

## COMMISSIONER'S MEETING MINUTES January 13, 2026 – 9:30 am

Those present were:

Commissioner Gary Weaver (via phone)  
Commissioner Deena Vietzke  
Commissioner Homer Montemayor  
Guest: Kyle Niehenke, ACDC

Executive Director Chris Faix  
Executive Assistant Carmon Derting

Called to order at 9:30 am.

H. Montemayor made a motion to approve the agenda with the addition to a discussion of potential land discussion to Property Management. D. Vietzke; seconded; the motion passed.

D. Vietzke made a motion to approve the minutes with a change under Property Management to change the motion to clarify the Real Estate Agent. It is requested that the motion be changed from "hire Dave Peperd as the Commercial Real Estate Agent" to add for the specification of the Broadway and Elm property; D. Vietzke seconded; the motion passed.

G. Weaver made a motion to approve the vouchers with questions that were asked and answered; H. Montemayor seconded; motion passed.

G. Weaver made a motion to appoint H. Montemayor as Chairperson for 2026; D. Vietzke second, motion passed.

### **KYLE NIENENKE**

He has mentioned he will be in Othello on Tuesdays and try to attend the Port meetings more regularly. He also thanked the Port for allowing him to become a tenant.

### **AIRPORT**

#### **BRUCE**

C. Faix discussed the reintroduction of a potential tenant. They are requesting 56 acres. From the Water Tower to the south. They want to use food waste and make it into alternative fuel. They are willing to do earnest money of \$5000 for 6 months and \$10,000 for an addition 6 months. The current proposal would be to pay \$400 per acre/month with a lease of 10 years with 2 – five-year renewal possibilities. There needs to be a note of making sure land is returned to original state unless Port agrees otherwise. G. Weaver would like to make sure renegotiations could be added to each renewal. They will have 25-30 employees and possible expansion possibilities. C. Faix will continue to negotiate with them and bring our attorney into the discussion. The Commissioner requested a higher earnest money agreement. The suggestion is \$15,000 for first 6 months and \$20,000 for 2nd 6 months. There is also a suggestion to see if they will consider the 40 northern acres.

C. Faix also spoke to someone who is looking at 100 acres for a data center. They will eventually want to purchase the land. They also want us to purchase more land and sell it to them. The suggestion is still to work on a plan.

There is also potential for another prospect for 400 jobs in food processing and they would need a large amount of water. They are looking at 30 acres.

K. Nienenke gave a warning that we will need to begin looking for more water rights if a large user comes in.

#### HIGHWAY 26/REYNOLDS

C. Faix gave an update on the conversation he had with the Mayor on the need for the roundabout. It was said that Leprechaun wants to relocate at the opposite corner and has a budget for a portion of the roundabout. The City and the Port can work together, and K. Niehenke spoke with Representative Schoesler, and it will be added to Legislative Priorities in hopes the State comes in to do it.

#### PROPERTY MANAGEMENT

D. Freeman request a reduction of lease amount to \$200 per acre due to rising costs. It was decided to do some research before a decision is made. It will be tabled until the next meeting.

A Potential Tenant came to C. Faix for the Highway 24 land for a construction/lumber yard. He is proposing an 8,000 square foot building with ability to expand and then a place for lumber storage. He would like us to build the building and sign a 10-year contract for lease with 2 five-year renewals with possible purchase at the end of the contract. There will be 7 - 10 employees to start. He knows the building would need to through the bidding process. C. Faix will check with Port Attorney on his ability to bid on the building. The Commissioners would like a Business Plan and tentative contract.

G. Weaver has requested we make an offer on the Broadway and Elm property for a future project. JUB did find out that a building for a potential Mail Store would fit there, but it was discovered that a Port cannot run a commercial business of that sort. The appraisal came back at \$205,000.

H. Montemayor motioned to make an offer of \$250,000; G. Weaver seconded the motion, the motion passed unanimously.

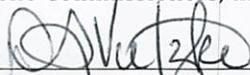
There was more weather damage to the incubator building. Water was pooling against Unit D and water was getting inside. A contractor came in and made a ditch along the backside of the building and will put in a pipe to allow the water to properly drain and put gravel on top of that.

#### OTHER

D. Vietzke discussed her feelings on communication with Commissioners.

C. Faix would like to move the February 10th meeting due to Water Classes that week. It will be moved to Friday, February 6th at 9:30am.

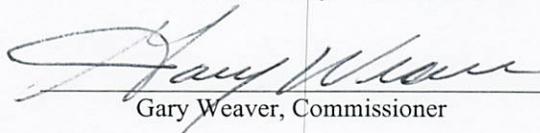
With no further business coming before the Port of Othello Commissioners, the meeting was adjourned at 10:54 am.



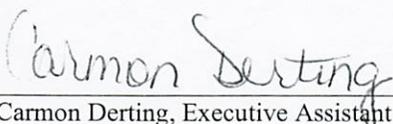
Deena Vietzke, Commissioner



Homer Montemayor, Commissioner



Gary Weaver, Commissioner



Carmon Derting, Executive Assistant