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**APPROVED MINUTES
COMMISSION SPECIAL MEETING APRIL 25, 2013**

The Port of Seattle Commission met jointly in a special meeting with the Port of Walla Walla Commission Thursday, April 25, 2013, at the Port of Walla Walla Headquarters, 310 A Street, Walla Walla, Washington.

CALL TO ORDER

The special meeting was called to order at 2:30 p.m. by Paul Schneidmiller, Port of Walla Walla Commission President. Present were Port of Seattle Commission President Tom Albro, Commissioners Bryant, Creighton, and Gregoire, and new Commission appointee Bowman; and Port of Walla Walla Commissioners Mike Frederickson and Ron Dunning.

The purpose of the joint meeting was to allow the two Commissions to become more familiar with each other's operations.

Port of Walla Walla Commission President Schneidmiller welcomed the participants and there were introductions. Port of Walla Walla Executive Director Jim Kuntz described the multi-dimensional role of the port district as the lead economic development agency in Walla Walla County. He noted the Port collaborates with community coalitions to obtain project funding and gain support to keep facilities open in Walla Walla by promoting consensus on community priorities. He pointed to the US-12 coalition with the Tri-Cities, the Walla Walla Community Air Service Coalition, the State Penitentiary Coalition, and the Veterans Administration Medical Center Coalition as examples of successful local or regional coalition-building. Mr. Kuntz emphasized the importance coalitions have played in getting federal and state grants, keeping jobs in Walla Walla, and maintaining Alaska Airlines service.

Mr. Kuntz described the Walla Walla Commission's practice of making long-term real estate investment before a need is identified so property and facilities are available to attract investment. He presented the port's policy that it is its paramount duty to own land and buildings to meet the needs of business and industry. He stated the port has a reputation for taking derelict properties and making them job producers. It focuses real-estate decisions on industrial development with the goal of attracting new investment and jobs to Walla Walla County. Mr. Kuntz stated the port will not purchase an industrial property until it has been on the market for two years, and only when the port is prepared to invest and hold on to the property. He said the strategy had been successful. Port-assisted businesses represent 24 percent of the wages in the county, 21.8 percent of the total work force, and 60 percent of the largest taxpayers. For every \$1.00 the port receives in taxpayer support, port-assisted businesses pay \$3.32 in taxes to the county.

Mr. Kuntz noted that the port bought property adjacent to US-12 and the Union Pacific mainline in 1994 in Wallula, Washington, that was not developed by Railex LLC until 2006. After building a facility on the property, Railex ships perishable agricultural products to the East Coast in less than five days in temperature-controlled rail cars. Mr. Kuntz explained that Railex has transported 5 billion pounds of produce in the last five years, including produce from the Skagit Valley. He noted shipping products by rail saves 5.2 million gallons of fuel per train and significantly reduces greenhouse gas emissions and truck congestion. In addition, Railex has just opened a new Wine Services Distribution Center to store and transport Chateau Ste. Michelle wines to East Coast markets.

Mr. Kuntz also described the port's other major development sites, including the Burbank Business Park, the Wallula Gap Business Park, the Dell Avenue Warehouses, the Dell Avenue Small Shops (work space leased to artists) and the Wine Incubation buildings, where winemakers must be ready to "graduate" in six years. Mr. Schneidmiller noted the important role Walla Walla Community College plays in working with start-up wineries and other industries.

Port of Seattle Commissioner Albro briefly described the Century Agenda's vision of adding 100,000 Port-related jobs in the Puget Sound region over the next 25 years. He noted the vehicle for achieving this goal is through creating and nurturing public-private coalitions in the tourism and logistics sectors and expanding global access to markets for Washington businesses.

ADJOURNMENT

There being no further business, the special meeting was recessed at 3:30 p.m. by Port of Walla Walla Commission President Schneidmiller for Commissioners to participate in a tourism roundtable. The meeting reconvened at 4:40 p.m. and was immediately adjourned.

Bill Bryant
Assistant Secretary
Minutes approved: June 25, 2013.