

Published by the Port of Walla Walla

2012

Port looks to future with new comprehensive plan

After some six months of surveys, public hearings, review sessions and commission meetings, the Port of Walla Walla is ready to begin 2013 with a new comprehensive plan. The detailed analysis of what to do and how to do it is expected to be adopted in December.

The plan defines seven major goals and includes a detailed listing of strategies for success.

“The plan is intended to guide the Port’s decision making process,” said Port President Paul Schneidmiller. “At the same time, it should provide the flexibility needed to respond to unseen demands and emerging opportunities.”

The comprehensive plan is available for public review on the Port’s website at www.portwallawalla.com.

GOALS

Increase the economic vitality of Walla Walla County through the retention, expansion, start up and recruitment of desired businesses and industries.

Maintain an ample supply of land and buildings throughout Walla Walla County to meet the needs of desired businesses and industries.

Strategic infrastructure investments that make land and buildings ready for development.

Maintain flexibility and creativity in real estate transactions (selling and leasing of property) to attract new, emerging and relocating businesses and industries.

Provide for efficient and cost effective transportation linkages.

Increase constituent knowledge of the Port and its initiatives.

Transparency to include communicating with and establishing a foundation for public engagement.



PHOTOS: Above: Architectural rendering of new Railex Wine Service Distribution Center. Courtesy Hansen-Rice Design . Below: Structural steel outlines 500,000 square foot building.

Photo by Donna Lasater

Railex teams with Ste. Michelle Wine to build innovative storage & distribution center in Walla Walla County, Port plays key role

Construction is underway at the Port of Walla Walla’s Dodd Industrial Park near Burbank on a 500,000 square foot facility that is to be the cornerstone of the first ever rail-based system to store and transport wine. The new Wine Services Distribution Center being built by Railex is scheduled to open in February, 2013.

Rob McKinney, vice president of operations at Ste. Michelle Wine Estates, explains that the new center is an expansion of an existing relationship with Railex. “We determined that our business has grown to a scale that required a third party logistics provider to manage our distribution requirements according to our exacting standards.”

Railex, a pioneer in transcontinental perishables distribution, will offer refrigerated, humidity-controlled storage plus numerous efficiencies to manage inventory and transportation logistics to better respond to Ste. Michelle customer requests. Railex has the capacity to ship large volumes of wine in refrigerated rail cars to the East Coast in transit times of less than five days.

Jim Kleist, Senior Vice President of West Coast Operations for Railex, says the firm is uniquely positioned to provide the highest level of service for SMWE. “Our location in the heart of Washington wine country, the latest inventory and warehouse management technologies and high speed refrigerated rail transportation will enable us to deliver wine quickly while maintaining the highest standards of quality.”

“We’re pleased to see a new large investment (\$18-\$20 million by Railex) come to the Dodd Industrial Park,” said Paul Schneidmiller, Port president. “We’ve worked closely with Railex to ensure that the required site infrastructure is in place to accommodate the new wine distribution complex. The Port, with funding assistance from the State, will be constructing road, rail and water system improvements that will lead to the creation of 25 new jobs and \$320,000 in annual property taxes.”

Port, WW County and State officials celebrate the completion of US 12/SR124 interchange at Burbank



Photo by Tim Hall



Senator Mike Hewitt at Burbank dedication

“Thanks go to Senator Mike Hewitt for fighting to bring this project to our community.”

Terry Nealey
WA State Representative
16th Legislative District

Elected officials and a coalition of regional supporters joined the Burbank community in June, 2012 to applaud the completion of the US 12, State route 124 and Humorist Road interchange project.

The Washington Department of Transportation described the \$21.3 million project as a “major highway safety improvement” in an area that has been plagued with a history of collisions resulting in serious injuries and fatalities.

“It took a lot of partners a long time to get this funded,” said Don Whitehouse, Washington State DOT regional administrator. He praised the project as a “quality product that will serve this community for a long, long time to come.”

Funded by the 2005 gas tax approved by the Washington legislature, improvements in addition to the interchange include a new entrance to Hood Park, an extension of Jantz Road and a new roundabout on Fifth Street.

With the completion of the interchange and its benefits of reducing congestion and improving safety, the Port lead U.S. Highway 12 Coalition is now focused on funding for the next phase. This phase (7) will four-lane U.S. Highway 12 between Touchet and Lowden at an estimated cost of \$126 million. The preliminary design has been completed and some funding is available for right-of-way acquisition. The Coalition will be seeking funding from State and Federal agencies to allow the construction phase to proceed.

Walla Walla, College Place get Economic Development Sales Tax funds

Sales tax funding for two important economic development infrastructure projects were recently approved jointly by the Port of Walla Walla Commission and Walla Walla County Commission.

The City of College Place was awarded a \$200,000 grant to assist with reconstruction of College Avenue and Rose Street.

The City of Walla Walla was awarded a \$200,000 grant to make improvements to Alder Street, including the development of angle parking and replacement of antiquated traffic signals.

The grant funds come from the economic development sales tax account administered in part by the Port and County commissions.

Dollars for that account come from the state’s portion (6.5%) of locally collected sales taxes. Of that amount, .09% of 1% can be held for public infrastructure investments that create and retain jobs.

Port Commission President Paul Schneidmiller said, “We value our close working relationship with the Walla Walla County Commissioners in selecting projects that make a difference in our communities.”

“We value our close relationship with Walla Walla County Commissioners in selecting projects that make a difference.”

Paul Schneidmiller
Port of Walla Walla Commissioner

Port set to invest \$400,000 in Waitsburg Business Park

Completion by the spring of 2013 of a multiple lot business park in Waitsburg is expected to contribute to success in recruiting additional businesses to the historic town.

The Port is moving ahead with development of the Waitsburg Business Park with an investment of \$400,000 for the construction of an access road and installation of utilities. When completed the Waitsburg Business Park will offer seven developable lots ranging in size from 1.1 acres to 1.8 acres.

Port officials say they expect the first lot to be occupied by Harry Johnson Plumbing & Excavation, LLC. The Walla Walla based firm is planning to build a 4,000 square foot office/shop complex along with a fenced equipment yard.

“When Mark Johnson approached the Port with an interest in building in Waitsburg we thought it was an excellent opportunity to proceed with the Waitsburg Business Park,” said Port Commissioner Mike Fredrickson.

At the request of the City of Waitsburg, the new access road will be named EJ Hays Place to honor Elmer and Joan Hays, long time civic leaders in the Waitsburg community.

“I am optimistic once the business park is built the Port will have success in recruiting additional businesses to Waitsburg.”

Mike Fredrickson
Port of Walla Walla Commissioner



The Waitsburg Business Park site, located off Millrace Road and west of the Walla Walla County Public Works complex, will offer seven developable lots ranging in size from 1.1 acres to 1.8 acres.

2013, a big year for Burbank Business Park

Next year (2013) promises to be one of significant progress for the long-planned Burbank Business Park. The Port of Walla Walla plans at least four major activities aimed at getting the business park ready for development.

■ The Port and City of Pasco have finalized a sewer treatment agreement that allows the Port to place a pipe under the Snake River that will connect to a City of Pasco sewer trunk line. The City will then provide sewer treatment services. The Port is in the final stages of obtaining the necessary permits for the installation. Construction should begin in early 2013.

■ The final design is well underway for extending water and sewer lines to lots scheduled for development in the first phase of the Park. Bids for construction of these infrastructure improvements will be called for in early 2013.

■ The Port is preparing the binding site plan for the business park which lays out the dimensions of all the lots to be developed. The plan should be approved by Walla Walla County in early 2013.

■ The Port's goal is to begin selling lots in the fall of 2013 for businesses interested in locating at the Burbank Business Park.

“While the development of the Burbank Business Park has taken years of planning, the end result will be a well thought out commercial and light industrial business park that will be a tremendous asset to the Burbank community.”

Ron Dunning
Port of Walla Walla Commissioner

Port Tenant Profile - Burbank Industrial Park

Columbia Basin Rebar makes concrete last

“I’d be hard pressed to name a concrete project in the region that isn’t reinforced with our rebar.”

Scott Spalding
General Manager
Columbia Basin Rebar



When Scott Spalding talks about production at his Columbia Basin Rebar facility he doesn’t describe its annual production in terms of pounds.

“We talk TONS,” he says. “During an average year, we’ll fabricate and ship some 14,000 tons of concrete reinforcement steel to construction projects in our region.”

That’s 28-million pounds if you do the math.

Spalding is general manager of the Burbank based rebar fabrication facility that ships to construction sites in Eastern Washington, Eastern Oregon, North Idaho and Western Montana and he’s more than a little enthusiastic about Columbia Basin Rebar.

“We’re a great company,” he says. “Our parent, Harris Rebar Company, is a strong player in this industry, investing in the future and committed to extending its lease on the Port site that’s been home since 1978.”

In its service area, Columbia Basin Rebar projects include the new Railex Wine Services Distribution Center, bridges and overpasses

on the improved sections of U.S. 12 and a multitude of new buildings throughout the service area.

Spalding said a big contributor to Columbia Basin Rebar’s recent success has been the construction of wind farms in Walla Walla and neighboring counties.

According to Spalding, the concrete foundation for a single wind machine uses some 50 tons of concrete reinforcing steel from the Burbank plant.

Columbia Basin Rebar regularly employs 25 people. During peak activity times the number may climb to as many as 80.

The fact that each employee takes a personal interest in his performance can be measured by achievements in safety while working, an issue that has a high priority with ownership and management at the plant.

“We just recently were saluted by our corporate leadership for completing 45,000 production hours without a recordable injury,” Spalding said. “For a high-risk environment like ours, that’s incredible.”

Each Harris Rebar Company location is focused on providing full service solutions such as estimating, detailing, fabrication, installation and project management.

Photos: Left - Scott Spalding, GM, Columbia Basin Rebar. Center - CBR technician makes custom bends to fit customer design. Right - Fabricated or shipment. Bottom - 60-foot long sections of rebar received from parent company’s Seattle recycle center are ready for sizing and fabrication.



Photos by Donna Lasater.

New WSP medium security units scheduled for July, 2013 opening

As a result of lobbying efforts by the Washington State Penitentiary Community Taskforce, lead by the Port, construction of the new medium security units at the Washington State Penitentiary are on track for completion by the middle of 2013.

“Building this project is a significant commitment by the Washington State Department of Corrections and the State legislature to the continued growth and stability for WSP operations in Walla Walla,” said Port Commissioner Mike Fredrickson.

The DOC says recruiting is now underway for correctional officers, counselors, medical personnel and staff positions to fill as many as 108 new positions to support the units. The \$49.2 million facility will add 512 beds and increase WSP capacity to more than 2,900 offenders in minimum, medium and maximum-custody units.



Photos: Construction of the new medium security facilities at the Washington State Penitentiary in Walla Walla is progressing as expected. Photos courtesy Washington DOC.

Walla Walla Regional Airport Tenant Profile

When an old car is a new adventure...

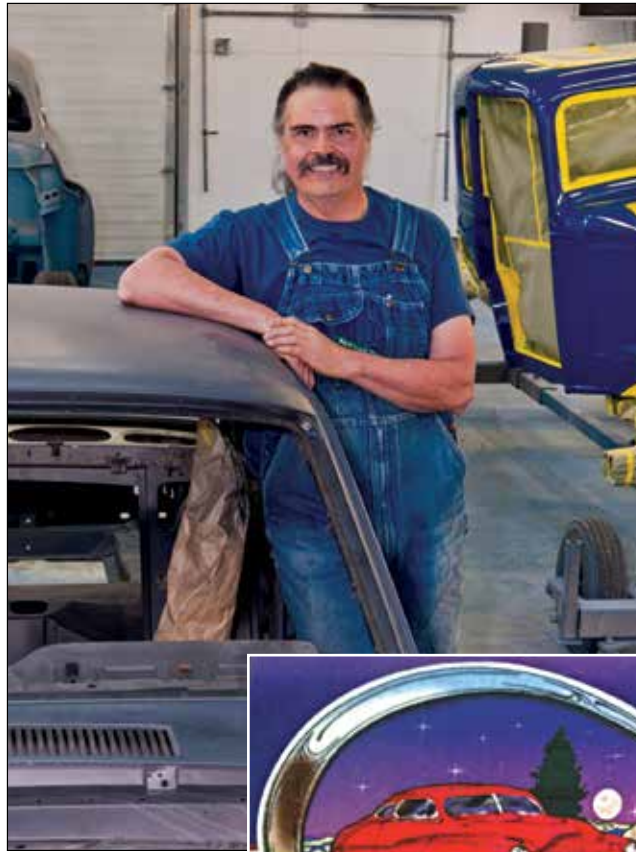
For more than three decades, Peter Folsom has fine tuned his respect for and love of cars - especially older custom cars.

Folsom is the owner and solo craftsman at Blue Valley Kustom, a one-man auto restoration gallery in the Walla Walla Regional Airport's business park. He began developing his unique skills at Walla Walla Community College, graduating from the school's Auto Body Repair Technology program in 1979. After seven years working in collision repair shops at local auto dealers, Folsom stepped out on his own in 1986, renting from the Port of Walla Walla the C Street building that's been his workshop location ever since.

Over the past 26 years, Folsom has become an artist at restoring older custom classics and hot rods. His favorites may be early '50s "James Dean" style Mercury coupes (he owns four), but his portfolio includes Mustangs, Camaros, Chargers and dated "muscle cars" that owners want to look "better than new."

The oldest car he has restored is a 1928 Model A Ford...and he's currently working on a 1941 American Bantam, the ever-popular '67 Ford Mustang and a 1950 Lincoln that's much like his beloved Mercurys with a "chopped top and longer front end."

You won't see a host of "cars-in-waiting" at Blue Valley Kustom. First of all, it takes an owner with dedication and a commitment to



Peter Folsom at rest with three restorations in progress. Photo by Donna Lasater.

It all begins with the selection of team members. Folsom's specialty is body work. He relies on others to help with engines, electrical systems, brakes and suspensions. The components of a project car are distributed to other craftsmen who put their expertise to work before the vehicle is reassembled.

Folsom's work involves examination and restoration of every body part and once flaws are fixed, every surface - even floorboards - are finished with multiple coats of paint that make the artist and the owner proud.

When Folsom has the body restored and team members are finished with their assignments, everything comes back together for presentation to the owner.

For some, it then means "show time" with the vehicle put on public display. For others, the restored vehicle is an item of personal pride that may not leave the garage.

For Folsom, it's the reward of satisfaction that comes with a job well done.

Folsom says he can complete a start-to-finish restoration in "maybe six to nine months."

Remember what he says, "It takes a lot of patience to restore a work of art."

perfection before turning it over to Folsom.

And it takes time.

Folsom describes his personal interest in what he does as "very intense." "It takes a lot of patience to do this kind of thing well," he emphasizes.



Airport aviation ramp improvements underway



The third phase of work on improvements to the aviation ramp at Walla Walla Regional Airport is underway this fall with the balance of the \$3.9 million project scheduled for completion in the Spring, 2013.

The project includes rehabilitation of some 55,000 square yards of 1940's concrete, placement of five inches of new asphalt and upgrades to electrical and control cable installations. Two "grass islands" are also being installed along Taxiway A to help with storm water collection and identified safety improvements.

The project is being funded by a Federal Aviation Administration grant of \$3.72 million, an airport contribution of \$319,800 and a Washington State Department of Transportation Aviation Division grant of \$93,000.

Port receives \$250,000 grant to promote air travel



A two year program, funded by a U.S. Department of Transportation grant and local matching dollars, will be conducted in 2013 and 2014 to promote air travel to and from Walla Walla Regional Airport.

The \$300,000 budgeted for the program includes the \$250,000 DOT grant and as much as \$50,000 in cash and in-kind contributions from a public-private partnership that includes the Port of Walla Walla/Walla Walla Regional Airport, Walla Walla Wine Alliance, the Walla Walla Valley Chamber of Commerce and Tourism Walla Walla.

Port Commission President Paul Schneidmiller says that specific details of the promotional program are still being defined, but overall strategies include the following:

- Create incentives targeted at Walla Walla area businesses including frequent flyer miles, discounted tickets and lounge passes.

- Increase the exposure of the Alaska Airlines brand in Walla Walla through community involvement and event marketing.

- Aggressively promote Walla Walla as the airport of choice within the Valley.

- Work with Alaska Airlines to create inbound travel promotions.

- Create regional inbound flight offerings to encourage travel to Washington Wine Country.

- Promote Alaska Airlines as the travel "option of choice" from Seattle (and other markets) to the Walla Walla Valley.

The Port's federal grant application was supported by Senators Maria Cantwell and Patty Murray and U.S. Representatives Cathy McMorris Rodgers and Doc Hastings.

"Air service in and out of Walla Walla must be consistent, affordable and convenient to be successful.

This grant should help the efforts to ensure air service continues"

Walla Walla Union-Bulletin
Editorial • August 17, 2012

Walla Walla pilot info meetings increased to four per year

Instead of once a year, Walla Walla Regional Airport pilot meetings are being held four times per year.

Airport Manager Jennifer Skoglund says the Port Commission wanted a more regular forum to hear from pilots at the airport. The added number of meetings has been

particularly helpful this year to keep pilots updated on the aviation ramp rehabilitation.

"I've attended all the pilot forums this year and found the feedback very helpful," said Port Commissioner Mike Fredrickson. "For example, pilot comments on the preliminary design of the aviation ramp rehabilitation

project resulted in several changes that will make for a better project in the end."

The meetings also represent an opportunity for SERCO, the operator of the Walla Walla Regional Airport control tower to brief pilots on the latest air traffic control issues at the airport.

Port set to capture solar power

The roof of the Walla Walla Regional Airport Terminal Building will soon be home to a solar energy panel system being installed by a non-profit corporation organized for "charitable, scientific and educational purposes."

Walla Walla Flat Roof Education Energy (FREE) is owner of the community solar project as defined by Washington State legislation adopted in 2009. The program calls for the state to provide incentives for installation of solar projects of less than 75 kW at the property of qualified public entities.

FREE says the airport system will generate up to 75 kW which will be used at the airport terminal building. It is estimated that the terminal's power costs will be reduced by some \$7,000 per year.

Officials of FREE say incentives to the shareholders will be used to fund scholarships at Whitman College, Walla Walla University, Walla Walla Community College and Walla Walla High School.



Port Commission meeting audio now available on the Web

If you want to listen to Port of Walla Walla Commission meetings...without actually attending the sessions...you can now do it with your computer and/or wireless devices. The recordings of regular Port meetings are available on the Port's website...usually within a few days after the actual meeting date.

The service is being offered to give citizens a more convenient way to keep informed on the Port's economic development initiatives and policy decisions of the Port Commission.

Those interested can hear the audio tracks by visiting the Port's website:

**[www.portwallawalla.com/
port-information/port-meetings/
recorded-minutes](http://www.portwallawalla.com/port-information/port-meetings/recorded-minutes)**

SBDC open for business in new office at Walla Walla Regional Airport

Walla Walla's Small Business Development Center (SBDC) is now operating from the terminal building at the airport.

The move from the Port of Walla Walla's administrative office building is a major step in establishing the special advisory service as the "go to" agency for local businesses seeking help in the start-up and growth at their businesses.

Joe Jacobs, director of Walla Walla's SBDC office and a certified business advisor, says his "dream job" lets him tap the benefits of his experience - as well as a vast network of resources - to help advise local business operators in free one-on-one sessions.

Jacobs moved into his current position in January, 2012 more than a year after the local SBDC was closed due to the loss of state funding. To get the center back on track, Partnership Walla Walla - a consortium that includes public and private interests from Walla Walla, Columbia and Umatilla (OR) counties - pledged sufficient funding to match federal funding to generate a total budget of some \$130,000.

In 2012, the Port contributed \$10,000 to the business service and provides its office location as an "in kind" contribution.

Jacobs says his office gets as many as two-to-three inquiries per day and is currently working with 28 active clients.

For details about SBDC in Walla Walla call 509-527-4781 or e-mail Jacobs at joe.jacobs@wsbdc.org.



SBDC Director Joe Jacobs is ready to welcome clients to the agency's new offices in the terminal building at the Walla Walla Regional Airport. Photo by Donna Lasater

New auditor, project manager join Port team

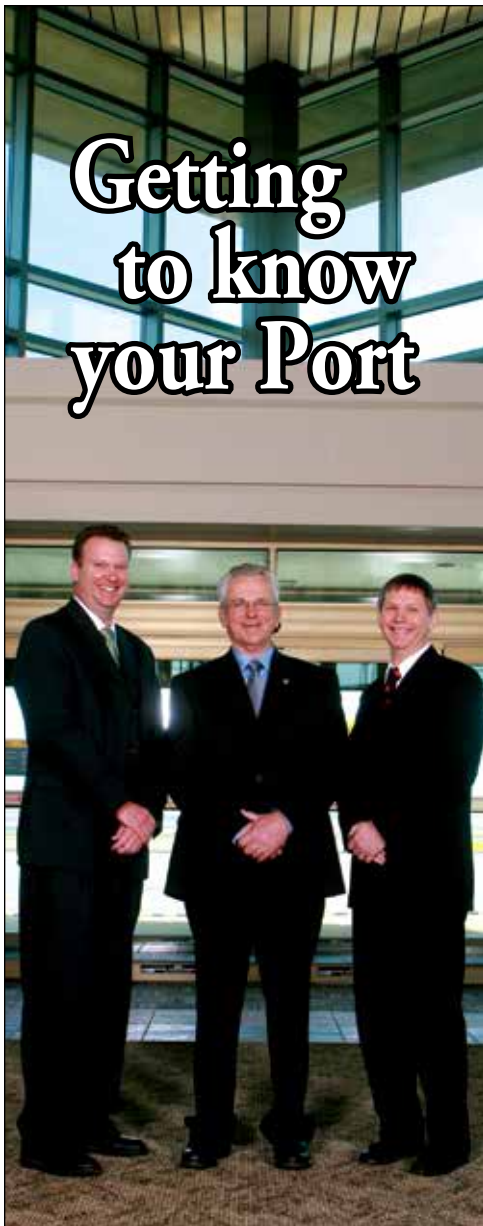
Donna Watts and Paul Wemhoener were named in 2012 to key positions on the Port of Walla Walla's administrative team.

Watts serves as the agency's auditor/treasurer with responsibilities for overseeing day-to-day accounting functions and internal controls for the Port. She holds a Master's Degree in accounting and financial management and has earned CPA credentials.

Wemhoener has been selected as Project Manager with duties relating to assisting the Port in managing its capital projects. He currently is managing the permitting and engineering design activities related to the Burbank Business Park. Wemhoener is a retired civil engineer, having served over 34 years with the U.S. Army Corps of Engineers designing and managing water resource projects in the Columbia and Missouri river basins.



Photo by Donna Lasater



Getting to know your Port

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 Paul Schneidmiller, President; Ron Dunning, Vice President; and Mike Fredrickson, 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.

Schneidmiller, president of World Wide Travel Service, Inc., represents District 1, which encompasses more than half the City of Walla Walla and the Stateline area.

Dunning is owner of Dunning Irrigation in Touchet and is co-owner of Touchet Seed & Energy, an oil-seed crusher for biofuels. 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.

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.

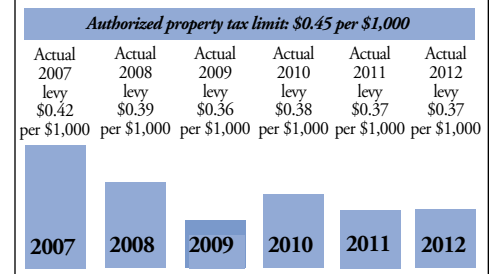
Port of Walla Walla Commissioners, and those at other Ports with similar business volume, are entitled to \$104 per day compensation for each day or portion of a day spent attending meetings or performing other services on behalf of the Port District. The law prohibits commissioners from receiving more than \$9,984 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.

Careful management of resources has resulted in a reduction of property taxes needed for Port of Walla Walla operations...with actual assessments well below authorized levels.



The Port District receives only 12 percent of its revenues from property taxes.

Washington State law provides for Port Commissioners to designate 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.

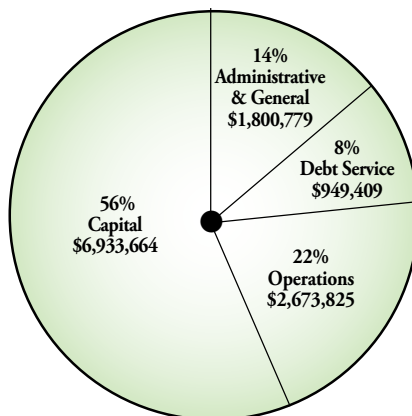
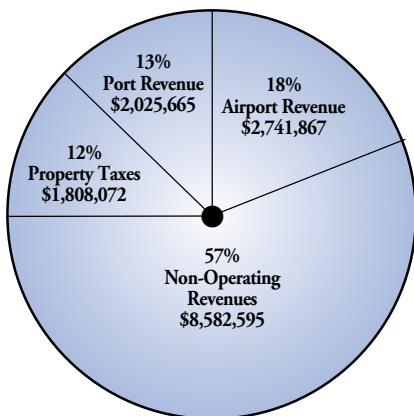
In that manner, the Executive Director and his or her staff can perform their duties in a timely and efficient manner. Still, as policy makers, Port Commissioners remain responsible for district operations.

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 Commission Secretary Mike Fredrickson, Vice President Ron Dunning and President Paul Schneidmiller in the lobby at Walla Walla Regional Airport. (Photo by Brian Gaines)

Port of Walla Walla Budget

2012 Projected Revenues • \$15,158,199 2012 Projected Expenses • \$12,357,077



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

Name	Position	Years Service
Jim Kuntz	Executive Director	22
Paul Gerola	Economic Development Director	16
Donna Watts	Auditor/Treasurer	3 mo
Jennifer Skoglund	Airport Manager	13
Paul Wemhoener	Project Manager	7 mo
Gary Stewart	Maintenance & Operations Supervisor	12
Ken Clayton	Airport Security Coordinator	23
Becky Hulse	Executive Assistant	26
June Meiners	Receptionist	6
Darren Brinson	Maintenance	10
Louis Gagnon	Maintenance	9
Terry Dickerson	Maintenance	5
Brian Hurst	Maintenance	3
Neil Henze	Maintenance	3
Ron Beach	Summer Crew	2
Gerry Ruzika	Summer Crew	1
Marcello Sotello	Summer Crew	10

Port of Walla Walla Watch

Carl Tyler

Editor

Port of Walla Walla

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