from the Walla Walla Regional Airport General Fund on the above stated date.

Approved By:

Port of Walla Walla Commissioners



Ronald W. Dunning, President



Amy Schwab, Vice President



Kip Kelly, Secretary