

COMMISSIONERS' MEETING MINUTES

October 25th, 2022 – 9:00 am

Those present were:

Commissioner Gary Weaver, via phone

Executive Director Chris Faix

Commissioner Deena Vietzke

Executive Assistant Carmon Derting

Commissioner Kenny Schutte, via phone

Guests: Steve Sackmann, Attorney, via phone

Kyle Niehenke

Called to order at 9:00 am.

K. Schutte made a motion to approve the agenda, D. Vietzke second, motion passed

K. Schutte made a motion to approve minutes from October 11th, 2022 meetings, D. Vietzke second, motion passed

D. Vietzke made a motion to approve vouchers, K. Schutte second, motion passed.

S. Sackmann:

S. Sackmann is still working on the paperwork for the developer. He believes the developer has no intention on paying cash for the property come October 2023. There should be a formal agreement on the early deed releases. There are 4 options for this situation: 1. \$20,000 now that is nonrefundable. This would hold the property for 9 months and allow for early deed releases with the Port having final say on what goes in. Full payment would be needed at end of 9 months. 2. The Port can just walk away from the deal. 3. There can be a 6-month extension after 9 months with the addition of a bump clause. 4. The original offer can be accepted with the addition of the bump clause and making sure the farmer can use the land. After discussion, there was another option added. This option would be the developer installing the interceptor drain, sewer or bury the canal in lieu of the \$20,000. The Commissioners have agreed to revert back to request a cash offer instead of reserving the property for up to 2 years and negotiating multiple extensions. C. Faix will speak with the developer and will contact S. Sackmann.

S. Sackmann also reviewed the lawsuit with the Commissioners.

K. Schutte made a motion to hire Matt and work on a settlement. D. Vietzke second, motion approved.

K. Niehenke

The conference went well and he will meet with C. Faix to debrief.

Airport:

There was a discussion about renting some of the hangars for recreational vehicles as there may be 4 open units come January. G. Weaver was concerned about the traffic and clutter that would be created as well as it is an airport and should prioritize airplane usage. If it is something that is decided it, there would be a no sublease clause, the lease would be month-to-month and the ability to give a 30-day notice of eviction if a pilot needed a hangar for a plane. C. Faix will do further research and the subject was tabled until the next meeting.

Bruce

The Department of Commerce grant has been turned in. If it is awarded, it can be used as part of the match for the Water Tower Project.

C. Faix met with CERB and JUB during the conference week. There is potential of 80% of the project to be funded through loan/grant with CERB. The request is due by November 14th.

SEV has signed the lease for the 59 acres and have sent the first check for the due diligence period.

Other

The Commissioners held a public hearing for the 2023 budget. The proposed budget was reviewed. There was no public comment.

D. Vietzke made a motion to approve the 2023 budget. K. Schutte second and the motion passed.

C. Faix gave a short summary of the 3 conferences he attended last week. He met with CERB, did networking at the Small Airports Conference and attended the WPPA conference. He also did a presentation in coordination with CARB about the Hangar 4 Project.

With no further business coming before the Port of Othello Commissioners, the meeting adjourned at 9:55 am.

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Gary Weaver, Chairperson

A handwritten signature in blue ink, appearing to read "Deena Vietzke", written over a horizontal line.

Deena Vietzke

A handwritten signature in blue ink, appearing to read "Kenny Schutte", written over a horizontal line.

Kenny Schutte

A handwritten signature in blue ink, appearing to read "Carmon Derting", written over a horizontal line.

Carmon Derting, Executive Assistant