

Port of Klickitat

Board of Commissioners Minutes

Regular Meeting

Date: September 15, 2026

Attendance

Present: Port Commissioner James Herman; Port Commissioner Billy Gross; Executive Director Margie Ziegler; Property Manager David Sauter; Administrative Assistant Lisa Cunningham

Absent: None

Guests: Kat Cuff Uplift Local

Call to Order

Commissioner Herman called the meeting to order at 4:41 PM.

Administrative Matters

Approval of Minutes

September 01, 2026, Meeting Minutes. Gross motioned to approve the minutes. Herman seconded the motion. Motion carried.

Approval of Vouchers

- Accounts Payable Vouchers – September 15, 2026, 30913–30928 — \$12,321.01

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

Old Business

Building 1D HVAC

Ziegler announced that Alliant is the responsive low bidder according to review by Port Engineer Darrin Eckman. Ziegler said Insitu will not pay for any tenant improvement additives. Discussion followed regarding the HVAC improvements to Building 1D. Herman motioned to award the base bid (\$211,646.00), Additive A conditioning in the training room (\$212,974.00), Additive B HVLS fans in training room (\$33,132.00), Additive C 2 HVLS fans in warehouse (\$51,347.00), and no award of Additive D conditioning the warehouse space for a total of \$509,099.00. Gross seconded the motion. Motion carried.

New Business

Port Commission District #2 Vacancy

Ziegler said Port attorney Bill Eling has reviewed the vacancy notices and the timeline for appointment. Ziegler said the vacancy notice will be published in the newspaper, the Port website and local post offices. Gross nominated Adelle Hye for the position of Port District Commission for District #2 without objections. Herman seconded the motion. Motion carried.

Executive Director's Report

Terminal 1 Project:

Sauter said he and Ziegler spoke with Richard Dietrich from Taylor Transportation and asked for a development plan for concrete at Terminal 1. Port Engineer Darrin Eckman will schedule inspections and start working on the economic impact study for Terminal 1.

BPBP Lot 9 Fill Project:

Sauter said Klickitat County Public Works (KCPW) has been moving and compacting the fill material. Sauter said the estimated completion date is two weeks including installation of two culverts. Ziegler said Airbus has asked for a five-year lease with one-year options for renewal. Ziegler said Port Engineer Darrin Eckman will coordinate with KCPW for inspections on the compaction.

Pine Creek RNG:

Ziegler said she met with Port Attorney Bill Eling about easements.

PNWA Policies and Projects Review:

Ziegler said each year the Pacific Northwest Waterways Association (PNWA) publishes supported infrastructure projects. Discussion followed the projects. By consensus the PC agreed to change restoration of the rail spur to marketing and to add a new building at Bingen Point Business Park.

LS Network:

Sauter said Heven Aerotech (Zepher Flight Laboratories, Inc) needs additional internet connection capacity at the 151C building in Dallesport Industrial Park. Sauter said he and McClain blew out debris from the junction box for fiber optic cables to be installed.

151B Roof:

Sauter said Gorge Crete is leasing all the 151B building now. Gorge Crete reported an issue with the rolling door. Sauter said he and McClain replaced the broken roller with a new roller and placed a concrete block along the doorway to prevent the door from movement during high winds. Sauter said the building is a steel building with a flat roof. Sauter said the roof is leaking. Repairing is not a cost-effective long-term solution, so Sauter is preparing quotes to replace the metal roofing. Sauter said the gravel has been placed on lot 39.

Underpass Project:

Ziegler said she continues to work with Port Engineer Darrin Eckman and the WSDOT to address concerns on Marina Way and the Walking Path.

BPBP Columbia River Way Intersection:

Ziegler said Insitu has requested a traffic change to a four-way stop at the intersection of Columbia River Way and Spruce Street. Ziegler said she reviewed the change with Port Engineer Darrin Eckman, and he provided information on required signage. Insitu will partner with the Port and install the signs in the correct locations.

Mid-Columbia Regional Economic Development Strategy Meeting:

Sauter said he will be presenting at the September 24, 2026, meeting in Goldendale.

Commissioners' Remarks

None.

Public Comment

None.

Adjournment

Commissioner Herman adjourned the meeting at 6:11 PM.

Minutes submitted by Lisa Cunningham, Administrative Assistant