



PO Box 285 • Dallesport • Washington • 98611
• Airport Management • 509-767-2272
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**Agenda for the
MEETING OF THE REGIONAL AIRPORT BOARD
OF THE
COLUMBIA GORGE REGIONAL AIRPORT**

(Established cooperatively between the City of The Dalles, Oregon and Klickitat County, Washington)

Friday December 21, 2018 @ 7:00am

Meeting to be held at the Airport Terminal in Dallesport, WA

I. Roll Call

II. Approval of Agenda

III. Approval of Minutes

A. Regular Board Meeting Minutes of November 30, 2018.

IV. Public Comments (Items not on the Agenda)

V. Board Member Reports

VI. Discussion Items

A. Water District

B. Budget Report

VII. Action Items

A. TacAero/ Hood Tech Lease

B. Board Member Term Discussion

VIII. Management Report

IX. Pursuant to RCW 42.30.110© the Board will reconvene in Executive Session to consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of

decrease price. However, final action selling or leasing public property shall be taken in a meeting open to the public;

X.Next meeting January 18, 2019

Adjournment



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MINUTES

COLUMBIA GORGE REGIONAL AIRPORT MEETING

November 30, 2018

PRESIDING: President Jim Wilcox

BOARD PRESENT: Tim McGlothlin, Dave Sauter, David Griffith, Terry Trapp, Norm Deo, Tim Urness

BOARD ABSENT: None

STAFF PRESENT: Airport Manager Chuck Covert, Secretary Cheyenne Henderson, FBO Manager Jeff Renard, Daren Lacock of TacAero and Dallesport Fire District, Julie Krueger City of The Dalles, Matthew Klebes City of The Dalles

PUBLIC: Andreas Von Flotow of Hood Tech/TacAero, and Don McDermott of Dallesport/ Murdock Community Council

CALL TO ORDER

The meeting was called to order by Chairman Jim Wilcox at 7:01 am.

ROLL CALL

Roll call was conducted by Secretary Henderson, all Board Members present.

APPROVAL OF AGENDA

It was moved by Terry Trapp and seconded by Tim Urness to approve the agenda after corrections. The motion carried unanimously.

APPROVAL OF MINUTES

It was moved by Tim McGlothlin and seconded by David Griffith to approve the September 21, 2018 Regular Board Meeting minutes. The motion carried unanimously.

PUBLIC COMMENTS

Darren Lacock of TacAero held communication with Gina Mosbrucker state representative on new legislation on state funding for the use of DNR Fire Bosses. If there is funding through the county tom cover the first hour for fire boss to be up in the air, the state will cover the remaining flight time.

BOARD MEMBER REPORTS

Tim Urness and David Griffith reported they attended the ground breaking of the Yakima Nations.

DISCUSSION ITEMS

A. Water District:

Chairman Jim Wilcox and Airport Manager Chuck Covert attended a Dallesport Water District meeting earlier this week to continue the transfer of water rights.

Commission directed staff to budget for replacement of the water lines and meters serving the terminal and adjacent building area. Recommendation to proceed forward.

There was also talk about transferring the Airport Industrial Park roads and Airport Way over to Klickitat County to turn them into public roads as they are currently private.

ACTION ITEMS

A. Celilo Crossing:

Dave Sauter presented ENA from KYDO that would like to proceed with the golf course project.

Terry Trapp made motion to recommend to the city and county the agreement with KYDO for development. Tim McGlothlin second. The motion carried 6-1 with David Griffith asking for an extension for further evaluation.

B. Hood Tech/ TacAero Building Proposal:

Andre Von Flotow of TacAero announced there will be truckloads of steel for building new hangars delivered to the airport this coming week. Jeff Renard explained the buildings were sent from Hood River Airport due to issues with the county and sewer lines. The complexes will provide a great amount of new hangar space. Chuck Covert will help to have building permits authorized by the FAA.

A motion was made by Terry Trapp and seconded by Dave Sauter to have leases presented as Action Items on the next Airport Agenda. The motion carried unanimously.

C. Budget Report:

D. Check Registry:

Under Advertising there was a check made out for \$1,095.54 that was never deposited.

MANAGEMENT REPORT

Chuck stated this year the airport will be more than ready for the upcoming winter.

NEXT MEETING

The next meeting will be December 21, 2018 at 7:00 am.

ADJOURMENTS

Having no further business, the meeting was adjourned at 8:20 am.

SIGNED:

Jim Wilcox, President

ATTEST:

Cheyenne Henderson, Secretary

CITY OF THE DALLES
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

AIRPORT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>BEGINNING BALANCE</u>					
061-0000-300.00-0 BEGINNING BALANCE	.00	.00	416,325.00	416,325.00	.0
TOTAL BEGINNING BALANCE	.00	.00	416,325.00	416,325.00	.0
<u>INTERGOVERNMENTAL REVENUE</u>					
061-0000-330.00-0 INTERGOVERNMENTAL REVENUE	.00	32,500.00	65,000.00	32,500.00	50.0
061-0000-330.10-0 OTHER WA	.00	1,479.78	.00	(1,479.78)	.0
061-0000-330.15-0 OTHER OR	.00	.00	100,000.00	100,000.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	33,979.78	165,000.00	131,020.22	20.6
<u>FEDERAL REVENUES</u>					
061-0000-331.20-0 FEDERAL GRANTS-FAA	.00	.00	200,000.00	200,000.00	.0
061-0000-331.90-0 FEDERAL GRANTS-MISC	.00	425,000.00	.00	(425,000.00)	.0
TOTAL FEDERAL REVENUES	.00	425,000.00	200,000.00	(225,000.00)	212.5
<u>STATE GRANTS</u>					
061-0000-334.80-0 WASHINGTON STATE GRANTS	.00	.00	20,000.00	20,000.00	.0
061-0000-334.90-0 STATE GRANTS, OTHER	.00	.00	.00	.00	.0
TOTAL STATE GRANTS	.00	.00	20,000.00	20,000.00	.0
<u>GENERAL GOVERNMENT</u>					
061-0000-341.90-0 MISC SALES AND SERVICES	.00	.00	5,000.00	5,000.00	.0
TOTAL GENERAL GOVERNMENT	.00	.00	5,000.00	5,000.00	.0
<u>AVIATION FUEL SALES</u>					
061-0000-347.00-0 AVIATION FUEL SALES	917.98	6,649.24	8,500.00	1,850.76	78.2
TOTAL AVIATION FUEL SALES	917.98	6,649.24	8,500.00	1,850.76	78.2
<u>INTEREST REVENUES</u>					
061-0000-361.00-0 INTEREST REVENUES	.00	.00	1,500.00	1,500.00	.0
TOTAL INTEREST REVENUES	.00	.00	1,500.00	1,500.00	.0

CITY OF THE DALLES
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

AIRPORT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>RENTAL REVENUES</u>					
061-0000-363.50-0	11,419.68	61,556.25	63,441.00	1,884.75	97.0
	11,419.68	61,556.25	63,441.00	1,884.75	97.0
<u>OTHER MISC REVENUES</u>					
061-0000-369.00-0	190.00	4,368.00	2,000.00	(2,368.00)	218.4
	190.00	4,368.00	2,000.00	(2,368.00)	218.4
<u>OPERATING TRANSFERS IN</u>					
061-0000-391.01-0	7,909.09	31,545.45	65,000.00	33,454.55	48.5
	7,909.09	31,545.45	65,000.00	33,454.55	48.5
<u>SALE OF FIXED ASSETS</u>					
061-0000-392.00-0	.00	.00	.00	.00	.0
	.00	.00	.00	.00	.0
<u>PROCEEDS- LT LIABILITIES</u>					
061-0000-393.10-0	.00	.00	.00	.00	.0
	.00	.00	.00	.00	.0
	20,436.75	563,098.72	946,766.00	383,667.28	59.5

CITY OF THE DALLES
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

AIRPORT DEBT SERVICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>BEGINNING BALANCE</u>					
062-0000-300.00-0	.00	.00	40,432.00	40,432.00	.0
	.00	.00	40,432.00	40,432.00	.0
<u>INTEREST REVENUES</u>					
062-0000-361.00-0	1,258.73	6,010.02	3,835.00	(2,175.02)	156.7
	1,258.73	6,010.02	3,835.00	(2,175.02)	156.7
<u>RENTAL REVENUES</u>					
062-0000-363.50-0	17,360.00	89,045.00	193,789.00	104,744.00	46.0
	17,360.00	89,045.00	193,789.00	104,744.00	46.0
<u>SOURCE 391</u>					
062-0000-391.61-0	.00	.00	.00	.00	.0
	.00	.00	.00	.00	.0
	18,618.73	95,055.02	238,056.00	143,000.98	39.9

CITY OF THE DALLES
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

AIRPORT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT	
<u>AIRPORT</u>						
061-6100-000.31-10	CONTRACTUAL SERVICES	.00	480.09	1,800.00	1,319.91	26.7
061-6100-000.31-90	CONTRACTUAL SERV-OTHER	9,500.00	38,000.00	114,000.00	76,000.00	33.3
061-6100-000.32-10	AUDITING SERVICES	.00	4,000.00	6,050.00	2,050.00	66.1
061-6100-000.34-10	ENGINEERING SERVICES	.00	.00	.00	.00	.0
061-6100-000.41-10	WATER & SEWER	1,000.00	3,894.88	9,000.00	5,105.12	43.3
061-6100-000.41-20	GARBAGE SERVICES	.00	20.72	500.00	479.28	4.1
061-6100-000.41-40	ELECTRICITY	557.81	2,944.50	10,000.00	7,055.50	29.5
061-6100-000.43-10	BUILDINGS AND GROUNDS	1,184.59	7,288.48	19,000.00	11,711.52	38.4
061-6100-000.43-45	JOINT USE OF LABOR/EQUIP	.00	.00	1,000.00	1,000.00	.0
061-6100-000.43-50	VEHICLES	669.35	1,744.56	6,000.00	4,255.44	29.1
061-6100-000.43-51	GAS/OIL/DIESEL/LUBRICANTS	186.14	995.94	1,500.00	504.06	66.4
061-6100-000.46-10	PROPERTY TAXES	.00	5,178.72	11,000.00	5,821.28	47.1
061-6100-000.52-10	LIABILITY	.00	8,127.00	9,100.00	973.00	89.3
061-6100-000.52-30	PROPERTY	.00	10,313.67	14,888.00	4,574.33	69.3
061-6100-000.53-20	POSTAGE	41.47	113.38	300.00	186.62	37.8
061-6100-000.53-30	TELEPHONE	.00	623.41	1,720.00	1,096.59	36.2
061-6100-000.53-40	LEGAL NOTICES	.00	.00	250.00	250.00	.0
061-6100-000.54-00	ADVERTISING	.00	(1,095.54)	560.00	1,655.54	(195.6)
061-6100-000.57-00	PERMITS	.00	583.20	1,500.00	916.80	38.9
061-6100-000.58-10	TRAVEL, FOOD & LODGING	656.18	656.18	2,000.00	1,343.82	32.8
061-6100-000.58-50	TRAINING AND CONFERENCES	.00	165.00	1,800.00	1,635.00	9.2
061-6100-000.58-70	MEMBERSHIPS/DUES/SUBSCRIP	100.00	200.00	495.00	295.00	40.4
061-6100-000.60-10	OFFICE SUPPLIES	.00	703.41	480.00	(223.41)	146.5
061-6100-000.69-50	MISCELLANEOUS EXPENSES	.00	292.02	1,000.00	707.98	29.2
061-6100-000.69-80	ASSETS < \$5000	.00	.00	1,000.00	1,000.00	.0
061-6100-000.72-20	BUILDINGS	.00	.00	100,000.00	100,000.00	.0
061-6100-000.72-30	BUILDINGS - HANGER	.00	.00	.00	.00	.0
061-6100-000.73-30	IMPRVMTS OTHER THAN BLDGS	12,000.00	15,414.28	220,000.00	204,585.72	7.0
061-6100-000.74-10	MACHINERY	.00	.00	.00	.00	.0
061-6100-000.78-50	FIXED ASSET RECLASS ACCT	.00	.00	.00	.00	.0
	TOTAL AIRPORT	25,895.54	100,643.90	534,943.00	434,299.10	18.8
<u>AIRPORT</u>						
061-9500-000.81-62	TO AIRPORT DEBT SERVICE	.00	.00	.00	.00	.0
061-9500-000.88-00	CONTINGENCY	.00	.00	411,823.00	411,823.00	.0
	TOTAL AIRPORT	.00	.00	411,823.00	411,823.00	.0
	TOTAL FUND EXPENDITURES	25,895.54	100,643.90	946,766.00	846,122.10	10.6

CITY OF THE DALLES
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

AIRPORT DEBT SERVICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEBT SERVICE</u>					
062-6100-000.79-15 BOND PRINCIPAL	.00	.00	75,000.00	75,000.00	.0
062-6100-000.79-25 BOND INTEREST	.00	37,712.50	75,425.00	37,712.50	50.0
062-6100-000.79-50 LOAN PRINCIPAL PAYMENTS	.00	.00	25,000.00	25,000.00	.0
062-6100-000.79-55 PRIN PMTS - K CO CERB LN	.00	25,000.00	25,000.00	.00	100.0
062-6100-000.79-60 LOAN INTEREST PAYMENTS	.00	.00	1,800.00	1,800.00	.0
062-6100-000.79-65 INT PMTS - K CO CERB LN	.00	6,375.00	6,375.00	.00	100.0
062-6100-000.79-66 INT PMTS - K CO FY13/14	.00	.00	.00	.00	.0
062-6100-000.79-80 RESERVE FOR FUTURE DEBT	.00	.00	29,456.00	29,456.00	.0
TOTAL DEBT SERVICE	.00	69,087.50	238,056.00	168,968.50	29.0
TOTAL FUND EXPENDITURES	.00	69,087.50	238,056.00	168,968.50	29.0

Report Criteria:

- Actual Amounts
- All Accounts
- Summarize Payroll Detail
- Print Period Totals
- Print Grand Totals
- Include All Comments
- Include Funds: 061-062
- Page and Total by Fund
- Include Balance Sheets: None
- Include Revenues: None
- All Segments Tested for Total Breaks

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
CONTRACTUAL SERVICES							
			10/31/2018 (10/18) Balance	061-6100-000.31-10			480.09
			11/30/2018 (11/18) Period Totals and Balance		.00 *	.00 *	480.09
YTD Encumbrance		.00 YTD Actual	480.09 Total	480.09 YTD Budget	1,800.00 Unexpended	1,319.91	
CONTRACTUAL SERV-OTHER							
			10/31/2018 (10/18) Balance	061-6100-000.31-90			28,500.00
11/01/2018	AP	129	AVIATION MANAGEMENT SERVICES **VendorNo: 10197 **Inv. No: OCTOBER 2018 **Desc: OCT 18 MGNT CONTRACT **Inv. Date: 11/1/2018 **PO No: **Remit Name: AVIATION MANAGEMENT SERVICES **Merchant Vendor No: 10197 **Merchant Vendor Name: AVIATION MANAGEMENT SERVICES **Invoice Created By: Irowland		9,500.00		
			11/30/2018 (11/18) Period Totals and Balance		9,500.00 *	.00 *	38,000.00
YTD Encumbrance		.00 YTD Actual	38,000.00 Total	38,000.00 YTD Budget	114,000.00 Unexpended	76,000.00	
AUDITING SERVICES							
			10/31/2018 (10/18) Balance	061-6100-000.32-10			4,000.00
			11/30/2018 (11/18) Period Totals and Balance		.00 *	.00 *	4,000.00
YTD Encumbrance		.00 YTD Actual	4,000.00 Total	4,000.00 YTD Budget	6,050.00 Unexpended	2,050.00	
ENGINEERING SERVICES							
			10/31/2018 (10/18) Balance	061-6100-000.34-10			.00
			11/30/2018 (11/18) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance		.00 YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00	
WATER & SEWER							
			10/31/2018 (10/18) Balance	061-6100-000.41-10			2,894.88
10/31/2018	AP	4	DALLESPORT WATER ASSOCIATION **VendorNo: 366 **Inv. No: 100173 10-18 **Desc: AIRPORT WATER **Inv. Date: 10/31/2018 **PO No: **Remit Name: DALLESPORT WATER ASSOCIATION **Merchant Vendor No: 366 **Merchant Vendor Name: DALLESPORT WATER ASSOCIATION **Invoice Created By: Irowland		800.00		
10/31/2018	AP	5	DALLESPORT WATER ASSOCIATION **VendorNo: 366 **Inv. No: 100460 10-18 **Desc: AIRPORT WATER **Inv. Date: 10/31/2018 **PO No: **Remit Name: DALLESPORT WATER ASSOCIATION **Merchant Vendor No: 366 **Merchant Vendor Name: DALLESPORT WATER ASSOCIATION **Invoice Created By: Irowland		150.00		

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
10/31/2018	AP	6	DALLESFORT WATER ASSOCIATION **VendorNo: 366 **Inv. No: 100489 10-18 **Desc: HYDRANT METER AIRPORT **Inv. Date: 10/31/2018 **PO No: **Remit Name: DALLESFORT WATER ASSOCIATION **Merchant Vendor No: 366 **Merchant Vendor Name: DALLESFORT WATER ASSOCIATION **Invoice Created By: Irowland		50.00		
11/30/2018 (11/18) Period Totals and Balance					1,000.00 *	.00 *	3,894.88
YTD Encumbrance		.00 YTD Actual	3,894.88 Total	3,894.88 YTD Budget	9,000.00 Unexpended	5,105.12	
GARBAGE SERVICES		10/31/2018 (10/18) Balance		061-6100-000.41-20			20.72
11/30/2018 (11/18) Period Totals and Balance					.00 *	.00 *	20.72
YTD Encumbrance		.00 YTD Actual	20.72 Total	20.72 YTD Budget	500.00 Unexpended	479.28	
ELECTRICITY		10/31/2018 (10/18) Balance		061-6100-000.41-40			2,386.69
10/25/2018	AP	20	KLICKITAT COUNTY PUD **VendorNo: 689 **Inv. No: 69456080 10-18 **Desc: AIRPORT ELECTRICITY **Inv. Date: 10/25/2018 **PO No: **Remit Name: KLICKITAT COUNTY PUD **Merchant Vendor No: 689 **Merchant Vendor Name: KLICKITAT COUNTY PUD **Invoice Created By: Irowland		47.36		
10/25/2018	AP	21	KLICKITAT COUNTY PUD **VendorNo: 689 **Inv. No: 69547775 10-18 **Desc: AIRPORT ELECTRICITY **Inv. Date: 10/25/2018 **PO No: **Remit Name: KLICKITAT COUNTY PUD **Merchant Vendor No: 689 **Merchant Vendor Name: KLICKITAT COUNTY PUD **Invoice Created By: Irowland		140.40		
11/08/2018	AP	379	KLICKITAT COUNTY PUD **VendorNo: 689 **Inv. No: 6195849 11-18 **Desc: AIRPORT ELECTRICITY **Inv. Date: 11/8/2018 **PO No: **Remit Name: KLICKITAT COUNTY PUD **Merchant Vendor No: 689 **Merchant Vendor Name: KLICKITAT COUNTY PUD **Invoice Created By: Irowland		370.05		
11/30/2018 (11/18) Period Totals and Balance					557.81 *	.00 *	2,944.50
YTD Encumbrance		.00 YTD Actual	2,944.50 Total	2,944.50 YTD Budget	10,000.00 Unexpended	7,055.50	
BUILDINGS AND GROUNDS		10/31/2018 (10/18) Balance		061-6100-000.43-10			6,103.89
10/30/2018	AP	27	OREGON EQUIPMENT COMPANY **VendorNo: 974 **Inv. No: 72649 **Desc: SHEET METAL BUILD 8 PIECES **Inv. Date: 10/30/2018 **PO No: **Remit Name: OREGON EQUIPMENT COMPANY **Merchant Vendor No: 974 **Merchant Vendor Name: OREGON EQUIPMENT COMPANY **Invoice Created By: Irowland		267.50		
11/09/2018	AP	414	OREGON EQUIPMENT COMPANY **VendorNo: 974 **Inv. No: 72713 **Desc: SHEET METAL BUILT TO DESIGN **Inv. Date: 11/9/2018 **PO No: **Remit Name: OREGON EQUIPMENT COMPANY **Merchant Vendor No: 974 **Merchant Vendor Name: OREGON EQUIPMENT COMPANY **Invoice Created By: Irowland		20.00		

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
10/28/2018	AP	741	BANKCARD CENTER 8925 **VendorNo: 10163 **Inv. No: 0044-8925 11-18 **Desc: BUILDING & GROUNDS SUPPLIES C COVERT **Inv. Date: 10/28/2018 **PO No: **Remit Name: BANKCARD CENTER 8925 **Merchant Vendor No: 10163 **Merchant Vendor Name: BANKCARD CENTER 8925 **Invoice Created By: Irowland		1,332.97		
10/28/2018	AP	743	BANKCARD CENTER 8925 **VendorNo: 10163 **Inv. No: 0044-8925 11-18 **Desc: CREDIT MEMO BLDG & GROUNDS C COVERT **Inv. Date: 10/28/2018 **PO No: **Remit Name: BANKCARD CENTER 8925 **Merchant Vendor No: 10163 **Merchant Vendor Name: BANKCARD CENTER 8925 **Invoice Created By: Irowland			435.88-	
11/30/2018 (11/18) Period Totals and Balance					1,620.47 *	435.88- *	7,288.48
YTD Encumbrance	.00	YTD Actual	7,288.48 Total	7,288.48 YTD Budget	19,000.00 Unexpended	11,711.52	
JOINT USE OF LABOR/EQUIP			10/31/2018 (10/18) Balance	061-6100-000.43-45			.00
			11/30/2018 (11/18) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	1,000.00 Unexpended	1,000.00	
VEHICLES			10/31/2018 (10/18) Balance	061-6100-000.43-50			1,075.21
10/18/2018	AP	111	DALLES NAPA AUTO PARTS **VendorNo: 10169 **Inv. No: 538445 **Desc: FLEXIBLE COOLANT HOSE **Inv. Date: 10/18/2018 **PO No: **Remit Name: DALLES NAPA AUTO PARTS **Merchant Vendor No: 10169 **Merchant Vendor Name: DALLES NAPA AUTO PARTS **Invoice Created By: Irowland		33.11		
10/20/2018	AP	112	DALLES NAPA AUTO PARTS **VendorNo: 10169 **Inv. No: 538650 **Desc: FLEX FORM COOL HOSE RETURN **Inv. Date: 10/20/2018 **PO No: **Remit Name: DALLES NAPA AUTO PARTS **Merchant Vendor No: 10169 **Merchant Vendor Name: DALLES NAPA AUTO PARTS **Invoice Created By: Irowland			28.11-	
10/20/2018	AP	113	DALLES NAPA AUTO PARTS **VendorNo: 10169 **Inv. No: 538651 **Desc: FREIGHT CREDIT **Inv. Date: 10/20/2018 **PO No: **Remit Name: DALLES NAPA AUTO PARTS **Merchant Vendor No: 10169 **Merchant Vendor Name: DALLES NAPA AUTO PARTS **Invoice Created By: Irowland			5.00-	
10/20/2018	AP	114	DALLES NAPA AUTO PARTS **VendorNo: 10169 **Inv. No: 538655 **Desc: FLEX FORM COOL HOSE **Inv. Date: 10/20/2018 **PO No: **Remit Name: DALLES NAPA AUTO PARTS **Merchant Vendor No: 10169 **Merchant Vendor Name: DALLES NAPA AUTO PARTS **Invoice Created By: Irowland		36.46		
10/23/2018	AP	115	DALLES NAPA AUTO PARTS **VendorNo: 10169 **Inv. No: 539092 **Desc: FUEL LINE HOSE & DBL BOLT SNAP **Inv. Date: 10/23/2018 **PO No: **Remit Name: DALLES NAPA AUTO PARTS **Merchant		4.94		

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
			Vendor No: 10169 **Merchant Vendor Name: DALLES NAPA AUTO PARTS **Invoice Created By: Irowland				
10/24/2018	AP	116	DALLES NAPA AUTO PARTS **VendorNo: 10169 **Inv. No: 539236 **Desc: GEAR 80W-90 & FUEL LINE HOSE **Inv. Date: 10/24/2018 **PO No: **Remit Name: DALLES NAPA AUTO PARTS **Merchant Vendor No: 10169 **Merchant Vendor Name: DALLES NAPA AUTO PARTS **Invoice Created By: Irowland		89.72		
10/29/2018	AP	118	DALLES NAPA AUTO PARTS **VendorNo: 10169 **Inv. No: 539938 **Desc: FUEL FILTER & GEAR 80W-90 **Inv. Date: 10/29/2018 **PO No: **Remit Name: DALLES NAPA AUTO PARTS **Merchant Vendor No: 10169 **Merchant Vendor Name: DALLES NAPA AUTO PARTS **Invoice Created By: Irowland		50.96		
10/30/2018	AP	119	DALLES NAPA AUTO PARTS **VendorNo: 10169 **Inv. No: 540083 **Desc: DOUBLE BOLT SNAP **Inv. Date: 10/30/2018 **PO No: **Remit Name: DALLES NAPA AUTO PARTS **Merchant Vendor No: 10169 **Merchant Vendor Name: DALLES NAPA AUTO PARTS **Invoice Created By: Irowland		4.48		
10/31/2018	AP	123	DALLES NAPA AUTO PARTS **VendorNo: 10169 **Inv. No: 540425 **Desc: ANTIFREEZE **Inv. Date: 10/31/2018 **PO No: **Remit Name: DALLES NAPA AUTO PARTS **Merchant Vendor No: 10169 **Merchant Vendor Name: DALLES NAPA AUTO PARTS **Invoice Created By: Irowland		21.98		
11/05/2018	AP	126	DALLES NAPA AUTO PARTS **VendorNo: 10169 **Inv. No: 541092 **Desc: ANTIFREEZE **Inv. Date: 11/5/2018 **PO No: **Remit Name: DALLES NAPA AUTO PARTS **Merchant Vendor No: 10169 **Merchant Vendor Name: DALLES NAPA AUTO PARTS **Invoice Created By: Irowland		65.94		
10/28/2018	AP	742	BANKCARD CENTER 8925 **VendorNo: 10163 **Inv. No: 0044-8925 11-18 **Desc: VEHICLE EQUIPMENT MAINT C COVERT **Inv. Date: 10/28/2018 **PO No: **Remit Name: BANKCARD CENTER 8925 **Merchant Vendor No: 10163 **Merchant Vendor Name: BANKCARD CENTER 8925 **Invoice Created By: Irowland		232.10		
11/13/2018	AP	842	DALLES NAPA AUTO PARTS **VendorNo: 10169 **Inv. No: 542346 **Desc: HYDRAULIC OIL **Inv. Date: 11/13/2018 **PO No: **Remit Name: DALLES NAPA AUTO PARTS **Merchant Vendor No: 10169 **Merchant Vendor Name: DALLES NAPA AUTO PARTS **Invoice Created By: Irowland		42.99		
11/15/2018	AP	843	DALLES NAPA AUTO PARTS **VendorNo: 10169 **Inv. No: 542621 **Desc: TOWELS & BRAKLEEN **Inv. Date: 11/15/2018 **PO No: **Remit Name: DALLES NAPA AUTO PARTS **Merchant Vendor No: 10169 **Merchant Vendor Name: DALLES NAPA AUTO PARTS **Invoice Created By:		49.88		

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
			Irowland				
11/15/2018	AP	844	DALLES NAPA AUTO PARTS **VendorNo: 10169 **Inv. No: 542730 **Desc: METER GAUGE & HEATER HOSE **Inv. Date: 11/15/2018 **PO No: **Remit Name: DALLES NAPA AUTO PARTS **Merchant Vendor No: 10169 **Merchant Vendor Name: DALLES NAPA AUTO PARTS **Invoice Created By: Irowland		32.93		
11/16/2018	AP	845	DALLES NAPA AUTO PARTS **VendorNo: 10169 **Inv. No: 542889 **Desc: CAMPER FOAM TAPE & WIRE **Inv. Date: 11/16/2018 **PO No: **Remit Name: DALLES NAPA AUTO PARTS **Merchant Vendor No: 10169 **Merchant Vendor Name: DALLES NAPA AUTO PARTS **Invoice Created By: Irowland		34.60		
11/20/2018	AP	846	DALLES NAPA AUTO PARTS **VendorNo: 10169 **Inv. No: 543452 **Desc: STR HNDL **Inv. Date: 11/20/2018 **PO No: **Remit Name: DALLES NAPA AUTO PARTS **Merchant Vendor No: 10169 **Merchant Vendor Name: DALLES NAPA AUTO PARTS **Invoice Created By: Irowland		2.37		
11/30/2018 (11/18) Period Totals and Balance					702.46 *	33.11- *	1,744.56
YTD Encumbrance	.00	YTD Actual	1,744.56 Total	1,744.56 YTD Budget	6,000.00 Unexpended	4,255.44	
GAS/OIL/DIESEL/LUBRICANTS							
10/31/2018 (10/18) Balance				061-6100-000.43-51			809.80
10/31/2018	AP	638	HATTENHAUER ENERGY CO LLC **VendorNo: 3983 **Inv. No: CL84050 **Desc: FUEL CHARGES **Inv. Date: 10/31/2018 **PO No: **Remit Name: HATTENHAUER ENERGY CO LLC **Merchant Vendor No: 3983 **Merchant Vendor Name: HATTENHAUER ENERGY CO LLC **Invoice Created By: Irowland		95.52		
11/15/2018	AP	646	HATTENHAUER ENERGY CO LLC **VendorNo: 3983 **Inv. No: CL84300 **Desc: FUEL CHARGES **Inv. Date: 11/15/2018 **PO No: **Remit Name: HATTENHAUER ENERGY CO LLC **Merchant Vendor No: 3983 **Merchant Vendor Name: HATTENHAUER ENERGY CO LLC **Invoice Created By: Irowland		90.62		
11/30/2018 (11/18) Period Totals and Balance					186.14 *	.00 *	995.94
YTD Encumbrance	.00	YTD Actual	995.94 Total	995.94 YTD Budget	1,500.00 Unexpended	504.06	
PROPERTY TAXES							
10/31/2018 (10/18) Balance				061-6100-000.46-10			5,178.72
11/30/2018 (11/18) Period Totals and Balance					.00 *	.00 *	5,178.72
YTD Encumbrance	.00	YTD Actual	5,178.72 Total	5,178.72 YTD Budget	11,000.00 Unexpended	5,821.28	
LIABILITY							
10/31/2018 (10/18) Balance				061-6100-000.52-10			8,127.00
11/30/2018 (11/18) Period Totals and Balance					.00 *	.00 *	8,127.00
YTD Encumbrance	.00	YTD Actual	8,127.00 Total	8,127.00 YTD Budget	9,100.00 Unexpended	973.00	

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
PROPERTY			10/31/2018 (10/18) Balance	061-6100-000.52-30			10,313.67
			11/30/2018 (11/18) Period Totals and Balance		.00 *	.00 *	10,313.67
YTD Encumbrance		.00 YTD Actual	10,313.67 Total	10,313.67 YTD Budget	14,888.00 Unexpended	4,574.33	
POSTAGE			10/31/2018 (10/18) Balance	061-6100-000.53-20			71.91
11/09/2018	AP	174	PURCHASE POWER **VendorNo: 2842 **Inv. No: NOVEMBER 2018 **Desc: POSTAGE REIMB 09-11-18 TO 11-09-18 **Inv. Date: 11/9/2018 **PO No: **Remit Name: PURCHASE POWER **Merchant Vendor No: 2842 **Merchant Vendor Name: PURCHASE POWER **Invoice Created By: Irowland		41.47		
			11/30/2018 (11/18) Period Totals and Balance		41.47 *	.00 *	113.38
YTD Encumbrance		.00 YTD Actual	113.38 Total	113.38 YTD Budget	300.00 Unexpended	186.62	
TELEPHONE			10/31/2018 (10/18) Balance	061-6100-000.53-30			623.41
			11/30/2018 (11/18) Period Totals and Balance		.00 *	.00 *	623.41
YTD Encumbrance		.00 YTD Actual	623.41 Total	623.41 YTD Budget	1,720.00 Unexpended	1,096.59	
LEGAL NOTICES			10/31/2018 (10/18) Balance	061-6100-000.53-40			.00
			11/30/2018 (11/18) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance		.00 YTD Actual	.00 Total	.00 YTD Budget	250.00 Unexpended	250.00	
ADVERTISING			10/31/2018 (10/18) Balance	061-6100-000.54-00			1,095.54-
			11/30/2018 (11/18) Period Totals and Balance		.00 *	.00 *	1,095.54-
YTD Encumbrance		.00 YTD Actual	-1,095.54 Total	-1,095.54 YTD Budget	560.00 Unexpended	1,655.54	
PERMITS			10/31/2018 (10/18) Balance	061-6100-000.57-00			583.20
			11/30/2018 (11/18) Period Totals and Balance		.00 *	.00 *	583.20
YTD Encumbrance		.00 YTD Actual	583.20 Total	583.20 YTD Budget	1,500.00 Unexpended	916.80	
TRAVEL, FOOD & LODGING			10/31/2018 (10/18) Balance	061-6100-000.58-10			.00
10/30/2018	AP	611	COVERT, CHUCK **VendorNo: 3618 **Inv. No: JANUARY 2018 **Desc: MILEAGE ODA CONFERENCE **Inv. Date: 10/30/2018 **PO No: **Remit Name: COVERT, CHUCK **Merchant Vendor No: 3618 **Merchant Vendor Name: COVERT, CHUCK **Invoice Created By: Irowland		148.24		
10/30/2018	AP	612	COVERT, CHUCK **VendorNo: 3618 **Inv. No: MAY 2018 **Desc: MILEAGE COAR CYCLE MEETING **Inv. Date: 10/30/2018 **PO No: **Remit Name: COVERT, CHUCK **Merchant Vendor No: 3618 **Merchant Vendor Name: COVERT, CHUCK **Invoice Created By: Irowland		148.24		
10/30/2018	AP	613	COVERT, CHUCK **VendorNo: 3618 **Inv. No: OCTOBER 2018 **Desc: MILEAGE WSCAA CONFERENCE **Inv. Date: 10/30/2018 **PO No: **Remit Name: COVERT, CHUCK **Merchant Vendor No: 3618 **Merchant Vendor Name: COVERT, CHUCK **Invoice Created By: Irowland		211.46		

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
10/30/2018	AP	614	COVERT, CHUCK **VendorNo: 3618 **Inv. No: SEPTEMBER 2018 **Desc: MILEAGE ODA CONFERENCE **Inv. Date: 10/30/2018 **PO No: **Remit Name: COVERT, CHUCK **Merchant Vendor No: 3618 **Merchant Vendor Name: COVERT, CHUCK **Invoice Created By: Irowland		148.24		
11/30/2018 (11/18) Period Totals and Balance					656.18 *	.00 *	656.18
YTD Encumbrance	.00	YTD Actual	656.18 Total	656.18 YTD Budget	2,000.00 Unexpended		1,343.82
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TRAINING AND CONFERENCES		10/31/2018 (10/18) Balance		061-6100-000.58-50			165.00
11/30/2018 (11/18) Period Totals and Balance					.00 *	.00 *	165.00
YTD Encumbrance	.00	YTD Actual	165.00 Total	165.00 YTD Budget	1,800.00 Unexpended		1,635.00
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MEMBERSHIPS/DUES/SUBSCRIP		10/31/2018 (10/18) Balance		061-6100-000.58-70			100.00
10/28/2018	AP	744	BANKCARD CENTER 8925 **VendorNo: 10163 **Inv. No: 0044-8925 11-18 **Desc: MEMBERSHIP DUES C COVERT **Inv. Date: 10/28/2018 **PO No: **Remit Name: BANKCARD CENTER 8925 **Merchant Vendor No: 10163 **Merchant Vendor Name: BANKCARD CENTER 8925 **Invoice Created By: Irowland		100.00		
11/30/2018 (11/18) Period Totals and Balance					100.00 *	.00 *	200.00
YTD Encumbrance	.00	YTD Actual	200.00 Total	200.00 YTD Budget	495.00 Unexpended		295.00
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OFFICE SUPPLIES		10/31/2018 (10/18) Balance		061-6100-000.60-10			703.41
11/30/2018 (11/18) Period Totals and Balance					.00 *	.00 *	703.41
YTD Encumbrance	.00	YTD Actual	703.41 Total	703.41 YTD Budget	480.00 Unexpended		(223.41)
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MISCELLANEOUS EXPENSES		10/31/2018 (10/18) Balance		061-6100-000.69-50			292.02
11/30/2018 (11/18) Period Totals and Balance					.00 *	.00 *	292.02
YTD Encumbrance	.00	YTD Actual	292.02 Total	292.02 YTD Budget	1,000.00 Unexpended		707.98
<hr/>							
ASSETS < \$5000		10/31/2018 (10/18) Balance		061-6100-000.69-80			.00
11/30/2018 (11/18) Period Totals and Balance					.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	1,000.00 Unexpended		1,000.00
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BUILDINGS		10/31/2018 (10/18) Balance		061-6100-000.72-20			.00
11/30/2018 (11/18) Period Totals and Balance					.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	100,000.00 Unexpended		100,000.00
<hr/>							
BUILDINGS - HANGER		10/31/2018 (10/18) Balance		061-6100-000.72-30			.00
11/30/2018 (11/18) Period Totals and Balance					.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended		.00
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IMPRVMTS OTHER THAN BLDGS		10/31/2018 (10/18) Balance		061-6100-000.73-30			3,414.28
08/31/2018	AP	296	CENTURYWEST ENGINEERING **VendorNo: 265 **Inv. No: 238573 **Desc: 2018 COLUMBIA GORGE RA IFE **Inv. Date: 8/31/2018 **PO No: **Remit Name:		3,000.00		

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
			CENTURYWEST ENGINEERING **Merchant Vendor No: 265 **Merchant Vendor Name: CENTURYWEST ENGINEERING **Invoice Created By: Irowland				
08/31/2018	AP	448	TENNESON ENGINEERING INC		9,000.00		
			**VendorNo: 1296 **Inv. No: 18-409 **Desc: HANGAR EXPANSION GRADING PLAN **Inv. Date: 8/31/2018 **PO No: **Remit Name: TENNESON ENGINEERING INC **Merchant Vendor No: 1296 **Merchant Vendor Name: TENNESON ENGINEERING INC **Invoice Created By: Irowland				
11/30/2018 (11/18) Period Totals and Balance					12,000.00 *	.00 *	15,414.28
YTD Encumbrance	.00	YTD Actual	15,414.28 Total	15,414.28 YTD Budget	220,000.00 Unexpended	204,585.72	
MACHINERY			10/31/2018 (10/18) Balance	061-6100-000.74-10			.00
			11/30/2018 (11/18) Period Totals and Balance				
					.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00	
FIXED ASSET RECLASS ACCT			10/31/2018 (10/18) Balance	061-6100-000.78-50			.00
			11/30/2018 (11/18) Period Totals and Balance				
					.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00	
TO AIRPORT DEBT SERVICE			10/31/2018 (10/18) Balance	061-9500-000.81-62			.00
			11/30/2018 (11/18) Period Totals and Balance				
					.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00	
CONTINGENCY			10/31/2018 (10/18) Balance	061-9500-000.88-00			.00
			11/30/2018 (11/18) Period Totals and Balance				
					.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	411,823.00 Unexpended	411,823.00	

Number of Transactions: 37 Number of Accounts: 32

Total AIRPORT FUND:

Debit	Credit	Proof
26,364.53	468.99-	25,895.54

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
BOND PRINCIPAL			10/31/2018 (10/18) Balance	062-6100-000.79-15			.00
			11/30/2018 (11/18) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance		.00 YTD Actual	.00 Total	.00 YTD Budget	75,000.00 Unexpended	75,000.00	
BOND INTEREST			10/31/2018 (10/18) Balance	062-6100-000.79-25			37,712.50
			11/30/2018 (11/18) Period Totals and Balance		.00 *	.00 *	37,712.50
YTD Encumbrance		.00 YTD Actual	37,712.50 Total	37,712.50 YTD Budget	75,425.00 Unexpended	37,712.50	
LOAN PRINCIPAL PAYMENTS			10/31/2018 (10/18) Balance	062-6100-000.79-50			.00
			11/30/2018 (11/18) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance		.00 YTD Actual	.00 Total	.00 YTD Budget	25,000.00 Unexpended	25,000.00	
PRIN PMTS - K CO CERB LN			10/31/2018 (10/18) Balance	062-6100-000.79-55			25,000.00
			11/30/2018 (11/18) Period Totals and Balance		.00 *	.00 *	25,000.00
YTD Encumbrance		.00 YTD Actual	25,000.00 Total	25,000.00 YTD Budget	25,000.00 Unexpended	.00	
LOAN INTEREST PAYMENTS			10/31/2018 (10/18) Balance	062-6100-000.79-60			.00
			11/30/2018 (11/18) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance		.00 YTD Actual	.00 Total	.00 YTD Budget	1,800.00 Unexpended	1,800.00	
INT PMTS - K CO CERB LN			10/31/2018 (10/18) Balance	062-6100-000.79-65			6,375.00
			11/30/2018 (11/18) Period Totals and Balance		.00 *	.00 *	6,375.00
YTD Encumbrance		.00 YTD Actual	6,375.00 Total	6,375.00 YTD Budget	6,375.00 Unexpended	.00	
INT PMTS - K CO FY13/14			10/31/2018 (10/18) Balance	062-6100-000.79-66			.00
			11/30/2018 (11/18) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance		.00 YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00	
RESERVE FOR FUTURE DEBT			10/31/2018 (10/18) Balance	062-6100-000.79-80			.00
			11/30/2018 (11/18) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance		.00 YTD Actual	.00 Total	.00 YTD Budget	29,456.00 Unexpended	29,456.00	

Number of Transactions: 0 Number of Accounts: 8

Debit	Credit	Proof
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Total AIRPORT DEBT SERVICE FUND:

.00	.00	.00
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Number of Transactions: 37 Number of Accounts: 40
Grand Totals:

Debit	Credit	Proof
26,364.53	468.99	25,895.54

GROUND LEASE

between
CITY OF THE DALLES & KLICKITAT COUNTY
and
HOOD TECH/ TAC AERO

WHEREAS, the City of The Dalles, a municipal corporation of the State of Oregon, and Klickitat County, a municipal corporation of the State of Washington, hereinafter jointly referred to as Landlord, are the joint owners and operators of the Columbia Gorge Regional Airport located in Dallesport, Washington; and

WHEREAS, HOOD THECH CORP. AERO INC. DBA TAC AERO hereinafter referred to as Tenant, desires to enter into an agreement with Landlord for the lease of property located at the Columbia Gorge Regional Airport, upon which Tenant proposes to construct an aircraft hangar at the Tenant's sole cost and expense; and

WHEREAS, under the proposed Ground Lease, during construction of the hangar and upon completion of construction, ownership of the hangar shall belong to the Tenant; and

WHEREAS, Landlord shall not be a party to any sublease of the hangar entered into between the Tenant and Tenant's subtenants;

NOW, THEREFORE, in consideration of the provisions set forth herein, it is mutually agreed as follows:

SECTION 1. LEASED PREMISES. For and in consideration of the rent and faithful performance by Tenant of the terms and conditions and the mutual covenants hereof, Landlord does hereby lease to Tenant, and Tenant hereby leases from Landlord, subject to all easements and encumbrances of record, that parcel of real property described in Exhibit "A" of Lots 4 and 5, approximately 2.22 acres leased space. Tenant has inspected the property described in Exhibit "A"

and accepts the property as-is, finding it suitable for Tenant's intended use - constructing and maintaining an aircraft hangar.

SECTION 2. TERM. This lease shall be for a term of twenty (20) years, and shall commence June 1, 2019, and shall end at midnight on May 31, 2039, unless sooner terminated as provided in this Lease, or unless the term is renewed as provided in this Lease. This Lease may be renewed by the Tenant for two (2) additional terms of ten (10) years each, provided Tenant gives notice of its desire to renew in writing to Landlord by the later of the following dates: by no later than three hundred sixty-five days (365) days prior to the expiration of the initial twenty (20) year term, or by no later than one hundred twenty (120) days after the Landlord has given written notice to Tenant that the Lease will expire unless it has been renewed for an additional ten (10) year term; and by no later than three hundred sixty-five (365) days prior to the expiration of the first additional ten (10) year term, or by no later than one hundred twenty (120) days after the Landlord has given written notice to Tenant that the Lease will expire unless it has been renewed for a second additional ten (10) year term; and provided further that Tenant is not in default at the time any notice is given under this Section. All of the provisions in the Lease for the initial twenty (20) year term shall apply to the additional ten (10) year renewal terms, including the provision for rental increases as set forth in Section 3.2. June 1, 2019, shall hereinafter be referred to as the "Commencement Date" of this Lease.

SECTION 3. RENT. Tenant shall pay Landlord rent for use of the Leased Premises during the term of this Lease in accordance with the following provisions.

3.1 Base Rent. For the first five (5) years of the Lease, for the period from the 1st day of June 1, 2019, until the 1st day of May, 2024, the Tenant shall pay rent at the rate of \$450.00 per square acre of real property. The property is composed of two point two-two acres (2.22). Therefore, the base rent shall be \$10,800.00 per year. The rent shall be paid monthly at a rate of \$999.00 per month.

3.2 Future Rental Periods. On every five (5) year anniversary of the date of this Lease, the amount of rent to be paid for the following successive five (5) year period shall be increased in the amount of increase of the Consumer Price Index for the Western Region area for each year of the previous five (5) year rental period, with the provision that the annual base rental paid during any five (5) year period shall not be increased more than fifteen percent (15%) of the annual base rental paid during the preceding five (5) year period. Landlord shall provide advance notice of not less than ninety (90) days to Tenant of any intended increase in the BASE rental amount; provided, that failure by Landlord to provide such notice shall not constitute a waiver of the right to increase the rental amount for any particular five (5) year period during which the rental amount is subject to an increase.

SECTION 4. USE OF THE PREMISES.

4.1 Permitted Use. Tenant may use the Leased Premises for the purpose of constructing and maintaining an aircraft hangar, which will allow for storage of aircraft and related parts and equipment, and office space, related to storage of aircraft and related parts and equipment.

SECTION 5. REPAIRS, MAINTENANCE, INSPECTION AND IMPROVEMENTS.

5.1 Repairs. Tenant shall have the total responsibility for all repairs and maintenance required to keep the Leased Premises, including, but not limited to, the hangar and paving to be constructed thereon, in good repair.

5.2 Inspection of Premises. Landlord shall have the right to inspect the Leased Premises at any reasonable time or times to determine the necessity of repair.

5.3 Improvements. Tenant shall construct at Tenant's sole expense a steel aircraft hangar and asphalt paving, as generally shown on Exhibit "A" (the "Hangars"). Prior to construction of the Hangar, Tenant shall submit the plans and specifications to the

Columbia Gorge Regional Airport Board (the "Board"), seeking the Board's approval. The Board shall review the plans and specifications submitted by Tenant for the purposes of overseeing Tenant's compliance with the terms of this Lease and the airport rules adopted by the Board, including installation at Tenant's expense of paving for taxiways and the like on the Leased Premises. Tenant shall comply with and obtain all approvals required under Klickitat County's land use regulations prior to submitting the plans and specifications to the Board. Within seven (7) days of submittal, the Board shall notify Tenant of its approval or disapproval. If disapproved, the Board shall also provide Tenant with the reason for such disapproval. Once approved by the Board, the plans and specifications shall either be attached to this Lease as Exhibit "B" or identified in such exhibit by date and name of the architect or engineer who prepared them. Construction shall be completed within twelve (12) months from the date of this lease.

SECTION 6. ALTERATIONS AND ADDITIONS.

6.1 Tenant shall not make any material external alterations to, or erect any additional structures or make any material improvements on the Leased Premises without prior written consent of the Landlord, which consent shall not be unreasonably withheld. Any external alteration or addition approved by Landlord shall be constructed at the sole expense of Tenant. Upon approval by Landlord of any such alteration or addition, Landlord shall notify Tenant whether such alterations made shall remain on the Leased Premises and be acquired by Landlord or be removed from the Leased Premises by Tenant at its sole cost and expense upon expiration or earlier termination of this Lease. If Landlord elects to require Tenant to remove any alterations, Tenant at its sole cost, shall remove such alterations and restore the Leased Premises to the conditions existing immediately prior to the addition of such alteration (reasonable

wear and tear excepted) on or before the last day of the term of this Lease. If acquired by Landlord, such alterations, additions and/or improvements shall be taken into account in determining the fair market value of the Hangar and paid by Landlord on or before the last day of the term of this Lease, pursuant to Sections 12 and 13 of this Lease.

SECTION 7. INSURANCE.

7.1 Tenant shall keep the Leased Premises and all improvements thereon insured at Tenant's expense against fire and other risks covered by a standard fire insurance policy with an endorsement for extended coverage. Insurance shall be on a replacement cost basis to the full insurable value of the improvement. Neither party shall be liable to the other for any loss or damage caused by fire or any of the risks enumerated in a standard fire insurance policy with an extended endorsement if such insurance was obtainable at the time of such loss or damage.

7.2 Liability Insurance. Before going into possession of the Leased Premises, Tenant shall procure and shall continue during the term of this Lease, to carry public liability and property damage insurance which shall cover all risks arising directly or indirectly out of its activities on or any condition of the Leased Premises whether or not related to an occurrence caused or contributed to by Landlord's negligence. The policy limits shall not be less than \$2,000,000 on a combined single limit basis. Landlord and the Columbia Gorge Regional Airport Board shall be named as additional insureds on said policy. Certificates evidencing such insurance and bearing endorsements requiring thirty (30) days written notice to Landlord prior to any change or cancellation shall be furnished to Landlord prior to Tenant's occupancy of the property. Failure of Tenant to maintain an approved insurance policy shall constitute a default under this Lease.

- 7.3 Every five (5) years on the anniversary date of the Commencement Date, during which the term of the Lease remains in effect, including the two (2) additional terms of ten (10) years each if the Lease is renewed, Landlord and Tenant shall review the amount of coverage for public liability and property damage insurance to be maintained by Tenant, to ensure the amount of coverage is equivalent in value to \$2,000,000 measured in 2019 dollars. At any time during any of these five (5) year review periods, if Tenant fails to provide proof of increased coverage in an amount which Landlord and Tenant have mutually agreed is necessary, Landlord may terminate this Lease under the provisions of Section 12.
- 7.4 Any subleases of the Leased Premises entered into by Tenant with a subtenant shall provide that liability insurance policies obtained by the subtenants shall name the Landlord and the Columbia Gorge Regional Airport Board as additional insureds under the policies.

SECTION 8. TAXES; UTILITIES.

- 8.1 Taxes. Tenant shall pay as due all taxes, personal and property, assessments, license fees, and other charges which are levied and assessed upon Tenant's interests in the Leased Premises, by any legally authorized governmental authority. Tenant is responsible for real property taxes imposed by Klickitat County upon the Leased Premises which reflect the property's pro-rata share of the real property taxes imposed by Klickitat County upon the Airport property.
- 8.2 Utility Charges. Tenant shall pay when due all charges for services and utilities incurred in connection with the use, occupancy, operation and maintenance of the Leased Premises, including, but not limited to, water, gas, electricity, sewage disposal and power.

8.3 Installation of Utilities. Tenant acknowledges that the Leased Premises are currently vacant and unimproved, and that Tenant shall be responsible for the costs of connecting all necessary utilities from the location to which the utilities are currently stubbed, to provide services to the Hangar which Tenant shall construct. Tenant shall also be responsible for the costs of any required relocation of the utilities during the term of this Lease.

SECTION 9. INDEMNIFICATION. Tenant shall indemnify, defend, save, protect, and hold harmless the Landlord, its officers, agents and employees from any claim, loss or liability, including reasonable attorneys' fees, arising out of or related to any activity of Tenant on the Leased Premises or any condition of the Leased Premises in the possession or under the control of Tenant. Landlord shall have no liability to Tenant for any injury to Tenant for any injury, loss, or damage caused by third parties or by any condition of the Leased Premises, except to the extent caused by Landlord's negligence or breach of duty under this Lease.

SECTION 10. ASSIGNMENT. Tenant shall not assign, sell or transfer its interest in this Lease without having first obtained the express written consent of the Landlord, which consent shall not be unreasonably withheld by Landlord; provided, however, that as conditions to any consent to any assignment, sale or transfer (collectively "transfer"), Landlord may require the following: (i) financial statements, credit reports, or other such information about an assignee as Landlord may deem reasonably necessary to ascertain transferee's ability to satisfy its financial and other obligations under this Lease; (ii) that Tenant and transferee enter into Landlord's then current form of ground lease or an amendment of this Lease; (iii) an environmental assessment of the Leased Premises, at Tenant's expense; and/or (iv) that any agreement between Tenant and the transferee does not include any payment or compensation to Tenant other than transferee's agreement to pay the then current rental rate due and perform all obligations of Tenant required under this Lease. Landlord's consent to an assignment of this Lease shall not be construed to release or discharge

Tenant of its obligations and liabilities under this Lease. In the event Tenant shall attempt to assign, sell or transfer its interest in this Lease or any part hereof, without having first obtained the express written consent of Landlord, this Lease shall be null and void and Landlord shall have an immediate right of entry.

SECTION 11. DEFAULT. The following shall be events of default:

- 11.1 Default in Rent. Failure of Tenant to pay any rent or other charge within ten (10) days after it is due.
- 11.2 Default in Other Covenants. Failure of Tenant to comply with any term or condition or fulfill any obligation of the Lease (other than the payment of rent or other charges) within twenty (20) days after written notice by Landlord.
- 11.3 Insolvency of Tenant; assignment by Tenant for the benefit of creditors; filing by Tenant of a voluntary petition in bankruptcy; adjudication that Tenant is bankrupt or the appointment of a receiver of the properties of Tenant; failure of Tenant to secure dismissal of an involuntary petition of bankruptcy within thirty (30) days after filing; and attachment of or levying of execution on the leasehold interest of Tenant.

SECTION 12. REMEDIES ON DEFAULT.

- 12.1 Termination. In the event of a default the Lease may be terminated by Landlord upon written notice to Tenant. Whether or not the Lease is terminated by the election of Landlord or otherwise, Landlord shall be entitled to recover damages from Tenant for the default. Landlord may reenter, take possession of the Leased Premises, and remove any persons or property by legal action or by self-help with the use of reasonable force and without liability for damages and without having accepted a surrender.
- 12.2 Disposition of Hangar. At the time of termination of the Lease under this Section, Landlord may elect and shall notify Tenant of Landlord's election to either acquire

the Hangar or require Tenant to remove the Hangar. If the Landlord determines that it desires to acquire ownership of the Hangar, Landlord shall pay the fair market value for the Hangar, including any alterations, additions and/or improvements made by Tenant during the term of this Lease, less any damages due Landlord pursuant to Section 12.

In the event the Landlord determines that the Hangar must be removed, Tenant shall terminate the Subleases and remove the Hangar within the time period specified in the notice for removal provided by the Landlord to Tenant.

12.3 Reletting. Following reentry or abandonment, Landlord may relet the Leased Premises and in that connection may make any suitable alterations or refurbish the Leased Premises, or both. Landlord may relet the Leased Premises for a term longer or shorter than the term of this Lease, upon any reasonable terms and conditions, including the granting of some rent-free occupancy or other rent concessions.

12.4 Damages. In the event of termination or retaking of possession following default, Landlord shall be entitled to recover immediately, without waiting until the due date, of any future rent or until the date fixed for expiration of the Lease term, the following damages:

12.4.1 The loss of rental from the date of default until a new tenant is, or with the exercise of reasonable efforts could have been, secured and paying out.

12.4.2 The reasonable costs of reentry and reletting including without limitation, the cost of any cleanup, refurbishing, removal of Tenant's property and fixtures, remodeling or repairs costs, attorney's fees, court costs, recording costs, broker commission and advertising costs.

12.5 Late Fee. In the event Landlord fails to receive rent, or any other payment required by this Lease, within ten (10) days after the due date, Tenant shall pay to Landlord a

late charge of five percent (5%) of the payment amount. Tenant shall pay the late charge upon demand by Landlord. Landlord may levy and collect a late charge in addition to all other remedies available for Tenant's default, and collection of a late charge shall not waive the breach caused by the late payment.

12.5 Remedies Cumulative. The foregoing remedies shall be in addition to and shall not exclude any other remedy available to Landlord under applicable law.

SECTION 13. SURRENDER AT EXPIRATION. At the time of expiration, cancellation, or earlier termination of this Lease, Landlord may elect and shall notify Tenant of Landlord's election to either acquire the Hangar or require Tenant to remove the Hangar. If the Landlord determines that it desires to acquire the Hangar, Landlord shall pay the fair market value for the Hangar, including any alterations, additions and/or improvements made by Tenant during the term of this Lease, less any costs and expenses incurred by Landlord as result of Tenant's breach of this Section In the event Landlord determines that the Hangar must be removed, Tenant shall terminate the Subleases and remove the Hangar within the time period specified in the notice for removal provided by the Landlord to Tenant.

13.1 Tenant's Personal Property. Title to personal property belonging to Tenant shall at all times during the term of this Lease, or any extension thereof, remain in Tenant, and Tenant shall have the right at any time to remove any or all personal property of every kind and nature whatsoever which Tenant may have placed, affixed, or installed upon the Leased Premises, provided that upon Tenant's removal of such personal property, Tenant restores the Leased Premises to its original condition. Tenant shall have the right to remove same provided that upon any such removal, Tenant shall repair, at its own expense, any damages resulting therefrom and leave the Leased Premises in a clean and neat condition, with all other improvements in place.

13.2 Holdover. In the event Tenant shall remain in possession of the Leased Premises herein leased after the expiration, cancellation or earlier termination of this Lease, such holding over shall not be deemed to operate as renewal or extension of this Lease, but shall only create a tenancy from month to month which may be terminated at any time by Landlord on thirty (30) days written notice. The amount of monthly rent paid during any holdover tenancy shall be increased by ten percent (10%) over the monthly amount Tenant was paying prior to creation of the holdover tenancy.

SECTION 14. MISCELLANEOUS.

14.1 Nonwaiver. Waiver by either party of strict performance of any provision of this Lease shall not be a waiver of or prejudice the party's right to require strict performance of the same provision in the future or of any other provision.

14.2 Attorney Fees. If suit or action is instituted in connection with any controversy arising out of this Lease, the prevailing party shall be entitled to recover in addition to costs such sum as the court may adjudge reasonable as attorney fees at trial, on petition for review, and on appeal.

14.3 Notices. All notices or other communications required or permitted under this Lease shall be in writing and shall be (a) personally delivered (including by means of professional messenger service), which notices and communications shall be deemed received on receipt at the office of the addressee; (b) sent by registered or certified mail, postage prepaid, return receipt requested, which notices and communications shall be deemed received three (3) days after deposit in the United States mail; or, (c) sent by fax, which notices and communications shall be deemed received on the delivering party's receipt of a transmission confirmation.

14.4 Interest on Rent and Other Charges. Any rent or other payments required of Tenant by this Lease shall, if not paid within ten (10) days after it is due, bear interest at the

rate of twelve percent (12%) per annum (but not in any event at a rate greater than the maximum rate of interest permitted by law) from the due date until paid. This is in addition to the five percent (5%) "late fee."

- 14.5 Time of Essence. Time is of the essence of the performance of each of Tenant's obligations under this Lease.
- 14.6 Damage or Destruction by Fire or Other Casualty. If the Hangar is damaged or destroyed and Tenant elects to repair the Hangar, then Tenant shall promptly do whatever is necessary to repair, rebuild or restore the Hangar to the condition allowed under this Lease. Any insurance proceeds must be used to restore the Leased Premises, including any improvements, at Landlord's election. If the Leased Premises are not repaired, then Tenant shall promptly remove whatever is left of the Hangar and other improvements and all debris and shall restore the Leased Premises to Landlord's satisfaction.
- 14.7 Aircraft Use and Development. Landlord reserves the right to further develop or improve the landing area of the Airport as it sees fit, regardless of the desires of Tenant and without interference. Landlord reserves the right, but shall not be obligated to Tenant to maintain and keep in repair the landing area of the Airport and all publicly-owned facilities of the Airport, together with the right to direct and control all activities of Tenant in this regard. This Lease shall be subordinate to the provisions and requirements of any existing or future Lease between the Landlord and the United States, relative to the development, operation, and maintenance of the Airport. There is hereby reserved to the Landlord, and its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the Leased Premises. This public right of flight shall include the right to cause in said airspace any noise inherent in the operation of any

aircraft used for navigation or flight through said airspace or landing at, taking off from, or operation on the Airport. Any physical taking of the Leased Premises for use by the Landlord, other than as provided herein, shall be considered a taking pursuant to the governmental power of eminent domain.

Tenant agrees to comply with the notification and review requirements covered in Part 77 of the Federal Aviation Regulation in the event future construction of a building is planned for the Leased Premises, or in the event of any planned modification or alteration of any present or future building or structure located upon the Leased Premises. Tenant agrees that it will not erect or permit the erection of any structure or object, nor permit the growth of any tree on the Leased Premises to exceed the established height contours. In the event of a breach of the foregoing covenants, Landlord reserves the right to enter upon the Leased Premises and remove the offending structure or object and cut the offending tree, all of which shall be at the expense of Tenant. Tenant agrees it will not make use of the Leased Premises in any manner which might interfere with the landing and taking off of aircraft from the Airport, or otherwise constitute a hazard. In the event of a breach of the foregoing covenant, Landlord reserves the right to enter on the Leased Premises and cause the abatement of such interference at the Tenant's expense. It is understood and agreed that nothing contained herein shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308(a) of the Federal Aviation Act of 1958 (49 U.S.C. 1349a). This Lease and all provisions hereof shall be subject to whatever right the United States Government now has or in the future may have or acquire, affecting the control, operation, regulation, and taking over of the Airport by the United States during the time of war or national emergency.

- 14.8 Mechanic's and Materialman's Liens. Neither Landlord or Tenant shall permit any mechanic's, materialman's, or other lien against the Leased Premises or the property of which the Leased Premises forms a part in connection with any labor, materials, or services furnished or claimed to have been furnished. If any such lien shall be filed against the Leased Premises or property of which the Leased Premises forms a part, the party charged with causing the lien will cause the same to be discharged; provided, however, that either party may contest any such lien, so long as the enforcement thereof is stayed.
- 14.9 Savings Clause. In the event that any part of this Lease or application thereof shall be determined to be invalid by a court of competent jurisdiction, such findings shall have no effect on the remaining portions of this Lease.
- 14.10 Written Lease. Neither party has relied upon any promise or representation not contained in this Lease. All previous conversations, negotiations, and understandings are of no further force or effect. This Lease may be modified only in writing signed by both parties.
- 14.11 Parties Bound. The covenants herein contained shall, subject to the provisions as to assignment and transfer, apply to and bind the heirs, successors, executors, administrators, and assigns of all of the parties hereto; and all of the parties hereto shall be jointly and severally liable hereunder.
- 14.12 Section Captions. The captions appearing under the section number designations of this Lease are for convenience only and are not a part of this Lease and do not in any way limit or amplify the terms and provisions of this Lease.

SECTION 15. NON-DISCRIMINATION.

The Tenant for itself, its heirs, successors and assigns, as part of the consideration hereof, does hereby covenant and agree that in the event facilities are constructed, maintained, or otherwise

operated on the Leased Premises for a purpose for which a United States Department of Transportation (DOT) program or activity is extended or for another purpose involving the provision of similar services or benefits, the Tenant shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, DOT, Sub-title A, Office of the Secretary, Part 21, Non-discrimination in Federally Assisted Programs of the Department of Transportation, Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

The Tenant, for itself, its heirs, successors and assigns, as part of the consideration hereof, does covenant and agree that: 1) no person on the grounds of race, color, sex, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to, discrimination in the use of said facilities, 2) that in the construction of any improvements on, over, or under the Leased Premises and the furnishing of services thereon, no person on the grounds of race, color, sex or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, and 3) that the Tenant shall use the Leased Premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, DOT, Sub-Title A, Office of the Secretary, Part 21, Non-discrimination in Federally Assisted Programs of the Department of Transportation, Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

In the event of a breach of any of the above non-discrimination covenants, Landlord shall have the right to terminate this Lease and re-enter and repossess said Leased Premises and the facilities thereon, and hold the same as if said Lease had never been made. This provision does not become effective until the procedures of 49 CFR Part 21 are followed and completed, including expiration of appeal rights.

SECTION 16. GOVERNING LAW.

This Lease shall be construed in accordance with the laws of the State of Washington, and any litigation arising from the Lease shall be filed in Klickitat County Superior Court; provided that laws applicable to governmental entities under Oregon law, including but not limited to the Oregon Tort Claims Act and Article IX, Sections 5, 7, and 10 of the Oregon Constitution, shall apply to the City. Further, Tenant shall comply with all federal, state, and local laws applicable to the Columbia Gorge Regional Airport, and to the Tenant's use and occupancy of the Leased Premises, including rules adopted by the Columbia Gorge Regional Airport Board and Klickitat County's land use regulations.

SECTION 17. PAYMENTS. Please make payment checks to the City of The Dalles and mail Lease payments to the below:

City of The Dalles
Finance Department
313 Court Street
The Dalles, Oregon 97058

SECTION 18. NOTICES AND COMMUNICATIONS. All notices and communications may be served by enclosing the notice in a sealed envelope and deposited in the United States Post Office as certified mail and received by the authorized party below:

Landlord:	City of The Dalles City Manager 313 Court Street The Dalles, Oregon 97058	Klickitat County 127 West Court Street, MS-CH-26 Goldendale, Washington 98620
Tenant:	Hood Tech Corp. Aero Inc. DBA Tac Aero 3608 Airport Drive Hood River, Oregon 97031	

EXECUTED this ____ day of _____, 2018.

LANDLORD:

TENANT:

CITY OF THE DALLES, a municipal corporation of State of Oregon

HOOD TECH CORP. AERO INC. DBA TAC AERO, an aeronautical FBO

By _____
Julie Krueger, City Manager

By _____

ATTEST:

By _____
Izetta Grossman, City Clerk, CMC/AAE

Approved as to form:

By _____
Gene Parker, City Attorney

KLICKITAT COUNTY BOARD OF COMMISSIONERS

Chairman

Commissioners

Commissioner

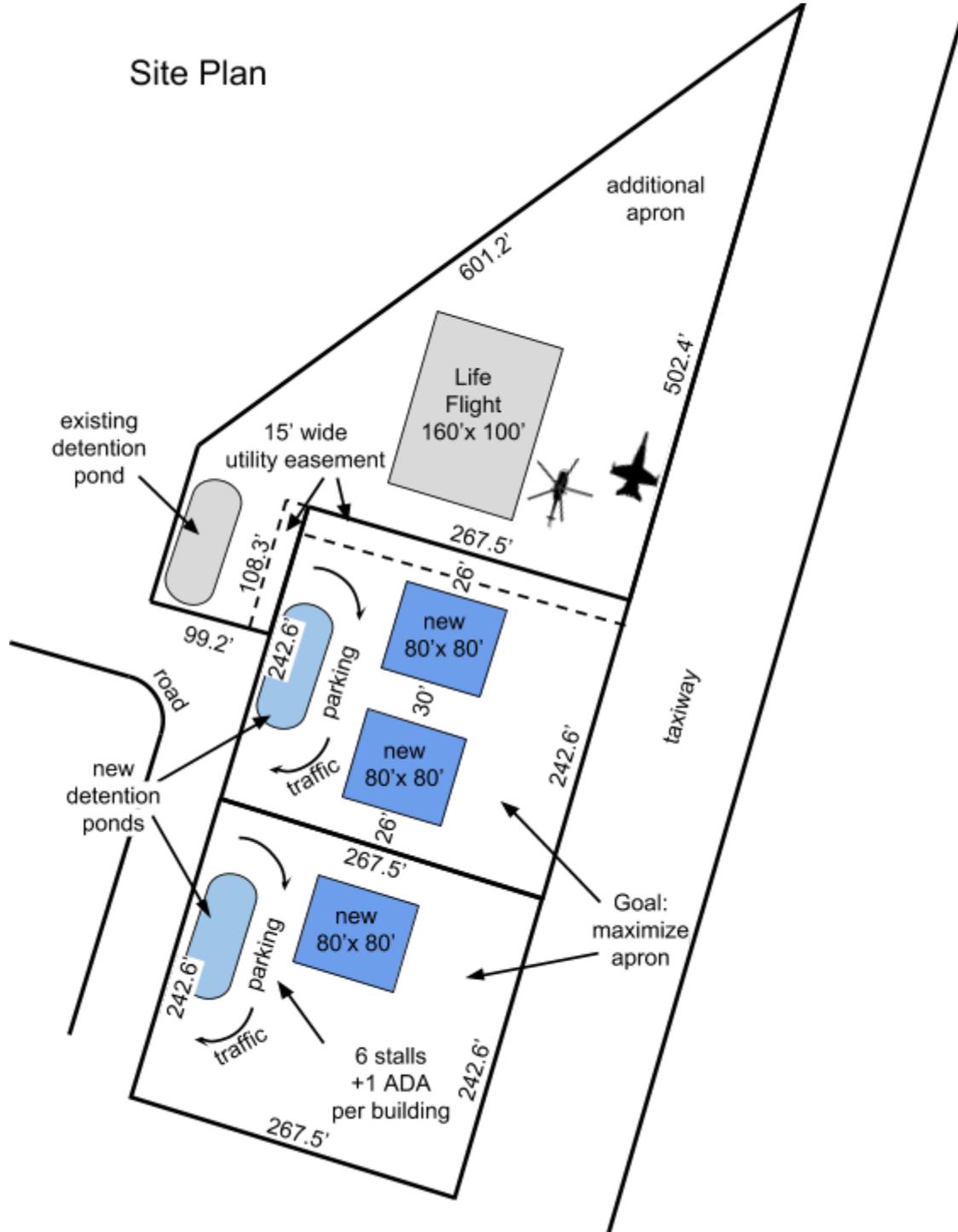
ATTEST:

Clerk of the Board

Approved as to form:

Prosecuting Attorney

Hangar Site Layout Plan



Columbia Gorge Regional Airport Contact Information

Regional Board 7 members 2 year terms

Meetings held 3rd Friday of the month, at 7 am at the Airport

David Sauter	509-773-4612 DaveS@co.klickitat.wa.us	Term Expires 12/31/2018
David Griffith	541-980-7873 david@griffithauto.com	Term Expires 12/31/2018
Norman Deo	509-493-1619 john@vsisrplus.com	Term Expires 12/31/2019
Jim Wilcox	541-296-1026 jimwilcox51@gmail.com	Term Expires 12/31/2019
Tim Urness	541-288-6018 timu43@hotmail.com	Term Expires 12/31/2019
Terry Trapp	541-980-5187 terrytrapp@charter.net	Term Expires 12/31/2018
Council Rep:	Tim McGlothlin 541-980-4051 timothymcglathlin@gmail.com	Term Expires 12/31/2018

Airport Management

Aviation Management Services, LLC
Chuck Covert

Cell	541-993-1011
Office	509-767-2272
Fax	509-767-2269
Email	airporttd@gorge.net

Fixed Base Operator

TacAero

Cell	541-288-6766
Office	509-767-2272
Fax	509-767-0009
Email	jeff@TacAero.com