

**MINUTES OF THE PORT OF WALLA WALLA  
COMMISSION MEETING  
Thursday, January 22, 2026**

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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  
Joe Keown, Auditor/Treasurer  
Karla Miller, Administrative Assistant  
Jared Hawkins, Legal Counsel  
Pete Walker, Mead & Hunt  
Laura Tripi, Mead & Hunt  
Brent Golden, Bi-Kay Farms  
Brad Smith, Granite Farms  
Crag Woodard

**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 Schwab requested the minutes of Wednesday, January 07, 2026 be amended on page 1, under Election of Officers to add "Following election as President, Commissioner Dunning presided over the remainder of the meeting." Commissioner Schwab moved, and Commissioner Kelly seconded, to approve the minutes of the Port Commission meeting, held on Wednesday, January 07, 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 January 22, 2026, Warrant Approval Document, which is incorporated and attached to these minutes. Motion unanimously carried.

## **NEW BUSINESS**

### **A. Port of Walla Walla**

1. **Comp Plan Amendment Public Hearing – Resolution 2026-04 – Comp Plan Amendment**

Executive Director Reay reviewed with Commissioners the process for amending the Port's Comprehensive Scheme of Harbor Improvements (Comprehensive Port Plan). At 10:22 a.m., Commissioner Dunning announced the convening of a public hearing on proposed Amendment No. 15 to the Port's Comprehensive Plan. An opportunity was given at the hearing for public testimony; none was given. Commissioner Dunning closed the public hearing at 10:23 a.m. Commissioner Schwab moved, and Commissioner Kelly seconded, to adopt Resolution No. 2026-04, which adopts Amendment No. 15 to the Port's Comprehensive Scheme of Harbor Improvement Plan. Motion passed unanimously.

2. **Granite Farms Lease Agreement – Worden Property**

Economic Development Director Hester reviewed with Commissioners the proposed new terms and conditions of a lease agreement with Granite Farms, LLC. Brad Smith, with Granite Farms, provided additional input on aging irrigation equipment. Commissioners asked several questions. Commissioner Schwab moved, and Commissioner Kelly seconded, to authorize the Executive Director to enter into a new Farm Lease Agreement (hereinafter the "Worden Property Farm Lease") between the Port of Walla Walla and Granite Farms, LLC for the Worden Farm property located adjacent to the Port's Wallula Gap Business Park, upon legal counsel review and approval. Motion unanimously carried.

### **B. Walla Walla Regional Airport**

1. **North Apron Reconstruction Project – Authorization to Bid & Grant Application**

Airport Manager Skoglund reviewed with Commissioners the North Apron Reconstruction project budget. Mead & Hunt and the Federal Aviation Administration (FAA) are nearing approval of the project plans. Commissioners asked several questions. Pete Walker and Laura Tripi with Mead & Hunt answered Commissioners' questions. Commissioner Kelly moved, and Commissioner Schwab seconded, to authorize the North Apron Reconstruction Project to proceed to bidding upon FAA concurrence and authorize the Executive Director to submit an FAA Airport Improvement Program (AIP) Grant application to begin the process of allocating the federal resources. Motion passed unanimously.

2. **Bi-Kay Farms Annual Recap**

Brent Golden, Bi-Kay Farms, Inc., a Port tenant, provided Commissioner with a 2025 crop yield report and a proposed 2026 farm plan. Commissioners and staff

thanked Mr. Golden for working well with Airport staff and being considerate of the Airport Business Park tenants.

## CORRESPONDENCE & REPORTS

### A. Review Calendar of Events

Executive Director Reay reviewed the calendar of events.

### B. Airport Information

1. Air Traffic Control Tower Year-End Report
2. Commercial Air Year-End Report

### 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

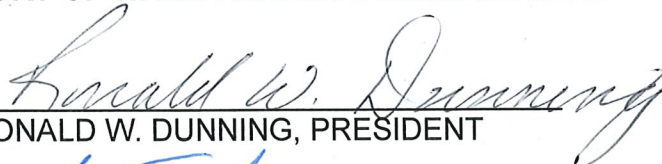
Thursday, February 12, 2026, at 9:00 a.m.  
Port of Walla Walla Administrative Office  
45 Terminal Loop Road, Suite 214  
Walla Walla, WA 99362

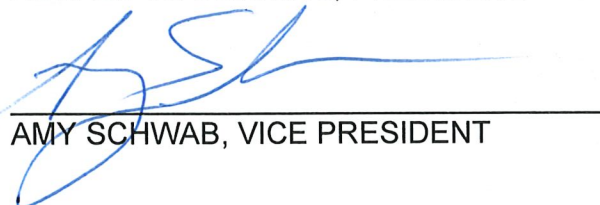
## ADJOURNMENT

Commissioner Kelly moved, and Commissioner Schwab seconded, to adjourn the Port Commission meeting at 11:17 a.m. Motion passed 2 to 1 with Commissioner Schwab voting no.

## APPROVED:

## PORT OF WALLA WALLA COMMISSIONERS

  
\_\_\_\_\_  
RONALD W. DUNNING, PRESIDENT

  
\_\_\_\_\_  
AMY SCHWAB, VICE PRESIDENT

  
\_\_\_\_\_  
KIP KELLY, SECRETARY

# Warrant Approval Document

January 22, 2026

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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

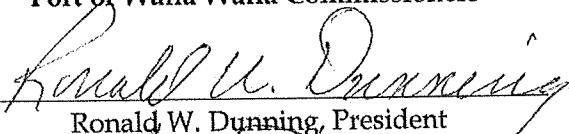
Approved for payment are check numbers 21818 through 21859 and direct deposit numbers PR01152026.1 through PR01152026.4, and ACH/EFT numbers CHECK190 through CHECK200, in the amount of \$233,147.07 to be paid from the Port of Walla Walla General Fund on the above stated date.

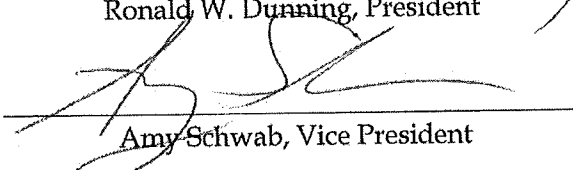
### Walla Walla Regional Airport - General Fund

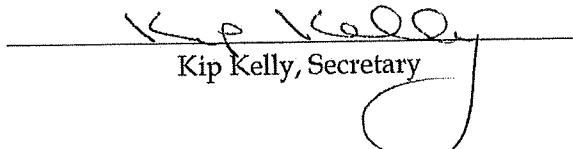
Approved for payment are check numbers 26176 through 26227, and direct deposit numbers PR01152026.1 through PR01152026.11 and ACH/EFT numbers CHECK187 and CHECK198 in the amount of \$245,000.31 to be paid from the Walla Walla Regional Airport General Fund on the above stated date.

Approved By:

Port of Walla Walla Commissioners

  
\_\_\_\_\_  
Ronald W. Dunning, President

  
\_\_\_\_\_  
Amy Schwab, Vice President

  
\_\_\_\_\_  
Kip Kelly, Secretary

**PORT OF WALLA WALLA  
RESOLUTION NO. 2026-04**

**A RESOLUTION OF THE PORT OF WALLA WALLA ADOPTING  
AMENDMENT NO. 15 TO THE PORT COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENTS PLAN**

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**WHEREAS**, on December 27, 2012, the Port Commission adopted a new Comprehensive Scheme of Harbor Improvements (“Comprehensive Port Plan”) (Resolution No. 12-27-12) in accordance with RCW 53.20.010; and

**WHEREAS**, the Port Commission subsequently adopted:

Amendment No. 1 (Resolution No. 07-11-13) on July 11, 2013, to reflect the acquisition of the Stearns property;

Amendment No. 2 (Resolution No. 11-14-13-A) on November 14, 2013, to reflect the acquisition of the Martin Archery property;

Amendment No. 3 (Resolution No. 09-11-14) on September 11, 2014, to reflect the acquisition of Boise White Paper rail line property;

Amendment No. 4 (Resolution No. 03-12-15) on March 12, 2015, to reflect the acquisition of property from WSDOT adjacent to the Port's Dodd Road Industrial Park;

Amendment No. 5 (Resolution No. 10-27-15) on October 27, 2015, to reflect the acquisition of an office building located at 113, 115, & 117 Alder Street, Walla Walla;

Amendment No. 6 (Resolution No. 01-12-17A) on January 12, 2017, to reflect the disposition of Lot 1 and 2 at the Port's Burbank Business Park, Lot 64 at the Port's Burbank Business Park, 19.914 acres at the Port's Dodd Road Industrial Park, and property located at 3134 and 3190 Heritage Road, Walla Walla, WA (Martin Archery property);

Amendment No. 7 (Resolution No. 2018-02) on January 25, 2018, to reflect the acquisition of approximately 40.88 acres of property from Randi D. Kelly, said property being contiguous and south of the previously acquired Stearns being adjacent to the Port's Dodd and Wallula Gap Business Parks;

Amendment No. 8 (Resolution No. 2019-02) on February 14, 2019, to reflect the disposition of Lot 100, consisting of 10.00 acres at the Port's Burbank Business Park (Hibler, LLC dba Northwest Equipment Sales, Inc.); the disposition of 36.150 acres, via a Boundary Line Adjustment, recorded #2018-04277, B:13, P:89, SUR at the Port's Dodd Road Industrial Park (Union Pacific Railroad Company); and the disposition of 22.00 acres, via a Boundary Line Adjustment, recorded #2018-04277, B:13, P:89, SUR at the Port's Dodd Road Industrial Park (Northwest Wine Services, LLC);

Amendment No. 9 – September 4, 2019 (Resolution No. 2019-08), declaring that the following properties and/or lots in the Port owned industrial and/or business parks are for sale and/or lease:

- Burbank Business Park, Unincorporated Walla Walla County
- Dodd Industrial Park, Unincorporated Walla Walla County
- Wallula Gap Business Park, Unincorporated Walla Walla County
- Wallula Industrial Park – Shipping Terminal, Unincorporated Walla Walla County
- Dell Avenue/Warehouse District, City of Walla Walla
- Avery Business Park, City of Walla Walla
- 2nd Avenue Parking Lot, City of Walla Walla
- Melrose Business Park, City of Walla Walla
- Isaacs Business Park, Unincorporated Walla Walla County
- Waitsburg Business Park, City of Waitsburg
- Stearns Kelly Property, Unincorporated Walla Walla County

Amendment No. 9 also declared that if the Port during that calendar year disposes of any Port owned property listed above, the Port will prepare an Amendment to the Port Comprehensive Plan to memorialize said transaction(s) and to make such other administrative updates to the Port Comprehensive Plan as necessary;

Amendment No. 10 – February 11, 2021 (Resolution 2021-04), to reflect the disposition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 31-07-02-00-0001, consisting of approximately 45.6 acres at the Port's Wallula Gap Business Park to the J.R. Simplot Company; the acquisition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 31-07-03-42-0004, consisting of approximately 35.26 acres contiguous to the Port's Stearns Kelly property and adjacent to the Port's Wallula Gap Business Park from the J.R. Simplot Company; and the acquisition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 31-07-03-53-3402, consisting of approximately 4.86 acres contiguous to the Port's Stearns Kelly property and adjacent to the Port's Wallula Gap Business Park from the J.R. Simplot Company;

Amendment No. 11 – January 27, 2022 (Resolution 2022-04): to reflect the disposition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 30-08-02-57-0126, consisting of approximately 1.0 acres at the Port's Burbank Business Park to Simon CRE (Dollar General); and the acquisition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 36-07-19-59-1211 and 36-07-19-59-1209, totaling approximately 0.93 acres and two (2) buildings totaling 14,644 SQFT, from the Barer Family Partnership;

Amendment No. 12 – January 26, 2023 (Resolution 2023-03) to reflect the disposition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 37-09-11-66-0001, consisting of approximately 1.5 acres at the Port's Waitsburg Business Park to Harry Johnson Plumbing & Excavation Inc.; disposition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 36-07-20-57-4605, consisting of approximately 0.5 acres at the Port's 2nd Avenue Property to Sumach Parking LLC; disposition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 30-08-02-59-0142, consisting of approximately 14.5 acres at the

Port's Burbank Business Park to SunCap Property Group, LLC; disposition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 30-08-02-58-0133, consisting of approximately 2.2 acres at the Port's Burbank Business Park to MWJ Investments, LLC; and disposition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 30-08-02-56-0099, consisting of approximately 6.0 acres at the Port's Burbank Business Park to RND Land Holdings, LLC;

Amendment No. 13 – January 25, 2024 (Resolution 2024-03) to reflect the disposition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 31-08-34-51-0058 (Lot 2), consisting of approximately 6.3 acres at the Port's Favero Railex Road Site (yellow-lined parcel in Exhibit 1 of Attachment A-1), to 5S&P Walla Walla LLC; and the acquisition of a certain parcels of real estate with a Walla Walla County Tax Parcel Number 31-08-34-51-0057 (Lot 1) and 31-08-34-51-0058 (Lot 2), totaling approximately 13.6 acres (purple lined parcels in Exhibit 2 of Attachment A-1) from the Truckwash, Inc; and

Amendment No. 14 – January 23, 2025 (Resolution 2025-03) to reflect the disposition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 31-08-34-51-0057, consisting of approximately 7.4 acres at the Port's Favero Railex Road Site to Horizon Land, LLC (DBA as "Basin AG Solutions"); disposition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 36-07-30-13-0094, consisting of approximately 2.29 acres at the Port's Avery Business Park - Phase 2 to Crosland Barnes Group, LLC; disposition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 31-07-02-11-000, consisting of approximately 250.0 acres at the Port's Wallula Gap Business Park to Roxul USA Inc. (DBA as "ROCKWOOL North America"); and disposition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 30-08-01-59-0149, consisting of approximately 1.62 acres at the Port's Burbank Business Park to McGee Revocable Trust (DBA as "McGee Plumbing Company Inc.").

**WHEREAS**, the Port Commission has held on this date a public hearing pursuant to RCW 53.20.020.

**NOW, THEREFORE, BE IT RESOLVED**, that the Comprehensive Port Plan of the Port of Walla Walla is hereby amended by the adoption of this Amendment No. 15 to reflect the:

1. Disposition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 30-08-02-57-0118, consisting of approximately 2.4 acres at the Port's Burbank Business Park (blue-lined parcel in Exhibit 1 of Attachment A-1), to MWJ Investments LLC;
2. Disposition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 31-07-03-22-0001, consisting of approximately 16.5 acres at the Port's Dodd Road Industrial Park (blue-lined parcel in Exhibit 2 of Attachment A-1), to FCF Holdings (DBA as "Century Pipe");
3. Acquisition of certain parcels of real estate with a Walla Walla County Tax Parcel Number 31-07-12-11-0001 and 31-07-12-33-0001, totaling approximately 489.4 acres (blue-lined parcel in Exhibit 3 of Attachment A-1) from Worden Farm LLC; and

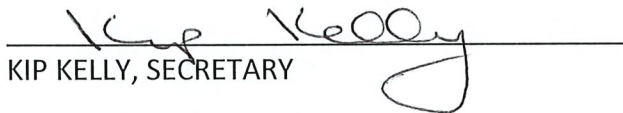
4. Acquisition of a certain parcel of real estate with a Walla Walla County Tax Parcel Number 31-08-34-51-0051, totaling approximately 146.3 acres (blue-lined parcels in Exhibit 4 of Attachment A-1) from CFG Ventures, LLC.

**ADOPTED** by the Commissioners of the Port of Walla Walla this 22<sup>nd</sup> of January, 2026.

PORT OF WALLA WALLA COMMISSIONERS

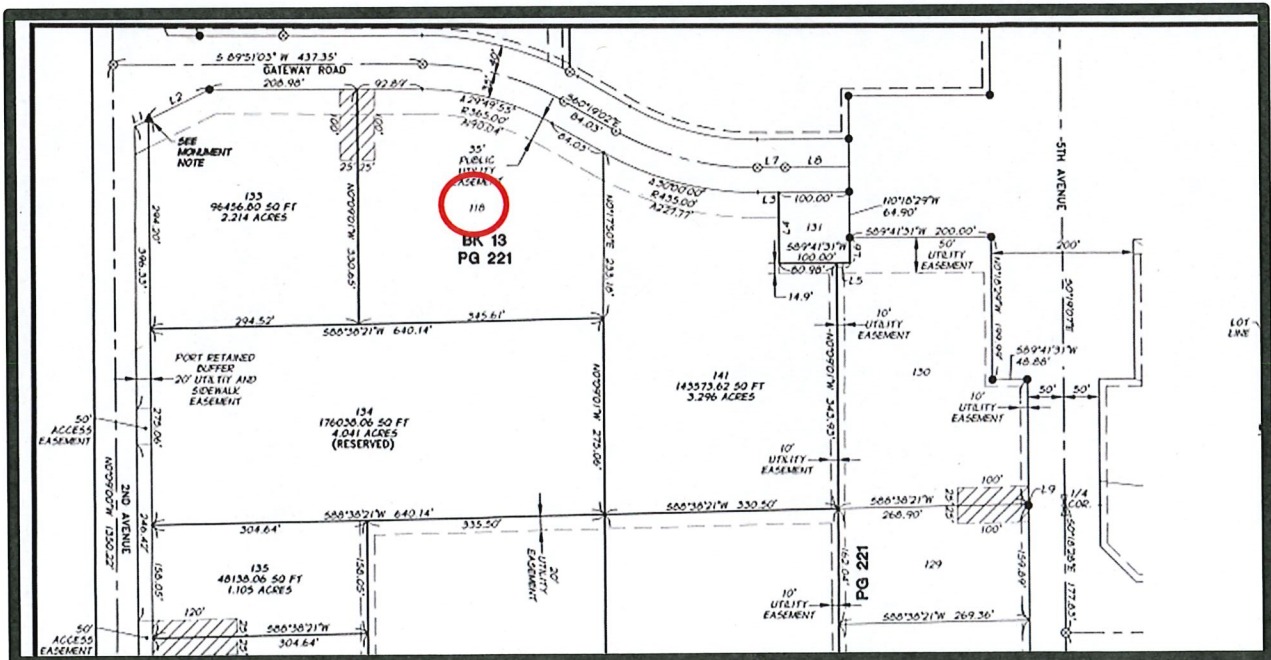
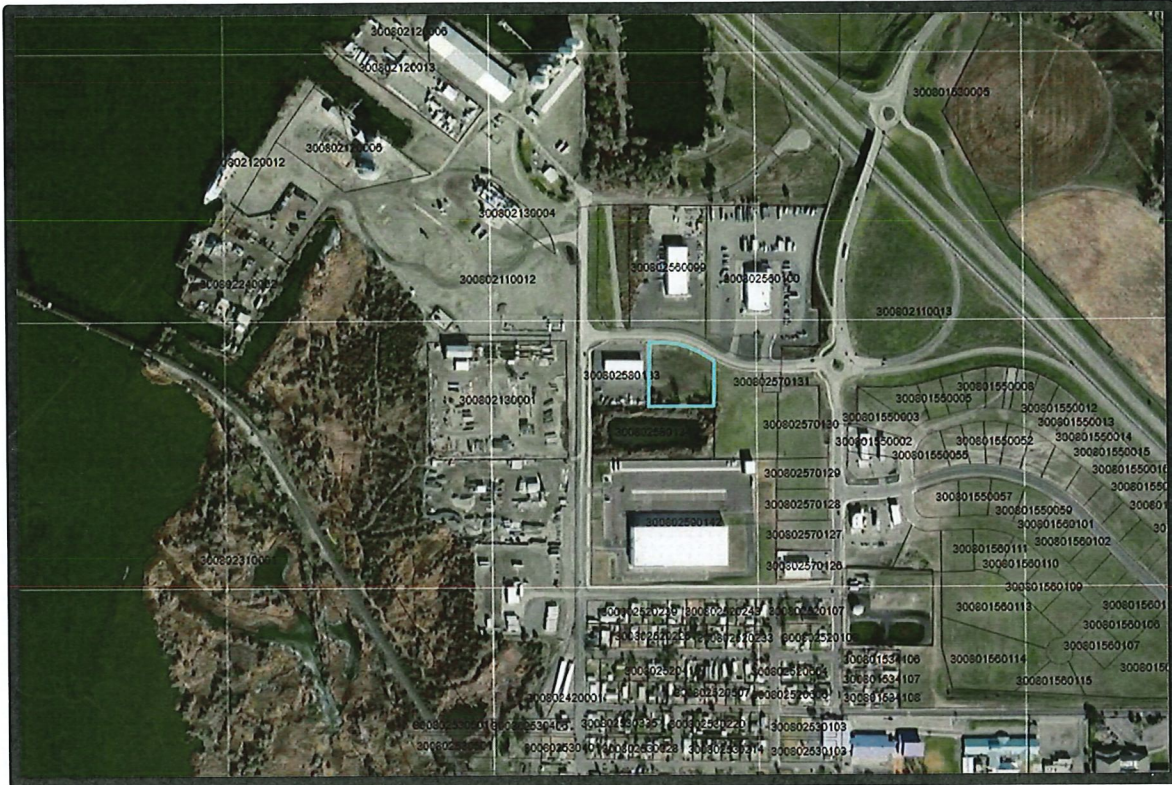
  
RONALD W. DUNNING, PRESIDENT

  
AMY SCHWAB, VICE PRESIDENT

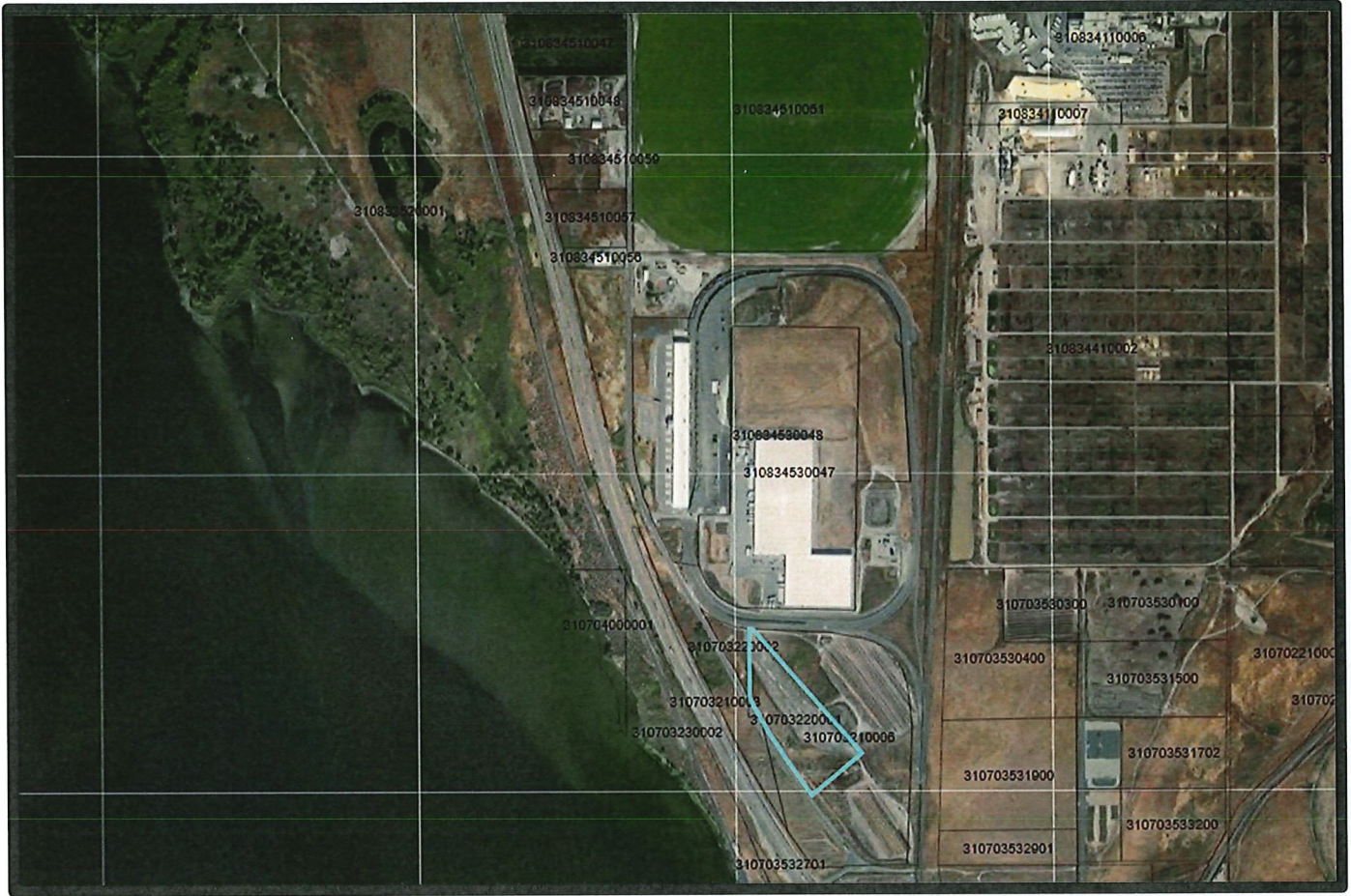
  
KIP KELLY, SECRETARY

# Exhibit 1

## Port's Burbank Business Park – Lot 118



**Exhibit 2**  
**Port's Dodd Road Industrial Park**



**Exhibit 3**  
**Worden Farms, LLC**



**Exhibit 4**  
**CFG Ventures, LLC**

