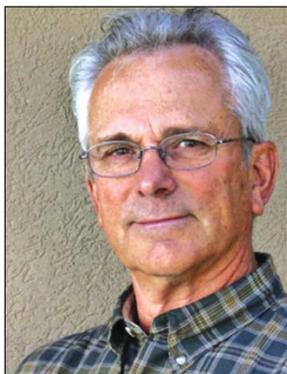


## Ron Dunning elected to fill Port Commission post

*"I've been a person who's always worked hard for what I have. I'm a person who will take chances, but it has to be an educated chance. I feel I have an opportunity to give back to the community."*

**Ron Dunning**  
Port of Walla Walla  
Commissioner-elect



A lifelong Walla Walla Valley resident, Ron Dunning has been elected to fill the Port of Walla Walla Commission post left vacant by the retirement of Dr. Fred Bennett.

Dunning is owner of Dunning Irrigation Supply in Touchet and a related irrigation supply store in Nyssa, Oregon. He is also co-owner of Touchet Seed & Energy, an oil-seed crusher for biofuels, and owns a farm.

Among other activities, Dunning is a member of the Touchet-Gardena Lions Club; founder of the Touchet Educational Foundation; supporter of Future Business Leaders of America and Future Farmers of America through Touchet schools.

He attended Columbia Basin College and with his wife, Dana, has four grown children and seven grandchildren.

## Long-time Port Commissioner - Dr. Fred Bennett - retires after 24 years leaving a legacy of service, leadership, progress

It was 30 years ago when Dr. Fred Bennett decided it was time to become involved in "public life."

"I'd done plenty as a college professor and an engineer," Dr. Bennett explains, "I wanted to do a bit on the citizenship end."

His "bit" included election to four six-year terms on the Port of Walla Walla Commission (1980-1991, 1998-2009) and opportunities that led to related service on the Benton-Franklin-Walla Walla Good Roads Association, his becoming a founding member of the U.S. Highway 12 Coalition and selection to the executive committee of the Washington Public Ports Association.

In addition, Dr. Bennett has been a member of the College Place City Planning Commission, Team Walla Walla, the Walla Walla Valley Chamber of Commerce Board of Directors and served on a host of community task forces. For nearly three decades he volunteered with the College Place Fire Department.

Reflecting on his Port Commission career, Dr. Bennett said, "We've done a lot of good things."

Topping his list of favorites is four-laning



Photo by Donna Lasater

U.S. Highway 12 from Walla Walla to Pasco.

"It's the biggest thing we've done," he emphasizes. "And thanks to support at Federal and State levels, we can be sure it's a project that will see completion."

Other major successes in Dr. Bennett's service record include the completion of the new Walla Walla Regional Airport

Terminal, the recruitment of Key Technology to a Port built facility in the Avery Street Industrial Park and successful siting of the Railex Produce Distribution Center near Burbank.

Dr. Bennett has high praise for the "team" that makes the Port work. "Thanks to the wisdom and commitment of my fellow commissioners and the dedication of the Port staff, we've expanded our vision," he explains. "We've built a solid foundation for a vital, growing community. Public attitude has changed 180-degrees during my tenure and it seems as if every time we have a meeting we do a little more."

After his final duties in December, 2009 Dr. Bennett begins a retired lifestyle that will include travel and time with his family.

*"There are far more pluses than minuses in what we've accomplished...and community members are becoming more and more interested in finding a part they can play to enhance the economic vitality of the region."*



# Walla Walla Trends Website attracts international interest

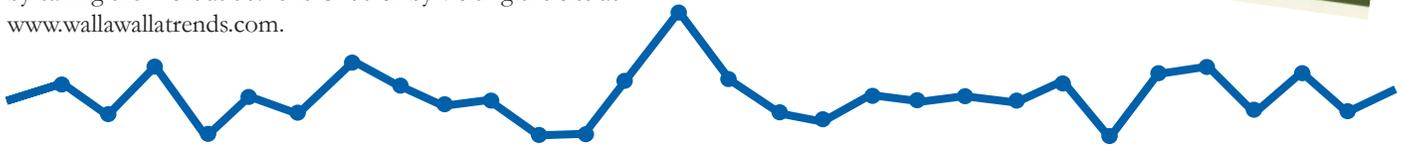
While most of the nearly 3,000 “site visits” recorded by the Walla Walla Trends Web site in the past year originated from U.S. cities, more than a few came from foreign locations. For example, during September, 2009 the site recorded users from Australia, Canada, Czech Republic, United Arab Emirates and Israel. All totaled, the month’s visits came from 119 cities.

According to an analysis of page views during the period, categories attracting the most interest included economic vitality, people, housing/transportation, education, health and environment.

Walla Walla Trends was introduced in July, 2008 by the Port of Walla Walla in cooperation with the Washington State Department of Commerce and Eastern Washington University.

Port President Dr. Fred Bennett emphasized that the site is intended to promote informed decision making. “We’re leaving it to the users to access the information and apply their own value judgment regarding the trends.

Persons can be added to the Trends quarterly newsletter by calling the Port at 509-525-3100 or by visiting the site at [www.wallawallatrends.com](http://www.wallawallatrends.com).



# Horizon Air passenger counts are positive, but still below goals

Despite challenging economic times, passenger enplanements on Horizon Air at the Walla Walla Regional Airport remain strong. January through July 2009 passenger enplanements totaled 18,574 as compared to 17,044 for the same period last year. A nine percent increase in challenging economic times is positive news.

While passenger enplanements are up, Horizon considers Walla Walla a marginal market. The Port along with the Walla Walla Valley Chamber of Commerce Air Travel Coalition continues to encourage travelers to fly out of Walla Walla whenever possible.

Port Commissioner Paul Schneidmiller points out that Horizon needs improved load factors for each flight to break even in the Walla Walla market. “Even though passenger enplanements are up,” Schneidmiller said, “the Walla Walla market has not consistently met the airline’s target. Retaining commercial air service is important to our long-term economic vitality.”

WW Regional Airport Statistics	
Number of aircraft operations	<b>33,268</b>
Estimated Horizon Passenger Boardings	<b>31,000</b>
Gallons of Aviation Fuel Sold (Jet A & 100LL)	<b>172,915</b>
Number of Aircraft Based at WW Regional Airport	<b>110</b>



For more than few Valley residents, a special “tour stop” of the B-17 *Sentimental Journey* at the Walla Walla Regional Airport was a reason to remember their own service on board similar airplanes during World War II.

Port Commissioner Paul Schneidmiller said that the availability of the historic aircraft for tours and flights offered everybody, including veterans who piloted B-17s and others who were assigned to “Flying Fortress” crews, a unique opportunity to share their historic experiences with families and friends. “I’ve never experienced anything like it,” Schneidmiller said. “It really gave us a chance to reach out to our communities.”

The *Sentimental Journey* visit was part of an August weekend that included participation by businesses located at the airport.

*“On behalf of the crew of the B-17 Sentimental Journey and the Arizona Wing of the Commemorative Air Force, I want to thank you for making our tour stop so successful and memorable. We are still talking about your wonderful hospitality and the welcoming ways of the people we met in Walla Walla.”*

**Dave Bende, CAF Arizona Wing**

# Port helps lead local Washington State Penitentiary Task Force in measuring WSP's positive impact on the economy of the Walla Walla Valley



PHOTOS: Inset: Port Executive Director Jim Kuntz presents the WSP Community Taskforce report to city, county and Washington legislative leaders during an October, 2009 meeting at the Walla Walla Regional Airport. Photos by Donna Lasater

*“The penitentiary accounts for 4.2 percent of total employment in Walla Walla County and 5.7 percent of total payroll.”*

**WSP Community Task Force**  
Walla Walla County Economic impact Analysis - October, 2009

*“During the last state biennial budget (2007-2009) the penitentiary did its fair share in reducing expenses by eliminating 345 beds and approximately 150 jobs. No other Department of Corrections facilities in the state were asked to implement these types of cuts.”*

**Mike Fredrickson**  
Port of Walla Walla Commissioner

As part of its ongoing business retention efforts, the Port of Walla Walla has taken a leadership role in the recently created Washington State Penitentiary Community Task Force. The purpose of the organization is to highlight the economic value of WSP as the State of Washington looks to reduce the number of prison beds across the state because of budget constraints.

The first draft of a study authorized by the Washington State Legislature includes at least one option that would result in closure of the “main institution” in Walla Walla. That recommendation is contingent on approval of \$41 million in capital funding to build a medium-security and close-custody units along with a kitchen expansion to compensate for closure of the main prison’s kitchen facilities.

Authors of the draft report are quoted as saying, “We don’t have all the data. When the final report is ready, we’ll be better able to see whether the data supports the recommendations.”

The state legislature commissioned the study to identify elimination of 1,580 prison beds statewide. The legislative language authorizing the analysis also requires the study to look at the geographic factors associated with the

facility, including the impact of the facility on the local economy, along with the economic impact of any closures.

Task Force members suggest that Walla Walla has already done its fair share.

Port Commissioner Mike Fredrickson said, “During the last state biennial budget (2007-2009) the penitentiary did its fair share in reducing expenses by eliminating 345 beds and approximately 150 jobs. No other Department of Corrections facilities in the state were asked to implement these types of cuts.”

Port Commissioner Paul Schneidmiller added, “I have been particularly impressed with the professionalism of the correctional officers and support staff at the Washington State Penitentiary. They have been attending task force meetings and offering excellent insights into operating the penitentiary in a safe and cost effective manner. They want to be part of the solution.”

The community task force’s recently produced report included that the penitentiary accounts for 4.2 percent of total employment in Walla Walla County and 5.7 percent of total payroll.

# Burbank Water System wins “Above & Beyond” award

*“We are fortunate to have a Port Commission with a vision to develop a water system with community-wide benefit.”*

**Dr. Lou Gates, Superintendent**  
Columbia School District



The Port of Walla Walla’s Burbank Business Park Water System has earned the Washington State Department of Health’s “Going Above & Beyond Award.”

“The Port went above and beyond meeting their own needs by expanding their water system to help the community solve a public health problem,” said Denise Clifford, director of the state health department’s Office of Drinking Water. “Thanks to their efforts, the Port’s neighbors, including the students at the Columbia School District, will have safe, reliable drinking water.”

“In today’s challenging times it would have been far easier for the Port to have developed a water system just to serve its Burbank Business Park,” said Dr. Lou Gates, Columbia Schools superintendent. “We are fortunate to have a Port Commission with a vision to develop a water system with community-wide benefit.”

In addition to students and staff, the system provides a better water source for the 100 residential customers of the Columbia View Water System which has connected to the Port source.

The new water plant was designed to address high nitrate levels in Burbank’s core wells with the installation of a state-of-the-art nitrate removal system.

Funding assistance for the \$3.5 million water plant came from a \$1.6 million state appropriation and a \$721,000 grant from the U.S. Environmental Protection Agency.

U.S. Senator Patty Murray was instrumental in obtaining EPA funding, while state funds were supported by the late Representative Bill Grant., Senator Mike Hewitt and Representative Maureen Walsh.

## Port submits redevelopment proposal for VA surplus properties

As the lead economic development agency for Walla Walla County, the Port of Walla Walla has submitted a proposal for the redevelopment of surplus properties at the Jonathan M. Wainwright Memorial VA Medical Center.

Among other things, the Port’s “hybrid enhanced use lease program” calls for the creation of a full time executive position dedicated to the redevelopment and reuse of surplus properties and buildings on the VA campus.

The proposal also maintains that by paying the Port to take over the master lease for all surplus buildings and properties the VA could save an estimated \$3.2 million over a 10 year period. The current VA budget suggests that \$1 million a year is spent on surplus buildings and property.

VA officials have the Port’s proposal under consideration.

the buildings and lack of adequate parking.

**Parcel B - Reserved for a Washington State Veterans’ Home.** The Port is very supportive of this proposed use. It would help bring a sense of place to the campus and help create demand for on campus ancillary services.

**Parcel C - Pacific Little League Baseball Fields.** The league does a great job maintaining the property. This use should continue via a long term lease between the Port and Pacific Little League.

**Parcel D - Youth Football Fields.** Multiple redevelopment opportunities exist for this parcel. A joint Walla Walla County and Blue Mountain Action Council Human Services building could be the first project to proceed on this parcel. It could include catering and laundry services that would support the VA Medical Center. Housing on this parcel should

also be explored. The Port will work with the city to make sure walking path connectivity remains on this parcel and other parcels throughout the VA campus. The Port will also look to the city to help define what type of recreational ball fields are needed within this area of town and what role the VA campus should play.

**Parcel E - Officer Row Quarters.** The Port is cautiously optimistic that it can obtain state and federal funding for redevelopment of Officers Row. It is imperative these buildings are restored to productive uses and become the catalyst for an economic resurgence on campus.

**Parcel F - Parcel Adjacent To Blue Ridge Elementary School.** This parcel should be controlled and developed by the Walla Walla School District which has plans for an early learning school on this site, with possible inter-generational activities involving students and veterans.

**Parcel G - Poplar Street Parcel.** This parcel has the best commercial use opportunity. It also contains the historic material storage building which would be incorporated into the redevelopment of the parcel or relocated on the campus.

**Parcel H - Children’s Museum Parcel.** No changes are anticipated here.

**Parcel I - Parade Grounds.** Recognizing this is sacred ground to our veterans, the Port would maintain its current use.



### DRAFT CONCEPT

After discussing potential uses with more than a dozen “key stakeholder groups,” (veterans groups, cities, Walla Walla County, school districts, social service agencies and youth sports programs) the Port’s initial perspective on the surplus parcels laid out by the VA is as follows:

**Parcel A -** Identified in the City of Walla Walla master plan as the **Business District.** This area of the campus will represent the most challenge for redevelopment due to the size of

# Maintenance Department crew keeps Port operations running smoothly



**PHOTO: Port of Walla Walla Maintenance Department crew - Terry Dickerson, Brian Hurst, Louis Gagnon and Darren Brinson.** Photo by Donna Lasater

Maintaining the systems required to keep the Port of Walla Walla and Walla Walla Regional Airport operating is no small challenge. In many instances it's like solving the kinds of problems faced by small towns.

To get a "feel" for the work involved, spend some time with the four-man Port Maintenance Department.

Terry Dickerson, Brian Hurst, Louis Gagnon and Darren Brinson care for "practically everything" the Port owns, including runways, roadways, sewer systems and water systems. In addition, the crew watches over as many as 170 buildings that are part of the Walla Walla Regional Airport and off-site facilities elsewhere in Walla Walla, Burbank and Wallula.

While the four are mostly involved in what they describe as "regular, routine maintenance," there are plenty of unusual jobs that keep them on their toes.

Some examples are: Keeping the airport drainage ditch flowing during rainstorms. Rescuing a crippled aircraft that

closed a runway when a wheel support failed upon landing. Keeping flights on schedule with ongoing snow plow operations needed during winter storms.

"It's not always the everyday kind of stuff," they'll say, "and it's always interesting."

Describing themselves as "jack-of-all-trades" craftsmen, the four say their work requires the skills to accomplish a lot of varied tasks. "Sometimes you have to learn quickly, that day, as you're doing it," explains Brinson.

While each member of the group has unique abilities, they share prior experiences in construction, custom home building, machine repair and utilities maintenance. It's that blending of work backgrounds that come together in what the men describe as a "full-time team effort."

It's a good place to work," they say. "You know you'll never be bored."

## Airport's North ramp gets upgrade

Following last year's upgrade of the WW Regional Airport's South ramp, the Port of Walla Walla – with assistance from the Federal Aviation Administration – initiated nearly \$2 million in improvements on the North ramp during 2009.

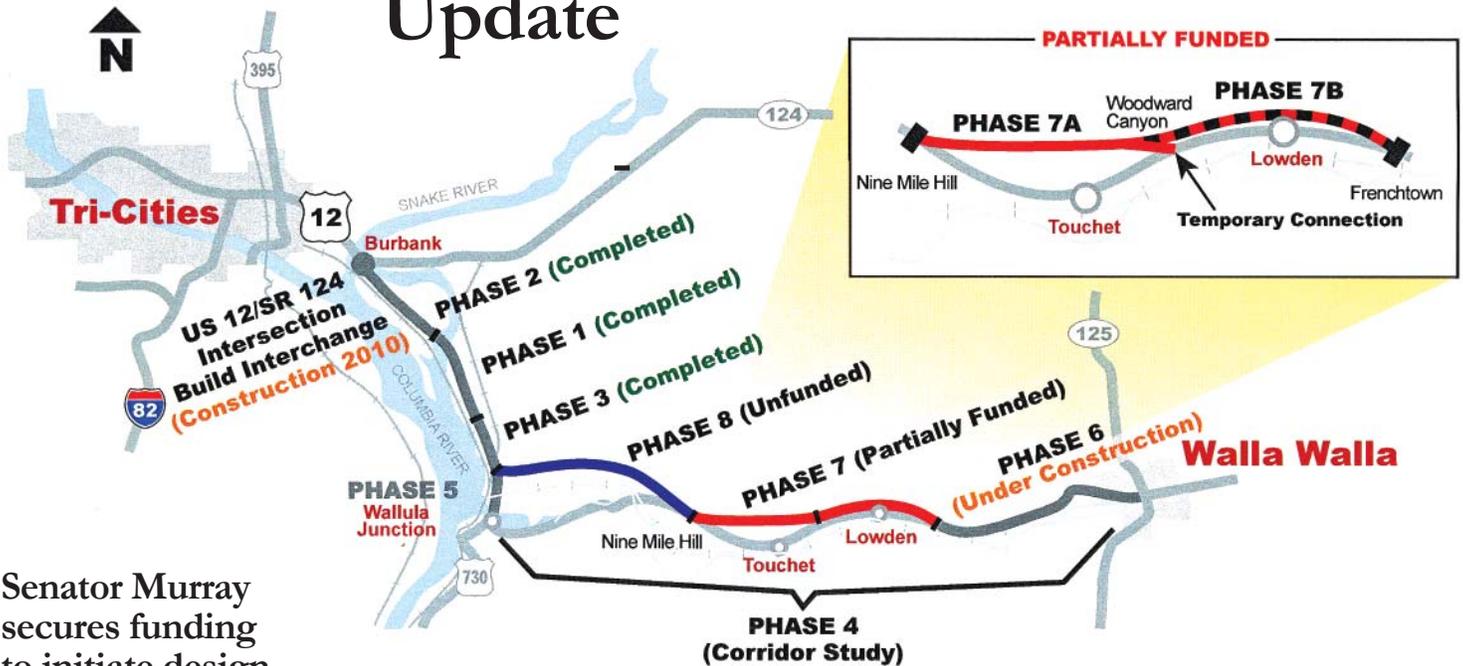
The restoration project involved more than six acres of WW II vintage concrete and included diamond grinding off the top layer of the concrete ramp, repairing and replacing damaged concrete panels, repairing concrete joints, improving storm water drainage, applying a protective seal coat to the refurbished ramp and striping.

The Federal Aviation Administration provided 95 percent of the funding as part of its annual participation in airport improvements.



**PHOTO: Construction crew pours new North Ramp concrete.** Port file photo.

# U.S. Highway 12 Update



## Senator Murray secures funding to initiate design for Phase 7-A

Senator Patty Murray (D-WA) has secured \$2.6 million in the 2009 Omnibus Appropriations Bill to continue work on the U.S. Highway 12 corridor. The money will fund planning and design for four-laning the Touchet portion of the highway from Nine Mile Hill to Woodward Canyon.

"This is a big win for Walla Walla as we work to fix one of the most dangerous stretches of road in our state and preserve construction jobs in the area," said Senator Murray.

Dr. Fred Bennett, president of the Port of Walla Walla Commission, says Senator Murray has been instrumental in securing funding for Highway 12. "We are very fortunate to have her champion this project," he said.

The WALLA WALLA TO FRENCHTOWN LINK (Phase 6) of four-laning U.S. Highway 12 will be completed by late Spring, 2010 at a cost of \$57 million.



PHOTO/ILLUSTRATION: A September, 2009 aerial view of U.S. Highway 12 improvements looking from Walla Walla's Myra Road west toward Touchet. Courtesy WSDOT

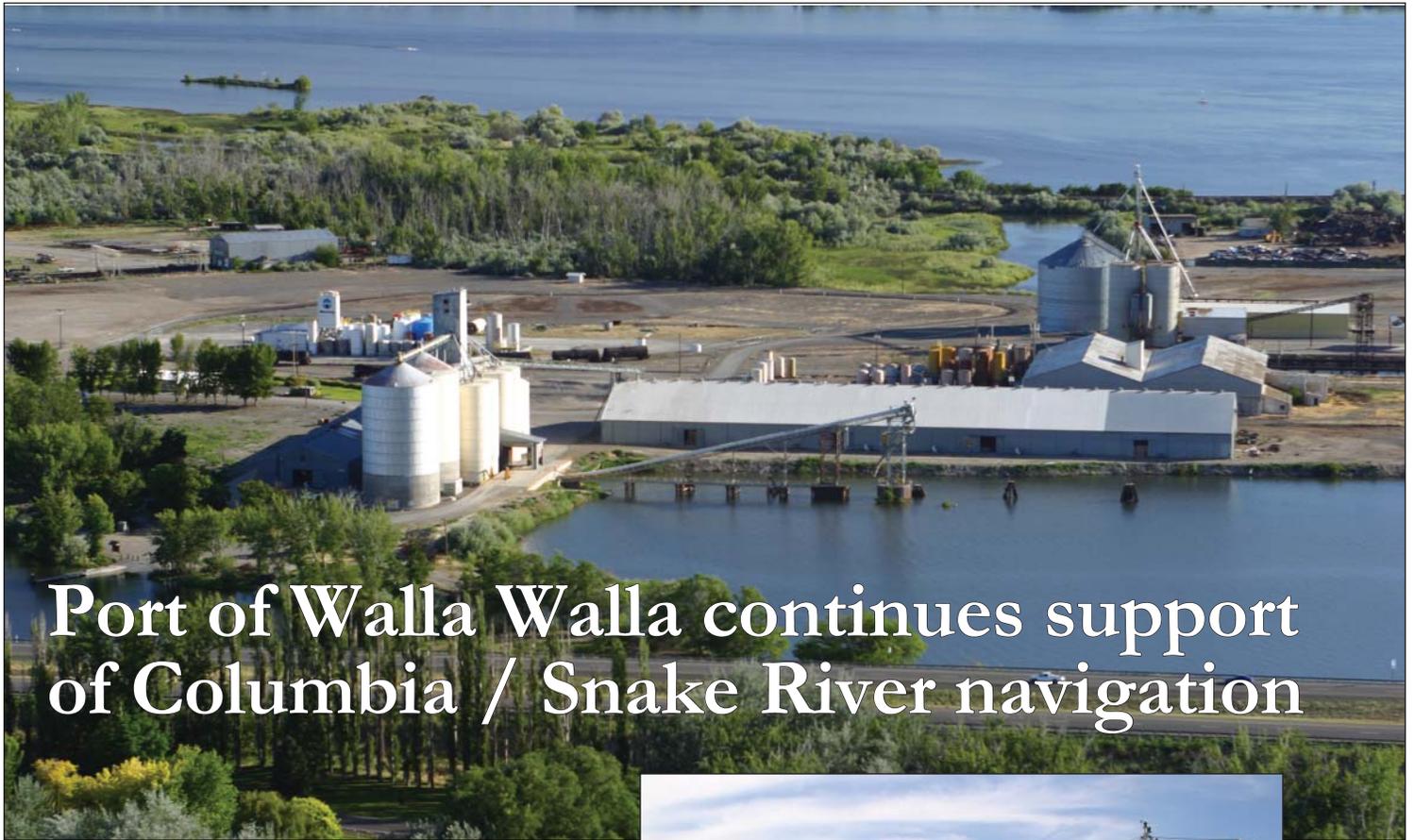
## U.S. Highway 12 Coalition targets construction funds for Phase 7-A

The Port and its partners in the U.S. Highway 12 Coalition are now focusing on securing construction funding for the Touchet portion from Nine Mile Hill to Woodward Canyon. Its estimated cost is \$74 million.

Resources being targeted include the reauthorization of the federal transportation bill and economic stimulus funds via a TIGER (Transportation Investment Generating Economic Recovery) grant.



To learn more visit [www.ushighway12.com](http://www.ushighway12.com)



# Port of Walla Walla continues support of Columbia / Snake River navigation

PHOTOS: Above: CLD Pacific Grain storage terminals at Port of Walla Walla's Burbank Industrial Park. Right: Cruise boat at Burbank. Port file photos.



**According to the State of Washington Marine Cargo Forecast, volume of waterborne trade is expected to increase from 75-million tons to 125-million tons by 2025. Lower Columbia River Grain exports are expected to nearly double to 15.1-million tons.**

In fulfilling its responsibilities to retain viable transportation options within Walla Walla County, the Port remains actively involved in the Pacific Northwest Waterways Association (PNWA).

This regional organization is committed to maintaining and growing river navigation as an efficient means for moving imports and exports between the Northwest and markets around the world.

Port Commissioners agree that supporting and actively participating in PNWA helps lend strength to arguments for protecting the 14-foot deep navigation channel between Lewiston, Idaho and Portland and promoting the economic competitiveness of the waterway.

The Port also remains a strong advocate for the Columbia-Snake River System's continued role in providing multiple public benefits as authorized by Congress. This includes hydropower, navigation, irrigation and cost-effective salmon recovery measures with demonstrable benefits.

## Port of Walla Walla Burbank Shipping Facts (Annual)

COMMODITY	VOLUME	ESTIMATED \$ VALUE
Grain	2.5 million bushels	\$10 million
Scrap Steel	70,000 tons	\$7 million

## Inland Navigation Facts

365 miles, 14 feet deep from Portland to Lewiston

10 Million tons of commercial cargo each year

\$1.5 to \$2.0 billion value annually

Half of all Columbia River wheat exports arrive by barge

## Columbia / Snake River Highlights

#1 U.S. Wheat Export Gateway

#1 U.S. Barley Export Gateway

#1 West Coast Paper & Paper Product Exports

#1 West Coast Mineral Bulk Exports

#1 West Coast Auto Imports

Each year barging keeps 700,000 trucks off highways that run through the sensitive airshed of the Columbia River Gorge



# Getting to know your Port

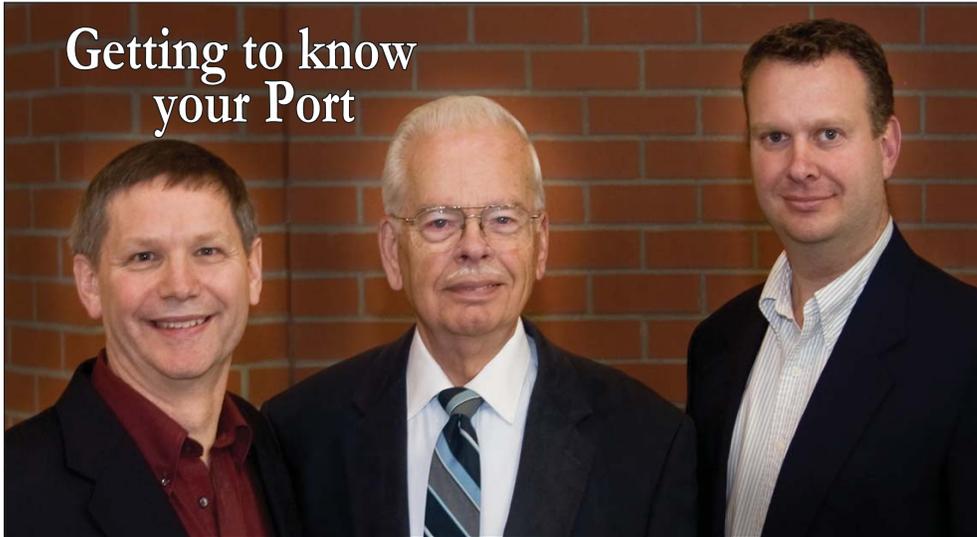


Photo by Donna Lesater

## Port of Walla Walla Commissioners

Secretary Paul Schneidmiller, President Dr. Fred Bennett and Vice President Mike Fredrickson

## 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. The commissioners are Dr. Fred Bennett, president; Mike Fredrickson, vice president; and Paul Schneidmiller, 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.

Dr. Bennett, a retired Walla Walla College professor of engineering, 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, which includes the eastern third of the City of Walla Walla, Dixie, Waitsburg and Prescott.

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.

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 hold the offices of president, vice president and secretary.

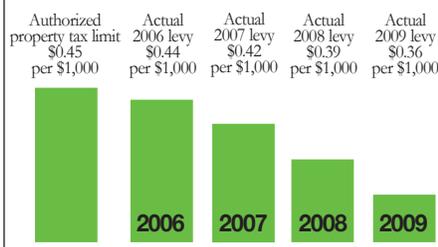
Port of Walla Walla Commissioners, and those at other Ports with similar business volume, are entitled to \$104 per day compensation for each day or portion of a day spent attending meetings or performing other services on behalf of the Port District.

The law prohibits commissioners from receiving more than \$9,984 per year in such compensation. In addition, Port Commissioners receive a salary of up to \$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 regular reduction of property taxes needed for Port of Walla Walla operations...with actual assessments well below authorized levels.**



The Port District receives only 15 percent of its revenues from property taxes.

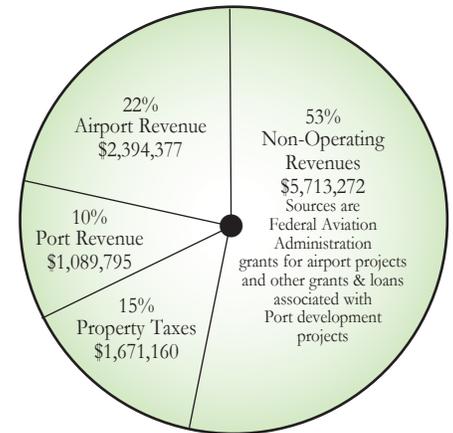
Washington State law provides for Port Commissioners to designate administrative powers and duties to the managing official of the Port District. This is done with a Port Commission resolution establishing guidelines and procedures for the managing official to follow.

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.

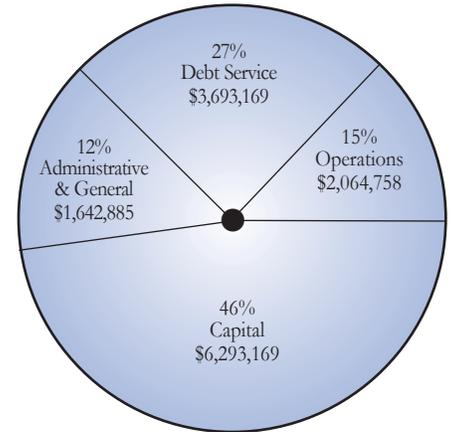
Regular Port of Walla Walla Commission meetings are at 1:00 p.m. on the second Thursday and 6:00 p.m. on the fourth Thursday of each month at the Port office.

## Port of Walla Walla Budget

2009 Projected Revenues • \$10,868,604



## 2009 Projected Expenses • \$13,693,981



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

Jim Kuntz	Executive Director
Paul Gerola	Economic Development Director
Jennifer Skoglund	Airport Manager
Gary Stewart	Maintenance & Operations Supervisor
Ken Clayton	Airport Security Coordinator
Anna Christen	Auditor/Treasurer
Becky Hulse	Executive Assistant
June Meiners	Receptionist
Jackie Lancaster	Finance Assistant
Jackie Hardesty	Finance Assistant
Darren Brinson	Maintenance
Louis Gagnon	Maintenance
Terry Dickerson	Maintenance
Brian Hurst	Maintenance
Elias Alonzo	Maintenance
Dale Peterson	Summer Crew
Marcello Sotelo	Summer Crew
Neil Henze	Summer Crew

### Walla Walla Area Small Business Center

Rich Monacelli Director  
Phone: 509-527-4681

### Port of Walla Walla Watch

Carl Tyler Editor

### Port of Walla Walla

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www.wallawallaairport.com