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Or, join on-line at the following link: <https://meet.goto.com/635663309>

AGENDA

Port of Kennewick
Regular Commission Business Meeting
Port of Kennewick Commission Chambers and via GoToMeeting
350 Clover Island Drive, Suite 200, Kennewick Washington

August 26, 2025
2:00 p.m.

- I. CALL TO ORDER**
- II. ANNOUNCEMENTS AND ROLL CALL**
- III. PLEDGE OF ALLEGIANCE**
- IV. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- V. CONSENT AGENDA**
 - A. Approval of Direct Deposit and ePayments August 19, 2025
 - B. Approval of Warrant Register Dated August 26, 2025
 - C. Approval of Regular Commission Meeting Minutes August 12, 2025
- VI. REPORTS, COMMENTS AND DISCUSSION ITEMS**
 - A. Vista Field (TIM)
 - B. Kennewick Waterfront
 - 1. Fallen Tree Report (MICHAEL)
 - C. CEO Performance Review Update (NICK)
 - D. CEO Report (if needed) (TIM)
 - E. Commission Meetings (formal and informal meetings with groups or individuals)
 - F. Non-Scheduled Items
(LISA/BRIDGETTE/TANA/NICK/AMBER/MICHAEL//CAROLYN/TIM/KEN/TOM/SKIP)
- VII. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- VIII. ADJOURNMENT**

PLEASE SILENCE ALL NOISE MAKING DEVICES



PORT OF KENNEWICK

REGULAR COMMISSION MEETING

DRAFT

AUGUST 12, 2025 MINUTES

Commission Meeting recordings, with agenda items linked to corresponding audio, can be found on the Port's website at: <https://www.portofkennewick.org/commission-meetings-audio/>

Commission President Skip Novakovich called the Regular Commission Meeting to order at 2:00 p.m.

ANNOUNCEMENTS AND ROLL CALL

The following were present:

Board Members: Skip Novakovich, President
Kenneth Hohenberg, Vice President
Thomas Moak, Secretary

Staff Members: Tim Arntzen, Chief Executive Officer
Tana Bader Inglima, Deputy Chief Executive Officer
Nick Kooiker, CFO/Deputy Chief Executive Officer
Larry Peterson, Director of Planning (via telephone)
Amber Hanchette, Director of Real Estate
Michael Boehnke, Director of Operations
Bridgette Scott, Executive Assistant (via telephone)
Lisa Schumacher, Special Projects Coordinator
David Phongsa, Marketing/Capital Projects Coordinator
Carolyn Lake, Port Counsel (via telephone)

PLEDGE OF ALLEGIANCE

Ms. Bader Inglima led the Pledge of Allegiance.

PUBLIC COMMENT

Mark Blotz, Kennewick, Washington. Mr. Blotz ran the Clover Island Inn for 20 years and retired last year. Mr. Blotz created the summer concert series 20 years ago and the series remains successful. Mr. Blotz thanked the Port of Kennewick for all the help and support over the years and said that he misses the island.

Commissioner Hohenberg would be remiss if he didn't say that Mr. Blotz was a great partner for all those years in his former career as Chief of Kennewick. Commissioner Hohenberg wished Mr. Blotz a great retirement.

Mr. Arntzen appreciates Mr. Blotz coming by the Commission Meeting today and stated Mr. Blotz did a great job running the hotel and was always very willing to help the Port with the island.

No further comments were made.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

AUGUST 12, 2025 MINUTES

DRAFT

CONSENT AGENDA

- A. Approval of Direct Deposit and E-Payments Dated August 1, 2025**
Direct Deposit and E-Payments totaling \$160,491.67
- B. Approval of Warrant Register Dated August 12, 2025**
Expense Fund Voucher Number 107166 through 107213 for a grand total of \$156,690.44
- C. Approval of Regular Commission Meeting Minutes July 22, 2025**
- D. Approval of Resolution 2025-15 Amending Resolution 2025-07 to Approve Goal #2 of the CEO 2023/24 Goals and Objectives**

MOTION: *Commissioner Hohenberg moved to approve the Consent Agenda as amended; Commissioner Moak seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

PRESENTATION

- A. Port of Walla Walla, Executive Director Patrick Reay**
Mr. Arntzen introduced Patrick Reay, Executive Director of the Port of Walla Walla.

Mr. Reay gave a brief presentation on the Port of Walla Walla (*Exhibit A*).

Commission discussion commenced regarding the Ports of Walla Walla and Kennewick.

ACTION ITEMS

- A. Gunderson Rail Services LLC dba Greenbrier Rail Services Tenant Improvement Request – Asphalt Project**

Ms. Hanchette stated the Port received a request from Greenbrier Rail Services requesting permission to pave the driveway and parking lot at 228919 E Cochran Road, with approximately 71,000 square feet of asphalt. For Commission consideration is Resolution 2025-14, approving Greenbrier Rail's asphalt project, in which they will construct and maintain improvements as outlined in original lease.

Commissioner Moak requested before and after photos of projects regarding tenant made improvements and thinks what Greenbrier Rail is doing for the area is great.

MOTION: *Commissioner Hohenberg moved to approve Resolution 2025-14 approving a request by Greenbrier Rail Services to pave a driveway and parking lot at 228919 E Cochran Road with tenant incurring all costs for construction, permit and maintenance of such improvements; and that all action by port officers and employees in furtherance hereof is ratified and approved; and further, the Port Chief Executive Officer is authorized to take all action necessary in furtherance hereof; Commissioner Moak seconded.*

PUBLIC COMMENTS

No comments were made.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

AUGUST 12, 2025 MINUTES

DRAFT

With no further discussion, motion carried unanimously. All in favor 3:0.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Vista Field

Mr. Arntzen stated at this time there is nothing to report regarding the potential PFAS at a private lot at Vista Field. Mr. Arntzen stated the private samples that were taken in June were at very low levels, and two of the three samples were estimated levels. With that in mind, the Port has contracted with Landau Associates, who specialize in environmental sampling. Landau will field check the samples done by the private party and then take additional samples around Phase 1 and other areas of Vista Field. Mr. Arntzen stated testing will begin the week of August 18, 2025, and it will take time to interpret the raw data once the samples are pulled. Mr. Arntzen and staff will continue to share any new information with the Commission, the public, and the media.

Commissioner Hohenberg stated the communication plan created by the staff has been excellent regarding this issue.

Commissioner Novakovich inquired if there were any acceptable level of PFAS.

Mr. Arntzen stated we have found some inconsistencies as we move forward with this process and part of it is that it is very identifying PFAS is a very new scenario for the state and federal regulators.

B. Kennewick Waterfront Update

1. National Lighthouse Day - August 7, 2025

Ms. Bader Inglima stated August 7th is National Lighthouse Day and KNDU News broadcasted a live feed on Thursday at 4:30 a.m. with a series of four segments showcasing the island and its artwork. Ms. Bader Inglima reported that the Clover Island Lighthouse is part of the passport stamp program, and lighthouse enthusiasts can obtain the official stamp at the Clover Island Inn or Ice Harbor Brewery at the Marina (*Exhibit B*).

2. Event Review

Mr. Phongsa gave a brief presentation on the summer events scheduled at Columbia Gardens (*Exhibit C*).

C. 2024 SAO Accountability and Financial Audit

Commissioner Novakovich congratulated the Port team for 30 years of clean audits.

Mr. Kooiker reported on the recent 2024 State Auditor's Office Accountability and Financial audit and state the audit was done completely remote and lasted three months.

D. CEO Report

Mr. Arntzen reported on the following:

- He met with the environmental team regarding Vista Field PFAS to discuss prevailing wage. It was determined that most of the testing is not subject to prevailing wage.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

AUGUST 12, 2025 MINUTES

DRAFT

- Mr. Arntzen attended the Clover Island Inn Concert series last Wednesday. The new ownership group hired Emerald Spark to facilitate and book the summer concert series and approximately 250 people attended the free concert. Mr. Arntzen stated Blue Tattoo, a band out of Pendleton performed and even made comments about the new stage.
- Mr. Blotz was instrumental in bringing the Port and the CTUIR together several years ago and he passed on Don Sampson's new contact information to Mr. Arntzen. Mr. Arntzen reached out to Mr. Sampson, who was pleased to hear from him, and Mr. Sampson will be participating in the update to the CTUIR history section of the comprehensive scheme.

Commissioner Moak asked Mr. Arntzen if it felt like the concert series was a continuation of the previous years.

Mr. Arntzen believes it was a seamless transition and stated Mr. Blotz did a great job pioneering the concert series.

E. Commissioner Meetings (formal and informal meetings with groups or individuals)

Commissioners reported on their respective committee meetings.

F. Non-Scheduled Items

Ms. Bader Inglima worked in partnership with the City of Kennewick to replace an old gateway sign with new wayfinding signage for Clover Island (*Exhibit D*).

Ms. Hanchette congratulated Victor Palencia and Monarcha Winery on being voted the top winery in the Tri-Cities by *Tri City Herald* readers. Ms. Hanchette stated the Port is very proud of Mr. Palencia and all of his hard work.

Mr. Boehnke reported the wood portion of the walking path near the Gathering Place was replaced due to water rot. It was replaced with colored, stamped concrete that matches the Causeway path. Additionally, staff inspected the Gathering Place decking, and it remains solid.

Commissioner Moak reported that the original art signage at the gateway was envisioned by Ken Silliman and several others in town.

PUBLIC COMMENTS

No comments were made.

COMMISSION COMMENTS

No comments were made.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 3:32 p.m.

PORT OF KENNEWICK REGULAR COMMISSION MEETING

AUGUST 12, 2025 MINUTES

DRAFT

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

Skip Novakovich, President

Kenneth Hohenberg, Vice President

Thomas Moak, Secretary

Port of Walla Walla

Port of Kennewick

August 12, 2025

www.portwallawalla.com


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Port of Walla Walla

What is a Port?

RCW 53.04.010

Port districts are hereby authorized to be established in the various counties of the state for the purposes of acquisition, construction, maintenance, operation, development and regulation within the district of harbor improvements, rail or motor vehicle transfer and terminal facilities, water transfer and terminal facilities, air transfer and terminal facilities, or any combination of such transfer and terminal facilities, and other commercial transportation, transfer, handling, storage and terminal facilities, and industrial improvements.



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Port of Walla Walla

Port District Background

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Port of Walla Walla


<https://vimeo.com/856851854>

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Port of Walla Walla

History of Ports

- The Washington State Legislature authorized local voters to create publicly owned and managed port districts through the Port District Act, signed by Governor Marion E. Hay on March 14, 1911.
- Originally created as a transportation based government agency.
- In 1955 Legislature expanded port district powers to create Industrial Development Districts.
- In 1959 definition of port districts expanded so all communities, wherever located, could benefit from economic benefits of public ports.



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Port of Walla Walla

Founded in 1952, the Port of Walla Walla is a municipal corporation responsible for fostering economic development throughout Walla Walla County. The Port is also the Economic Development Council for Walla Walla County.

Mission:
Working to enhance the economic vitality of Walla Walla County.

- Create and retain family wage jobs
- Expand the region's tax base
- Maintain multi-modal transportation linkages
- Provide leadership in enhancing Walla Walla County's overall economic vitality and quality of life

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Port of Walla Walla

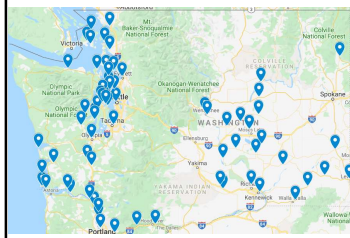
- Port District Background
- Port District Financials
- History of Progress
- Port Properties
- On-Going Port Initiatives
- Return on Investment
- Legislative Priorities – State and Federal

3

Port of Walla Walla

Washington Public Ports Impact

Today, Washington has the largest locally controlled port system in the world.



- 75 Ports in 33 of 39 Counties
- 4th largest exporting state in the nation.
- 7% of U.S Exports
- 6% of U.S Imports
- NW Seaport Alliance (Seattle/Tacoma) is 3rd largest container complex in North America.

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Port of Walla Walla

Commissioner Kip Kelly, District 1: Commissioner Kelly represents District 1 and is serving his first term. His district encompasses more than half of the city of Walla Walla and the entire Statewide area. Kip retired in 2019 after a 36-year career as a sales executive with Coffey Communications. In his role, he represented the company before the nation's leading hospital and health insurance companies. Kip holds a Bachelor of Science Degree in Civil Engineering from Washington State University and an MBA from Seattle University. In addition, he is an instrument rated pilot and has served on the Port's Air Travel Coalition since 1995.

Commissioner Amy Schwab, District 2: Commissioner Schwab has served as a Port Commissioner since January 2024 and represents District 2, which includes the eastern third of the City of Walla Walla, Dixie, Wabburg and Prescott areas. Amy retired in 2022 from thirteen years with the U.S. Department of Energy's National Renewable Energy Laboratory leading regional business development and as planning lead for the US DOE's biofuels research and development. Previously Amy spent over a decade consulting with high tech businesses following a 12-year corporate career in financial services. Amy has a BS degree in Economics and Business Administration-Finance from Northern State University. Amy served on the Washington Economic Development Finance Authority (WEDFA) Board and was a founding member of the Grandmothers Roundtable.

Commissioner Ron Dunning, District 3: Commissioner Dunning is currently serving his second term on the Port of Walla Walla Commission. He represents District #3 in the Western portion of Walla Walla County, which includes the communities of College Place, Touchet, Lowden, Burbank, Eureka and Clyde. Commissioner Dunning is the former owner of Dunning Irrigation. He is also co-owner of Touchet Seed & Energy, an oil-seed crusher for biofuels. Commissioner Dunning is a member of the Touchet-Gardena Lions Club and a founder of the Touchet Education Foundation. He attended Columbia Basin College.

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PORT WALLA WALLA
AIRPORT • TRANSPORTATION

Port's Various Business Parks

- Avery Business Park - 12.3 acres – Walla Walla
- Burbank Business Park - 137 acres – Western WW County
- Burbank Industrial Park - 120 acres – Western WW County
- Dell Avenue Industrial Park - 40 acres – Walla Walla
- Dodd Road Industrial Park - 182 acres – Western WW County
- Isaacs Business Park - 9 acres – Walla Walla
- Melrose Business Park - 37 acres – Walla Walla
- Paine Building Property - Walla Walla
- Waitsburg Business Park - 9 acres - Waitsburg
- Wallula Gap Business Park – 1,900 acres - Western WW County

❖ Port manages over 2,500 acres of industrial zoned properties and over 540,000 SQFT of industrial buildings.

❖ Port manages over 50 building and land lease with lease revenue over \$2.5 million annually.

Port has approximately **\$165+ million** in assets to manage.

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PORT WALLA WALLA
AIRPORT • TRANSPORTATION

Port of Walla Walla

History of Progress

All projects and developments rely on various transportation infrastructure.

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PORT WALLA WALLA
AIRPORT • TRANSPORTATION

Key Technology – Corporate Headquarters (1989)

\$8.8 Million Port Investment
320 Family Wage Jobs



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PORT WALLA WALLA
AIRPORT • TRANSPORTATION

Airport and Airport Industrial Park

Walla Walla Regional Airport (3,700 total acres)


- Walla Walla Regional Airport Business Park +/- 832 Acres - Industrial & Commercial
- Various Farms north of Airport (Clear Zone)
- Approximately 400 acres for Airport Business Park (Airport Business District)
- 124+ Buildings (Does not include hangars or anything on aviation side).
- 80 Business Tenants (does not include our monthly storage tenants or hangar tenants.)
- 100 Airport Hangars
- 50+ Storage Unit and Vehicle Storage tenants
- Numerous Community Events at the Airport District each year (Food Truck Night, Dunham Days, Grand Fondo, Sunrise Rotary 0.5k Run, etc.)

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PORT WALLA WALLA
AIRPORT • TRANSPORTATION

Boise Cascade (1957)

700 Family Wage Jobs
\$3 million annually in property taxes



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PORT WALLA WALLA
AIRPORT • TRANSPORTATION

Walla Walla Regional Airport

January 1, 1989 Port assumes ownership of Airport



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PORT WALLA WALLA
AIRPORT • TRANSPORTATION

Port of Walla Walla Tax Levy Rate

Tax Levy Rate Authority \$0.45 per \$1,000 of Assessed Value

2015 Actual Tax Levy Rate	\$0.3701 per \$1,000 of Assessed Value
2016 Actual Tax Levy Rate	\$0.3685 per \$1,000 of Assessed Value
2017 Actual Tax Levy Rate	\$0.3597 per \$1,000 of Assessed Value
2018 Actual Tax Levy Rate	\$0.3585 per \$1,000 of Assessed Value
2019 Actual Tax Levy Rate	\$0.3471 per \$1,000 of Assessed Value
2020 Actual Tax Levy Rate	\$0.3327 per \$1,000 of Assessed Value
2021 Actual Tax Levy Rate	\$0.3308 per \$1,000 of Assessed Value
2022 Actual Tax Levy Rate	\$0.2915 per \$1,000 of Assessed Value
2023 Actual Tax Levy Rate	\$0.2574 per \$1,000 of Assessed Value
2024 Actual Tax Levy Rate	\$0.2458 per \$1,000 of Assessed Value
2025 Actual Tax Levy Rate	\$0.2415 per \$1,000 of Assessed Value

Additional Taxing Authority
Port also has the authority to form an Industrial Development District and tax an additional \$0.45 per \$1,000 of Assessed Value. Port Commission has not used this taxing authority.

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PORT WALLA WALLA
AIRPORT • TRANSPORTATION

Nelson Irrigation – Headquarters (1972)

100 + Family Wage Jobs



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PORT WALLA WALLA
AIRPORT • TRANSPORTATION

Walla Walla Regional Airport - \$10.5 million

New Terminal dedicated December 2000



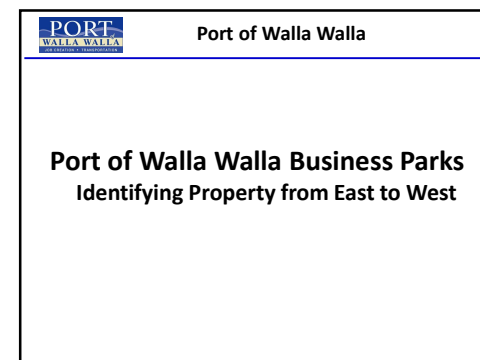
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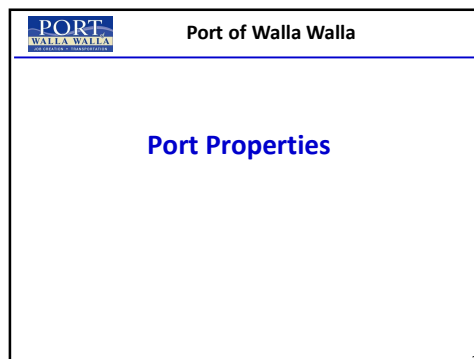
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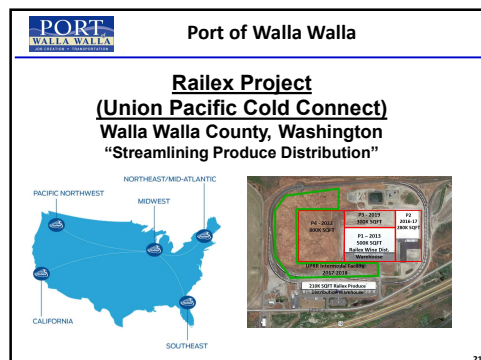
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21



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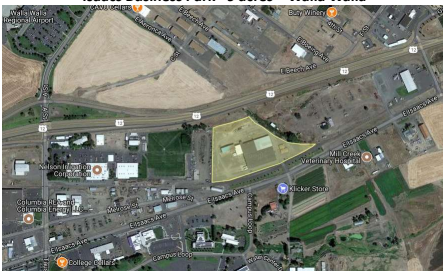


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PORT WALLA WALLA
AIR EXCELLENCE • TRANSPORTATION

Port's Various Business Parks

Isaacs Business Park - 9 acres – Walla Walla




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PORT WALLA WALLA
AIR EXCELLENCE • TRANSPORTATION

Port of Walla Walla



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PORT WALLA WALLA
AIR EXCELLENCE • TRANSPORTATION

Walla Walla Regional Airport

2006 (3) Wine Incubator Buildings
2008 (2) Wine Incubator Buildings

Constructed five wine incubator buildings at a cost of \$1,962,723. State of Washington provided \$1,477,500 in funding and the Port provided \$485,223 in funding.



Current Tenants
(5) Wineries
Eternal Wines, Ita Wines, Golden Ridge Cellars, Hoquetus Winery, and SMAK

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PORT WALLA WALLA
AIR EXCELLENCE • TRANSPORTATION

Isaac's Facility

17.5 Acre Site and 109,000 sq.ft.
Manufacturing/Distribution Space



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WELCOME TO THE WALLA WALLA REGIONAL AIRPORT








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PORT WALLA WALLA
AIR EXCELLENCE • TRANSPORTATION

Walla Walla Regional Airport Wine Incubator Buildings

Current Wine Incubator Tenants

 Smak Wines	 Eternal Wines
 Ita Wines	 Hoquetus Wines
 Golden Ridge Cellars	

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PORT WALLA WALLA
AIR EXCELLENCE • TRANSPORTATION

Port's Various Business Parks

Melrose Business Park - 30 acres – Walla Walla



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PORT WALLA WALLA
AIR EXCELLENCE • TRANSPORTATION

Airport and Airport Industrial Park

Walla Walla Regional Airport (3,700 total acres)

- ❖ Port manages the Walla Walla Regional Airport Business Park +/- 832 Acres - Industrial & Commercial
- ❖ Port manages various Farms north of Airport (Clear Zone) (Tenant Farmers are Beechinor Farms and Frazier Farms)
- ❖ Port manages approximately 400 acres at the Airport Business Park with over 125 Buildings (this does not include hangars or anything on aviation side).
- ❖ Over 80 Business Tenants (this does not include our monthly storage tenants or hangar tenants.)
- ❖ Airport lease revenue over \$2 million annually.
- ❖ Airport receives approximately \$1 million annually of federal entitlement (FAA) funds due to commercial air service. With an additional \$1 million for a period of five years through the BIL (Bipartisan Infrastructure Law)







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PORT WALLA WALLA
AIR EXCELLENCE • TRANSPORTATION

Walla Walla Regional Airport Wine Incubator Buildings

Past Wine Incubator Tenants

 Trio Vintners graduated and located into Downtown Walla Walla site.
 CAVU Cellars graduated and located into another building at the Walla Walla Regional Airport.
 Adamant Cellars graduated and located into another building at the Walla Walla Regional Airport.
 Lodmell Cellars graduated and located into Downtown Walla Walla site.
 Kontos will graduated January 1, 2015 and locate into Downtown Walla Walla site.
 Corvus Cellars graduated in 2015 and located into another building at the Walla Walla Regional Airport.

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**Walla Walla Regional Airport
Wine Incubator Buildings**

Past Wine Incubator Tenants

BURWOOD
Burwood Brewing Company graduated in 2017 and the Port did a "Build-to-Suit" building at the Walla Walla Regional Airport.

walla faces
Walla Faces graduated in 2018 and moved to a new location in downtown Walla Walla.

XXXX
Shot in the Dark Distillery closed in 2018 without immediately relocating. Re-opened in 2019 in a building at the Walla Walla Regional Airport.

J&J
J&J Vintners operated for 5 years and then partnerships changed, and the winery closed in 2018.

P
Palencia graduated in 2019 and is now located Richland, Washington.

DILLON
Dillon Cellars graduated in 2021 and move to a new location in Walla Walla.

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**AIRPORT
PROJECTS**

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LIFE FLIGHT

LIFE FLIGHT NETWORK

YOUR COMMUNITIES PARTNER IN PATIENT CARE

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Airport Quick Facts



Runway

- Runway 2/20
- 6,020 ft. length
- 150 ft. wide
- Constructed in 1921
- ILS Landing Systems
- Provision Approach
- 2007 Min. Decision Altitude
- 1,800' (3 mile) Runway Visual Range (Departure)
- 1,800' (3/4 mile) Runway Visual Range (Arrival)

Taxiway

- A, A1, A2, A3, A4, A5, B
- Reconstructed in 2017 & 2018

ARFF (Aircraft Rescue & Firefighting)

- Index A: (1) ARFF Truck & (1) Personnel On-duty for each commercial flight

Air Traffic Control Tower

- FAA Federal Contract Tower SERCO
- Daily 6 AM - 6:30 PM

Commercial Air Service

- Alaska Airlines

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LIFE FLIGHT NETWORK

PORT WALLA WALLA

WALLA WALLA REGIONAL AIRPORT

**COMMITTED PRIVATE PARTNERS
FOR CERB LOAN PROGRAM!**

LIFE FLIGHT NETWORK

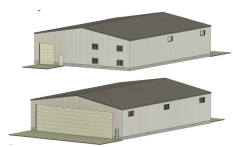
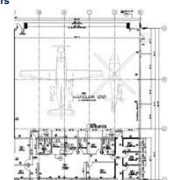
PORT WALLA WALLA

WALLA WALLA REGIONAL AIRPORT

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LIFE FLIGHT NETWORK

Future Operations: All-in-One LFN Hangar & Crew Quarters

There. When You Need Us.®

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Aviation in Walla Walla

WHAT IS AVIATION?



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LIFE FLIGHT NETWORK

PORT WALLA WALLA

WALLA WALLA REGIONAL AIRPORT



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LIFE FLIGHT NETWORK

Job Retention in Walla Walla: 16 Highly Skilled & High-Wage Employees for a Rotor-Wing Base.

- (4) Pilots, (2) Mechanics, (5) Flight Nurses, (5) Flight Paramedics





There. When You Need Us.®

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LIFE FLIGHT NETWORK

Potential Job Expansion in Walla Walla! 13 Highly Skilled & High-Wage Employees for a Fixed-Wing Base.

- (4) Pilots, (1) Mechanic, (4) Flight Nurses, (4) Flight Paramedics



There. When You Need Us.®

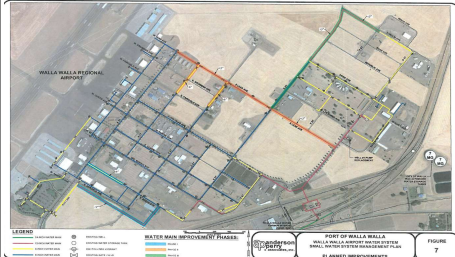
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Apron Rehabilitation Project



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Water Distribution System Upgrades
 Budget: \$2 Million (Dept. of Health Loan/Grant)
 September 1, 2022 with Design Engineering
 Construction: November 2023



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LIFE FLIGHT NETWORK

Port Contribution: Building New 7,000-10,000 SQFT All-in-One Hangar

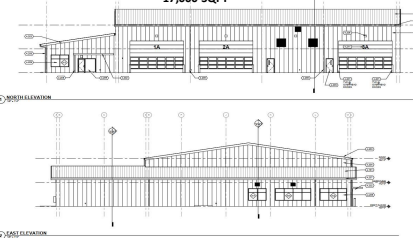
- \$2.5 Million Total Project
- \$500,000 Port Match
- \$2 Million CERB Loan



There. When You Need Us.®

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SRE Building with Expanded Maint/Ops Facility
 Budget: \$6,272,000
 Commenced: May 16, 2022
 Completed: November 2023
 17,000 SQFT



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Remediation of Old Terminal & Barracks
 Budget: \$350,000 (Dept. of Commerce Grant)
 Commencement: February 1, 2023
 Completed: October 2023



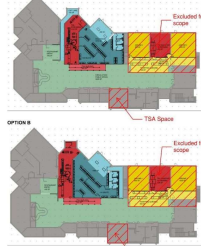
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Apron Rehabilitation Project
 Budget: \$14,253,000
 Commenced February 22, 2022
 Contractor: Nelson Construction



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Terminal Building Upgrades
 Estimated Budget: \$4 Million
 Commencement: March 1, 2023 w/ Design Engineering
 Construction began October 2023
 Moved Port Administrative Office in on March 17, 2025

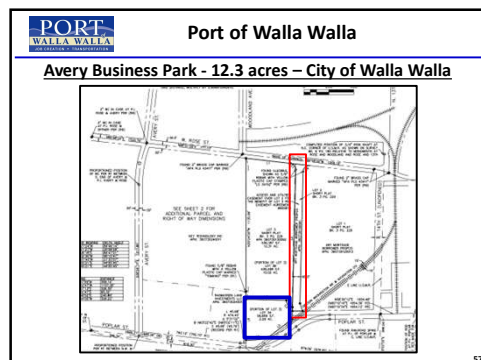
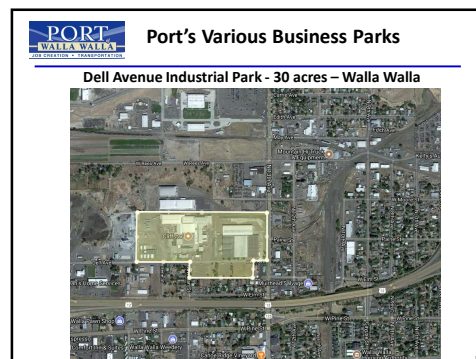
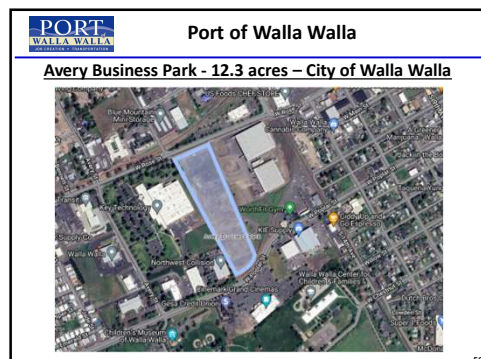
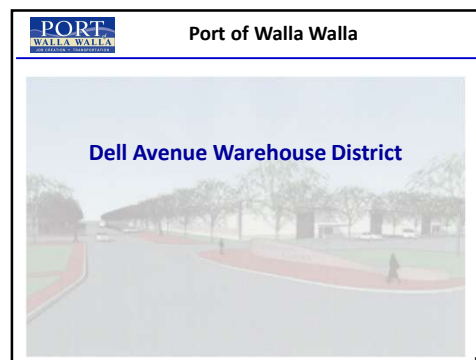


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Port of Walla Walla

**Avery Industrial Park
 Phases 1 & 2**

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Port of Walla Walla

**Burbank Industrial Park
&
Burbank Business Park**

**Transportation System Reliance on
Navigation, Rail Access/Service and
US Highway 12**

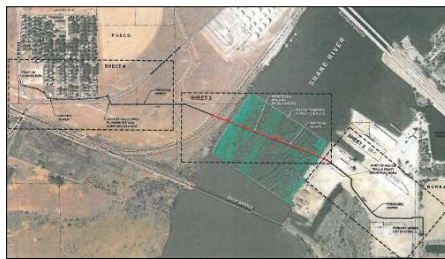
64

**Port of Walla Walla
Burbank Business Park**



67

**Port of Walla Walla
Burbank Business Park**



70

Port's Various Business Parks


Burbank Industrial Park - 120 acres - Western WW County



65

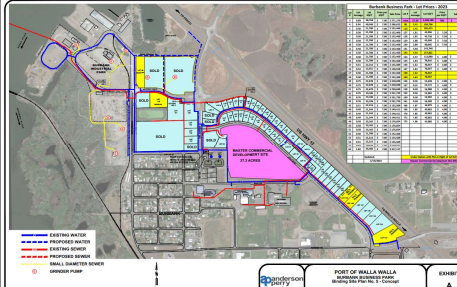
Port's Various Business Parks

Burbank Business Park - 107 acres - Western WW County



68

**Port of Walla Walla
Burbank Business Park**



71

Port of Walla Walla

**Burbank Industrial Park
111 Acres - Heavy Industrial**



66

Port of Walla Walla

**Burbank Business Park
112 Acres - Light Industrial & Commercial**



69

Port of Walla Walla

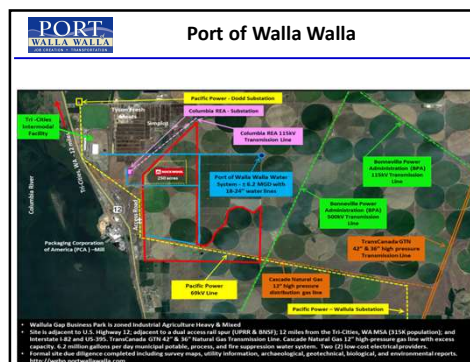
Wallula Gap Business Park

**Transportation System Reliance on
Navigation, Rail Access/Service and
US Highway 12**

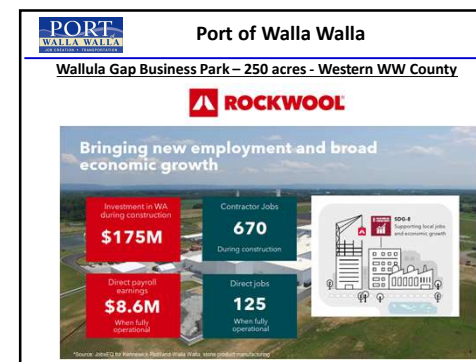
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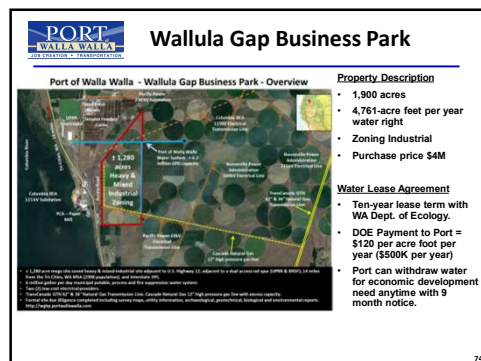
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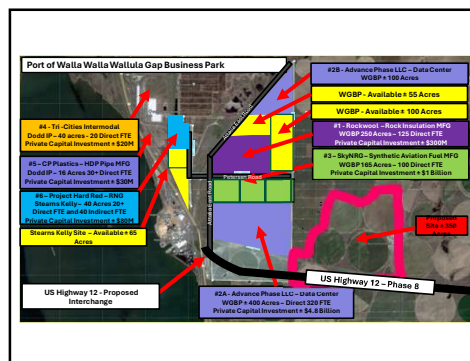
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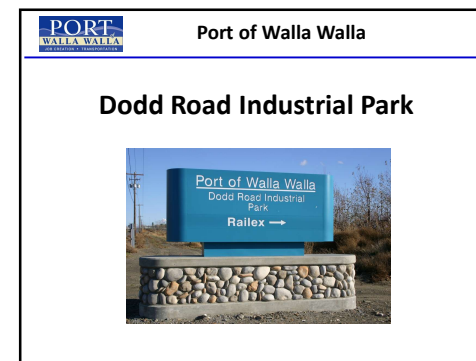
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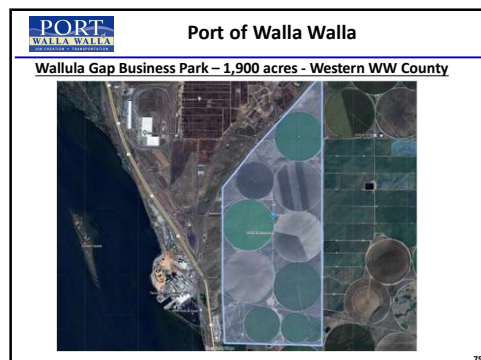
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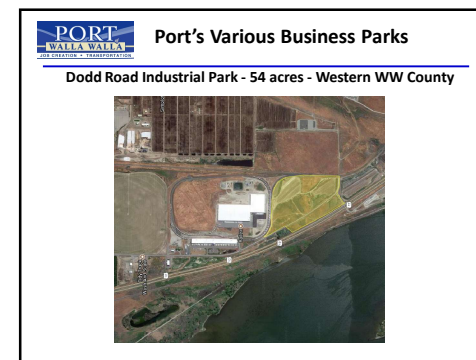
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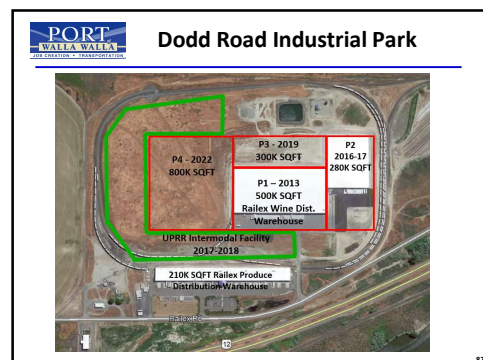
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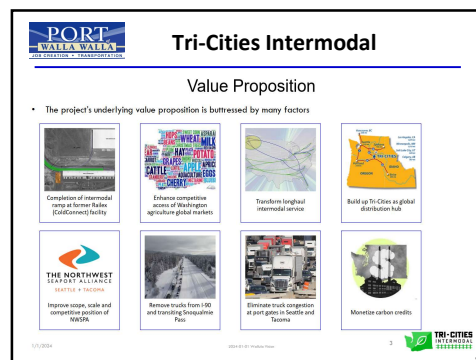
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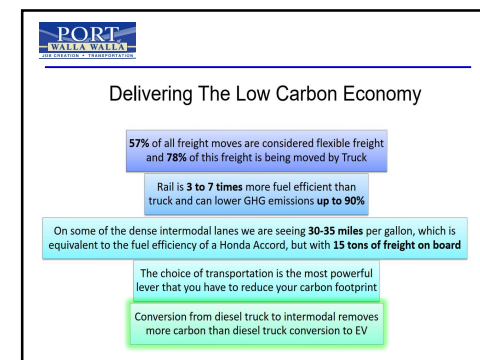
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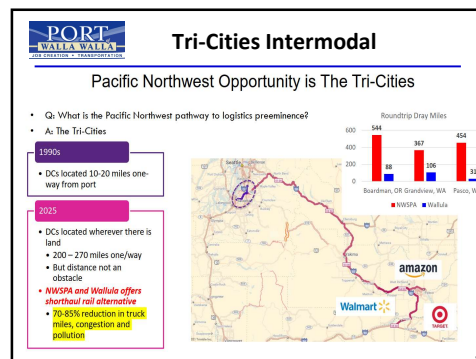
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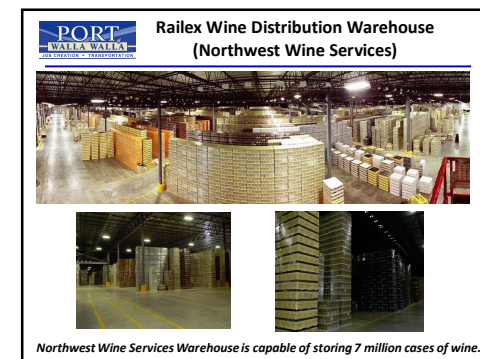
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83



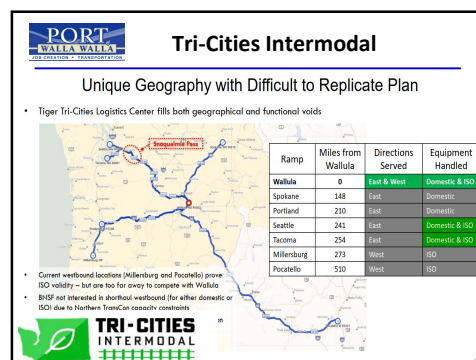
86



89



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Chateau Ste Michelle

WINE

California

1. Conn Creek
2. Hawk Crest
3. Stag's Leap Vine Cellars
4. Villa Mt. Eden




Partnerships

1. Antica Napa Valley
2. Antinori
3. Erosia
4. Esk Valley
5. Haras
6. Jean Leon
7. La Braccosa
8. Miguel Torres Chile
9. Montinissa
10. Champagne Nicolas Feuillate
11. Palmes D'or
12. Prunotto
13. Santa Cristina
14. Tormaresca
15. Torres Spain
16. Torres Brandy
17. Villa Maria New Zealand



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Port of Walla Walla

Transportation System Reliance

- Air – Walla Walla Regional Airport
- Roadways – US Highway 12; other Regionally Significant Roadways and Port Constructed Roads
- Navigation – Columbia and Snake River Systems
- Rail – Union Pacific, BNSF, Simplot and Port

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U.S. Highway 12

Four-laning US Highway 12 - Wallula to Nine Mile Hill (Phase II)

LEGEND


- 1. Project Area
- 2. Right-of-Way
- 3. Existing Roadway
- 4. Proposed Roadway
- 5. Existing Bridge
- 6. Proposed Bridge
- 7. Existing Waterway
- 8. Proposed Waterway
- 9. Existing Structure
- 10. Proposed Structure
- 11. Existing Land Use
- 12. Proposed Land Use
- 13. Existing Topography
- 14. Proposed Topography
- 15. Existing Vegetation
- 16. Proposed Vegetation
- 17. Existing Utilities
- 18. Proposed Utilities
- 19. Existing Structures
- 20. Proposed Structures
- 21. Existing Landmarks
- 22. Proposed Landmarks
- 23. Existing Features
- 24. Proposed Features
- 25. Existing Conditions
- 26. Proposed Conditions
- 27. Existing Data
- 28. Proposed Data
- 29. Existing Information
- 30. Proposed Information
- 31. Existing Resources
- 32. Proposed Resources
- 33. Existing Assets
- 34. Proposed Assets
- 35. Existing Values
- 36. Proposed Values
- 37. Existing Benefits
- 38. Proposed Benefits
- 39. Existing Impacts
- 40. Proposed Impacts
- 41. Existing Risks
- 42. Proposed Risks
- 43. Existing Opportunities
- 44. Proposed Opportunities
- 45. Existing Challenges
- 46. Proposed Challenges
- 47. Existing Solutions
- 48. Proposed Solutions
- 49. Existing Outcomes
- 50. Proposed Outcomes
- 51. Existing Results
- 52. Proposed Results
- 53. Existing Performance
- 54. Proposed Performance
- 55. Existing Quality
- 56. Proposed Quality
- 57. Existing Quantity
- 58. Proposed Quantity
- 59. Existing Frequency
- 60. Proposed Frequency
- 61. Existing Duration
- 62. Proposed Duration
- 63. Existing Intensity
- 64. Proposed Intensity
- 65. Existing Scope
- 66. Proposed Scope
- 67. Existing Scale
- 68. Proposed Scale
- 69. Existing Level
- 70. Proposed Level
- 71. Existing Degree
- 72. Proposed Degree
- 73. Existing Measure
- 74. Proposed Measure
- 75. Existing Unit
- 76. Proposed Unit
- 77. Existing System
- 78. Proposed System
- 79. Existing Method
- 80. Proposed Method
- 81. Existing Approach
- 82. Proposed Approach
- 83. Existing Strategy
- 84. Proposed Strategy
- 85. Existing Policy
- 86. Proposed Policy
- 87. Existing Plan
- 88. Proposed Plan
- 89. Existing Program
- 90. Proposed Program
- 91. Existing Project
- 92. Proposed Project
- 93. Existing Task
- 94. Proposed Task
- 95. Existing Activity
- 96. Proposed Activity
- 97. Existing Action
- 98. Proposed Action
- 99. Existing Measure
- 100. Proposed Measure

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**PORT
WALLA WALLA**
A CITY OF EXCELLENCE IN WATERFRONT PLANNING

Port's Various Business Parks


Stearns Kelly Simplot Property - Wallula – 105 acres - West WW County



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Port of Walla Walla




**U.S. Highway 12
Coalition**

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[illegible]

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Port of Walla Walla

Port of Walla Walla


On-Going Port Initiatives

- Technology cluster for Downtown Walla Walla area.
- Large heavy industrial business leads in the western portion of Walla Walla County.
- Agriculture and Wine Distribution
- Transportation Improvements (Freight Mobility)
- Commercial Air and General Air Service (Alaska MRG)
- Industrial Park Development
- Capital Infrastructure Investment
- Walla Walla Trends (Maintaining Demographics about region for site selection)

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[illegible]

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HS 12 Corridor - Segment Funding									
File #	Phase	Project Title	Temperature Category	Use Completed Phase	3-Starts	2-Starts	1-Starts	Total	
HS12-001	1	US 12/20 (14th Wells Water) - Add Lanes	FEI	Construction Complete (04/04/2016)	\$370,171	\$0.00	\$740,232	\$1,110,403	
HS12-004	2	US 12/20 (14th Wells Water) - Add Lanes	2000 Inland	Construction Complete (04/04/2016)	\$1,068,111	\$23,028	\$12,000	\$1,103,139	
HS12-016	4	US 12/20 (Wells Water) - Add Lanes	2000 Inland	Construction Complete (03/03/2016)	\$9,946,876			\$9,946,876	
HS12-022	4	US 12/20 (Wells in Wells Water) - Corridor Study	2000 Inland	Proj. Not Complete (03/03/2016)	\$355,555		\$480,551	\$1,037,106	
HS12-033	5	US 12/20 (Wells Water) in U.S. 12E - Add Lanes	2000 Inland	Planning Study (03/03/2016)	\$98,488			\$98,488	
HS12-035	6	US 12/20 (Wells Water) in Wells Water - Add Lanes	Inland (2017)	Construction Complete (08/08/2016)	\$81,355	\$48,380	\$1,800,001	\$1,929,736	
HS12-037	7	US 12/20 (Wells Water) in Woodland City Limits - Build New Highway	2000 Inland	Proj. Not Complete (03/03/2016)	\$1,142		\$4,000,000	\$4,001,142	
HS12-038	7	US 12/20 (14th Wells Water) - Build New Highway	2000 FEI	Construction Complete (03/03/2016)	\$1,046,507	\$48,761		\$1,095,268	
HS12-039	7	US 12/20 (Wells Water) in Woodland City Limits - Build New Highway	2003 FEI - No Package	Phase 1: Engineering (03/03/2016)	\$1,563,147			\$1,563,147	
HS12-040	7	US 12/20 (Wells in Wells Water) - Add Lanes	2003 FEI - No Package	Phase 1B: (03/03/2016)	\$1,455,000			\$1,455,000	
Total:					\$7,076,164	\$60,169	\$6,817,791	\$13,554,124	

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PORT WALLA WALLA
AIRPORT • TRANSPORTATION

Capital Allocation Matrix

Priority #1
Capital investments that directly result in new jobs and investment.

Examples: Cliffstar
Railex
Amcor
Ingeniux

Priority #2
Capital investments that may not create new jobs but have a positive return on investment, making the Port and Airport more self-sufficient.

Examples: Tyson Water Supply Agreement
Columbia Basin Rebar
Army Corps of Engineers – Annex Building
Dodd Road & Wallula Gap Business Park

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PORT WALLA WALLA
AIRPORT • TRANSPORTATION

Port of Walla Walla

Port Assisted Companies

- Alaska Airlines (Horizon Air)
- Artifex Wine Company
- Amcor
- PCA (Boise Paper)
- Blaze King
- Brootje Orchards
- Burwood Brewing
- Cargill Louis Dreyfus, Inc.
- Coca-Cola (Swire)
- Columbia Basin Rebar (New Core)
- Concrete Specialty Tiles
- Burbank Products (FBAC)
- Frontier Transportation
- Columbia Rail (Frontier Rail)
- Grab On Products
- Harris Rebar
- Gorge Aviation
- Ingeniux, Inc.
- Jammie's Environmental
- Key Technology, Inc.
- Koncrete Industries
- Life Flight
- Martin Archery
- Midland Carrier TransCold
- Nelson Irrigation
- Northwest Collision
- Northwest Grain Growers
- Northwest Wine Services
- Northwest Equipment Sales (Volvo Mack)
- The Odom Corporation
- Precept Wine Brands
- Railex, LLC
- Refresco
- Reiff Manufacturing
- The Scouler Company
- Schnitzer Steel
- Simplot Feeders Ltd.
- Sykes Enterprises
- Tate Transportation
- The Scouler Company
- Timeless Etchings
- Tyson Fresh Meats (IBP)
- Union Pacific Railroad – Cold Connect & Intermodal
- Walla Walla Foundry
- Walter E. Nelson Company
- Westway Trading Corp.

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PORT WALLA WALLA
AIRPORT • TRANSPORTATION

Capital Allocation Matrix

Priority #3
Capital investments that are strategic in nature that have a reasonable chance to create new jobs, new investment, and have a positive return on investment over time.

Examples: Wallula Gap Business Park
Burbank Business Park
Dodd Road Industrial Park
Melrose Business Park

Priority #4
Capital investments to maintain and/or enhance infrastructure using primarily the financial resources of other agencies (non Port/Airport funds).

Examples: FAA - Aviation Ramp Rehabilitation
State Grants – Wine Incubator Program

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PORT WALLA WALLA
AIRPORT • TRANSPORTATION

Legislative Priorities

- U.S. Highway 12 – Phase 8
- U.S. Highway 12 – Clinton Interchange
- Full Support of the River Navigation System
 - Including Full and Proper Maintenance of the Columbia and Snake River Dams)
- E911 Improvements/Emergency Operations Center
- Walla Walla County Courthouse
- Wallula Gap Industrial Park Development
- Mill Creek Channel (Not a federal request, just a progress update)
- Commercial Air Service (Airlines Support)
- Airport Improvement Program – Local Match
- Access Federal Programs**
 - Department of Commerce, EDA and CDBG general purpose grants
 - Department of Interior/U.S. Forest Service
 - Federal Department of Transportation
 - U.S. Army Corps of Engineers
 - Department of Justice
 - Homeland Security
 - Bureau of Reclamation
- Potential Projects**
 - Fiber Infrastructure Installation (Broadband Access)
 - Warehouse District Development
 - Additional Business Incubator Buildings Construction
 - Removal/Remodel of various legacy military buildings at Airport

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PORT WALLA WALLA
AIRPORT • TRANSPORTATION

Capital Allocation Matrix

Priority #5
Capital investments that do not create jobs and have a low probability of creating any return on investment.

Examples: Repair of Burbank High Dock
Replacement of Airport Sewer Lines

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PORT WALLA WALLA
AIRPORT • TRANSPORTATION

In Conclusion.....



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August 7

National Lighthouse Day is observed annually on **August 7** to commemorate the **1789 Act of Congress**, which established federal support for lighthouses in the United States. This day celebrates the historical significance of lighthouses, which have provided safety and security for ships and boats at sea. Activities often include tours, cruises, and presentations that honor America's lighthouses and their grand history.

↪ Island Free Press +4







Port of Kennewick celebrates National Lighthouse Day, 110th anniversary



Davis Raile NonStop Local Multimedia Journalist Aug 7, 2025 Updated 2 hrs ago









2025 Summer Events

Columbia Gardens Wine & Artisan Village

Overview

2025 Summer Events

July 19th - Sip & Sing

July 23rd – Summer Party

August 2nd – Back to School Event



2025 EVENTS

3
MAY

SIP & SAVOR
HOSTED BY SWAMPY'S BBQ

31
MAY

SIP'N SATURDAYS
@ BARTHOLOMEW

21
JUNE

SIP & SHOW
QUILT SHOW (12-5)

19
JULY

SIP'N SATURDAYS
@ GORDON (4-8)

16
AUGUST

SIP'N SATURDAYS
@ MONARCHA (4-8)

20
SEPTEMBER

SOCO CREATIVE ARTS
FESTIVAL (4-8)

31
OCTOBER

HALLOWEEN
TRUNK-OR-TREAT (4-8)

6
DECEMBER

WINTERFEST (12-4)

325 E COLUMBIA DRIVE
KENNEWICK, WA 99336



2025 Summer Events 8



Sip & Sing

You're invited to an enchanting evening of opera & wine presented by Gordon Estate Winery and Mid-Columbia Opera.

Join us for a truly unforgettable night as Gordon Estate Winery welcomes the breathtaking voices of Mid-Columbia Opera for one-of-a-kind performances at Columbia Gardens Wine & Artisan Village. Sip on local wines while enjoying live performances from local opera singers.

This event is FREE with limited seating—first come, first served. RSVP is highly encouraged, reserve your spot through Gordon Estate Winery.

July 19, 2025 at 4PM
 Gordon Estate Winery
 313 E Columbia Drive
 Kennewick, WA 99336
 (509) 316-8458

FREE
 RSVP ENCOURAGED
 (LIMITED SPACE)
 (509) 316-8458

Sip & Sing

Hosted by Gordon Estate Winery

Mid-Columbia Opera performed live in outdoor area, supporting business for food trucks & wineries

Public seating on Gordon Estate patio & neighboring patio as well as under shade sail

Great attendance, every winery gets a chance to host their own event of choice





Summer Party

Hosted Miss Thriftway Hydroplane

Meet & Greet, take photos with cars & hydroplane right before boat race weekend

Included Car Show & DJ

Supported business for food trucks & wineries





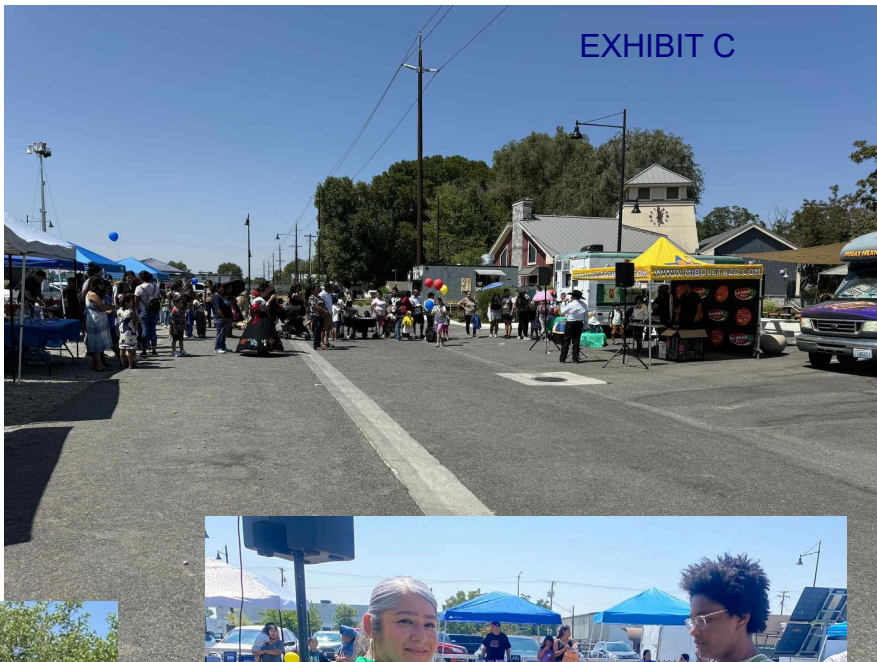
Back to School

Hosted by Botanas Culichi

Free backpack & school supplies giveaways to the community

Tri-Cities Hispanic Chamber of Commerce & other local community partners

Live music performances & dance performances, great event for children & families



Upcoming Events

Sip & Sounds

You're invited to an evening of great music and wine, presented by Monarcha Winery and Dan & Steve!

Come enjoy a live performance from talented local musicians in the scenic setting of Columbia Gardens Wine & Artisan Village. Sip and savor local wines while soaking in the summer vibes.

This event is FREE with limited seating—first come, first served. RSVP is highly encouraged, reserve your spot through Monarcha Winery.

FREE
RSVP ENCOURAGED
(LIMITED SPACE)
(509) 820-3993

August 16, 2025
4PM-8PM
Monarcha Winery
421 E Columbia Drive
Kennewick, WA 99336
(509) 820-3993

Sip & Sounds

August 16, 2025

Hosted by Monarcha Winery

Thank you

David Phongsu

Marketing & Capital Projects
Coordinator

Port of Kennewick





EXHIBIT D