

WALLA WALLA REGIONAL AIRPORT 2013 ACCOMPLISHMENTS

- Completed the 3rd phase of the general aviation ramp rehabilitation project at a cost of \$4,135,492. Construction of 2 “island” and placement of 5” of asphalt over 16 acres of aviation ramp. Funding sources:
 - 90% FAA = \$3,721,943
 - 2.5% WSDOT Aviation = \$93,764
 - Airport = \$319,785

- W & H Pacific concluded the 13 month process for the FAA mandated Wildlife Assessment. The FAA is reviewing the assessment to determine if the “plan” is needed. To-date \$41,261 of the \$59,904 contract has been completed. Funding sources:
 - 90% FAA = \$53,914
 - 10% Airport = \$5,990

- In 2012 the Port applied for and received a Small Community Air Service Development Grant for \$250,000. Port will contribute \$50,000 for the cost-share. Grant is being used for a 2-year strategic marketing and advertising campaign (2013-2014) to promote increased utilization of the Walla Walla Regional Airport. Funding sources: \$250,000 from the USDOT and \$50,000 Port Contribution. To-date the Port has expended \$157,719 with grant reimbursement of \$130,996.

- Entered into an agreement with Walla Walla County Public Works to chip seal Curtis and Cessna Avenues at a cost of \$44,587.

- Airport Maintenance staff seal-coated a portion of the north general aviation ramp at a cost of \$25,000.

- Re-roof with sealant hangar 101 located at 199 W. Lear Avenue (Key Tech) via a labor contract awarded to S & K Mountain Construction at a cost of \$17,702 and separate purchase of materials at \$14,000. Total project cost of \$31,702. Yearly lease revenue is \$15,948.

- Installed a fire sprinkler system in building 202 located at 175 E. Aeronca Avenue (Cavu & Tamarack Cellars) via a contract awarded to Cascade Fire Protection at a cost of \$51,452 including tax. To-date expenses of \$46,307 and withholding 10% retainage for sprinkler disaster malfunction. Attorney reviewing legal consequences. Additional costs of \$16,100 for heating, insulation and water connection for system were incurred and remained within budget. Lease revenue over the first 5 years is \$92,460.

- Substantial repair of tasting room, restrooms, event space of building 202 located at 175 E. Aeronca Avenue (Cavu Cellars) via Five Star Disaster Services at a cost of approximately \$200,000 due to malfunction of newly installed fire sprinkler system which flooded portions of the building with thousands of gallons of water. To-date expenses of

\$163,855. Hired insurance attorney to help navigate the collection of money from Cascade Fire Protection and their insurance company.

- Installed a concrete floor in building 517 located at 420 E. Cessna (Adamant Cellars) via a contract awarded to Single Man Construction at a cost of \$32,610 including tax. Maintenance personnel installed and connected the floor drain system at a cost of \$1,500. Total project within budget at \$34,110. Lease revenue over the first 5 years is \$21,478.
- Construction and installation of ADA restroom, ADA entry, electrical and metal siding in building 517 located at 420 E. Cessna (Adamant Cellars) by airport maintenance personnel within budget at a cost of \$12,746.
- Added 40 new parking stalls at the airport terminal building at a cost of \$143,000. Port paid for the project.
- Airport hosts quarterly pilot meetings. Local pilots attend to stay connected with airport issues/projects and opportunity to meet with commissioners. For the summer gathering the Airport hosted a BBQ for the grand opening of the newly rehabilitated general aviation ramp and to thank the aviation users for their patience during the project.
- Entered into an agreement with Walla Walla County Public Works to paint Runway 7 threshold and edge markings, Taxiway A centerline/edge markings and centerlines on north ramp at a cost of \$6,173.
- Airport Rate & Charge Guidelines were reviewed and approved by commissioners with updates effective October 1.
- Entered into a lease agreement with Palencia Wine Company for wine incubator space located at 600 Piper Avenue. First year lease revenue is \$10,800.
- Entered into a lease agreement with Burwood Brewing Company for “brewery” in the wine incubator space located at 602 Piper Avenue. First year lease revenue is \$10,800.
- Entered into an additional lease agreement with Dunham Cellars for temperature controlled storage in building 507A located at 324 Curtis Ave. Tenant to make approximately \$50,000 in improvements to building. Lease revenue over the first 3 years is \$41,298.
- Entered into a lease agreement with Chris Johnson Plumbing for office and business equipment space in buildings 166 and 225 located at 675 E Street and 410 E. Boeing Avenue respectively. Yearly rental income of \$13,515.
- Entered into a lease agreement with Barb Newby, Brushes N Brix Company, for an art and wine studio in building 516 located at 350 D Street. Rental income of \$450 per month with an additional \$213 per month in Lessor improvements of \$12,000. Airport

maintenance staff made improvements which consisted of electrical/light installation, garage door and ADA restroom. First year lease revenue is \$5,100 plus additional \$2,558 in improvement payback.

- Entered into long-term land leases with Greg Tompkins and Jim Ferraro. Lease revenue over the first 5 years will be \$20,956 and \$25,602 respectively.
- Renewed the Beechinor Farm lease for another 5-years.
- Renewed Tate Transportation lease for another 10-year term with lease rates ranging from \$2,054 - \$2,938 per month.
- Renewed Pacific Power land lease for another 5-year term with lease rates ranging from \$2,600 - \$3,200 per month.
- Purchased the Mannina Cellars building at 760 C Street for \$300,000. Port purchased with insurance proceeds and the Airport entered into a loan agreement with the Port for repayment over a 15 year term. Mannina Cellars entered into a lease agreement with rental income at 8% of CAP of sale price or \$2,441 per month.
- Airport successfully passed its annual FAA Part 139 inspection.
- Airport participated in a successful, full-scale ARFF disaster drill that was coordinated by Walla Walla County Emergency Management and Fire District 4.
- Airport Art Committee commissioned artist Koryn Rolstad from Seattle for the “Illuminated Gateway Arbors” sculptures that will be placed at the terminal aviation entry and the industrial park entry. The Washington State Arts Commission will own the art work and will be paid for with money from the state funded construction project at the Walla Walla Penitentiary at ½ of 1% of state money. Approximately \$140,000 is available for public art.
- Airport made a smart, strategic decision to keep ownership of the copper wire being removed as part of the aviation ramp rehabilitation project. The airport was able to sell the copper wire for \$31,967.