Port of Klickitat

Board of Commissioners Minutes

Regular Meeting

Date: November 03, 2026

Attendance

Present: Port Commissioner James Herman; Port Commissioner Billy Gross; Port Commissioner Adelle Hye; Deputy Director David Sauter; and Administrative Assistant Lisa Cunningham.

Absent: Executive Director Margie Ziegler

Guests:

Call to Order

Commissioner Hye opened the public hearing regarding the 2027 Operating Budget, Capital Budget, and Comprehensive Scheme Amendment at 4:32 PM. Sauter provided a staff review of the proposed operation budget, capital budget and comprehensive scheme amendment.

No public comment was made or submitted. Hye closed the public hearing at 4:48 PM. Hye opened the regular meeting at 4:50 PM.

Administrative Matters

Approval of Minutes

October 19, 2026, Regular Meeting Minutes. Gross motioned to approve the minutes. Herman seconded the motion. Motion carried.

Approval of Vouchers

- Accounts Payable Vouchers – November 03, 2026, 30970- 30985 – $22,188.50
- Payroll Vouchers – November 5, 2026, D15578-D15593 — $18,711.22

Herman motioned to approve the vouchers. Gross seconded the motion. Motion carried.

Old Business

New Business

DIP Lot 15

Sauter said Jerry Nutter is looking at land for storage and truck parking. Sauter said they are looking at DIP Lot 15 where there are 1.55 acres. Sauter said the Port will need to extend power

to Lot 15 and is waiting on a quote from Klickitat County PUD. Discussion ensued regarding future electric utility expansion on the South side of Dow Road to Lot 32, 15 and maybe 35. The board by consensus was in favor of the improvements prior to their occupancy and directed staff to work to enter into a lease.

Executive Director's Report

Dallesport Industrial Park (DIP) Building 153
Sauter said Commissioner Herman met Tom Wood and reviewed the business financials and found them acceptable. Discussion ensued regarding the set date of November 16th that all past due amounts are paid in full before any plans are addressed.

Terminal 1 Project
Sauter said the feasibility study has not been completed yet. Sauter said the concrete was crushed this past week and was stockpiled in the approved location.

BPBP Lot 9
Sauter said the lease has been signed, and all recommended traffic and pedestrian signs have been installed. Aerovel has begun using the property.

Pine Creek RNG
Sauter said we are still working with attorney and hope to have this lease by the end of November to Pine Creek.

Underpass Project
Sauter said the pathway was grounded out and repaved and all requested repairs have been made. The project will be closing out in the next couple of weeks.

Building 1D HVAC
Sauter said Alliant had a walk through with their subcontractors this past week and an estimated completion date is February 10, 2027.

Archer Aviation
Sauter said the owners of Archer Aviation reached out to the Port and will be meeting with them on November 4th.

Zepher Flight Lab 151C
Sauter said the tenant is requesting to install a prefabricated, fire-rated chemical storage building on the property at our Dallesport facility, connected to water and electrical service. Sauter is working with the county building department and utility companies for setbacks and best placement location.

Commissioners' Remarks
None.

Public Comment

None.

Adjournment

Commissioner Hye adjourned the meeting at 5:57 PM.

Minutes submitted by Lisa Cunningham, Administrative Assistant