COMMISSIONER'S MEETING MINUTES
October 12, 2026 – 10:00 am

Those present were:
Commissioner Gary Weaver
Commissioner Deena Vietzke
Commissioner Homer Montemayor

Executive Director Chris Faix
Executive Assistant Carmon Derting

Guest: Ben Hoppe, JUB Engineering
Kyle Nienenke, ACDC

Called to order at 10:10 am.

G. Weaver made a motion to approve the agenda, with questions about City Meetings; D. Vietzke seconded; the motion passed.
G. Weaver made a motion to approve the minutes; H. Montemayor seconded; the motion passed.
D. Vietzke made a motion to approve the vouchers with questions about the individual invoices answered; G. Weaver seconded; motion passed.

ACDC
K. Nienenke spoke about the grants for the opportunity zones and what they were. Ritzville and Bruce were both nominated. Both were chosen. It gives the investors a Federal tax break incentive. Current projects are eligible. K. Nienenke gave a report on his Denmark trip. There is a Career Show Case on Thursday.

AIRPORT
Tiedown Update – C. Faix gave an update the pavement and temporary markings are completed, and permanent striping and anchors will be done later this month.

C. Faix gave an updated on the water storage. There was confirmation that both tanks can be placed in the same location. C. Faix asked JUB about adjusting our CIP to accomplish the water storage next year. The Fire Chief has also been consulted so that the necessary connections are included.

It was discussed to sterilize the airport again this year, and then do it every other year. It was agreed.

BRUCE
The two buildings are getting closer to completion. Apollo is still waiting on the tank to be fabricated. Work from Apollo may be suspended until February or March due to the tank delivery. Apollo finished and smoothed out the road which has been approved by the County.

The new tenants have signed their agreement, and first payment will be coming soon. The Commissioners would like a photo opportunity with the tower and new tenant.

PROPERTY MANAGEMENT
C. Faix handed out the response from the City Engineer/Public Works Director to the letter sent from JUB about the turn lane. If new access is requested, JUB mentioned that it is the right of the City to ask us to do whatever they want, but we are asking for a second entrance of which we should need to do a right out only. C. Faix is to speak with the City and let them know we will be working with Pegram.

G. Weaver made a motion to pay Doug Pegram 49.5%, no more than $200,000, for the turn lane project; D. Vietzke second, motion passed.

C. Faix had determined the other party interested in Broadway and Elm has not responded. C. Faix has been speaking with someone else interested, but the Commissioners have reservations on the reason of the purchase. There was public comment about the reason and that it is a small thing compared to the larger projects we are looking at. The Commissioners agreed and will allow negotiations.

OTHER

City Report from D. Vietzke. Angel's plots have been accepted. Ecology came in about outdoor burning. The City also talked about solid waste.

The Commissioners were asked about guidance about grant requests. G. Weaver is asking JUB for their opinion. Lobbyists are used a lot to get big Legislative grants. JUB will be willing to help watch out for possibilities. Going to the IACC Conference is a promising idea as it is mostly about funding. There are tech team meetings available throughout the year. JUB will help facilitate communications and meetings with the Tech teams It was asked to make one page project ideas to use, for example the Reynolds/26 Roundabout.

The Commissioner's reviewed the potential budget. Public comment will be made at the October 27, 2026, meeting.

An Executive Meeting for Potential Land Purchase per RCW 42.30.110 1(b) was entered into at 11:35am and was exited at 11:50am. No decisions were made during the Executive Meeting.

G. Weaver made a motion to purchase the Pegram property for $880,000 at 7% interest with $250000 down and a 6-year payoff, D. Vietzke second, motion passed.

With no further business coming before the Port of Othello Commissioners, the meeting was adjourned at 1:21pm.

D. Vietzke

Deena Vietzke, Commissioner

Homer Montemayor, Commissioner

Gary Weaver, Commissioner

Carmon Derting

Carmon Derting, Executive Assistant