

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Wednesday, June 10, 2026, 5:30 p.m.
Port Administrative Office
3636 Klindt Drive, The Dalles, Oregon

CALL TO ORDER The Regular Session Meeting of the Port Commissioners was called to order by Commission President Coburn at 5:30 p.m.

ROLL CALL Executive Assistant Toepke

- COMMISSION Staci Coburn, President; Greg Weast, Vice-President; Jill Amery, Treasurer; John Willer, Secretary; Ed DeVlaeminck, Assistant Secretary-Treasurer
- STAFF Andrea Klaas, Executive Director; Jennifer Toepke, Executive Assistant/Bookkeeper
- LEGAL Bill Dick, Attorney, Dick, Dick & Corey, LLP
- GUESTS Humaira Falkenberg

PLEDGE OF ALLEGIANCE Commissioner DeVlaeminck

AGENDA CORRECTIONS OR ADDITIONS None

PUBLIC COMMENT OR QUESTION None

PUBLIC BUDGET HEARING OPENED for Fiscal Year 2026-2027 Budget approved by Port of The Dalles Budget Committee on May 20, 2026

COMMUNITY PARTNER PRESENTATION Humaira Falkenberg, Chief Energy Resource Officer, Northern Wasco County People's Utility District Chief Energy Resource Officer Falkenberg gave a very informative presentation, included herein, about how the NWCPUD serves Data Centers Loads in Wasco County.

DISCUSSION ITEMS None

CONSENT ITEMS Motion to approve Consent Items as presented: M/G. Weast, S/J. Willer, Motion passed unanimously. Voted Yes: S. Coburn, G. Weast, J. Amery, J. Willer, E. DeVlaeminck Voted No: None; Abstained: None

1. May 13, 2026, Regular Session Meeting Minutes Executive Assistant Toepke
2. May 20, 2026, Budget Committee Meeting Minutes Executive Assistant Toepke With correction: West to Weast

REPORTS

1. Director's Report Executive Director Klaas Stands as included in meeting packet, plus Executive Director Klaas asked that the Commission remember to take the required online public meetings course and send their confirmation to Staff.
2. Financial Report: May 2026 Bookkeeper Toepke Stands as included in meeting packet.
3. The Dalles Community Outreach Team Executive Director Klaas Executive Director Klaas reiterated what was included in the meeting packet.
4. Columbia Gateway Urban Renewal Agency Board Commissioner Amery The Fiscal Year 2026-2027 budget was adopted. The Exterior Refresh Pilot program continues to be a success. Downtown Business Inventory and Vacancy Analysis was completed by interns working with the Urban Renewal Agency; see the full report in the meeting packet here [2026-05-19 ur agenda packet.pdf](#); following are some highlights: 21 vacant buildings with an estimated 9.29% vacancy rate; the average building price is just over \$1 million — with the lowest price being \$120,000.00 and highest \$4.2 million.
5. Wasco County Economic Development Commission Executive Assistant Toepke No report.

PUBLIC BUDGET HEARING CLOSED for Fiscal Year 2026-2027 Budget approved by Port of The Dalles Budget Committee on May 20, 2026

ACTION ITEMS

1. Resolution No. 2026-003 Adopting the Budget, Making Appropriations, Imposing the Tax, Categorizing the Tax, Fiscal Year 2026-2027 *Motion to approve Resolution No. 2026-003 as presented: M/G. Weast, S/J. Willer, Motion passed unanimously. Voted Yes: S. Coburn, G. Weast, J. Amery, J. Willer, E. DeVlaeminck Voted No: None; Abstained: None*

REGULAR SESSION RECESSED AT 6:27 p.m. & EXECUTIVE SESSION COMMENCED AT 6:28 p.m.

EXECUTIVE SESSION Pursuant to ORS 192.660(2)(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions, and Pursuant to ORS 192.660(2)(f) To consider information or records that are exempt by law from public inspection, and Pursuant to ORS 192.660(2)(i) To review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing. **Media representatives are instructed not to report or disclose matters discussed in Executive Session*

EXECUTIVE SESSION ADJOURNED AT 6:50 p.m. & REGULAR SESSION RECONVENED AT 6:50 p.m.

ACTION FROM EXECUTIVE SESSION None

UPCOMING MEETINGS/EVENTS *Stands as included in meeting packet*

COMMISSION CALL *Commission President Coburn recognized and thanked Commission Vice-President Weast for running the May's Port Commission Meeting in her absence. Commission Treasurer Amery asked for Commission input on how the Columbia Gateway Urban Renewal Agency Board should spend its \$6.1 million remaining. Commissioners suggested: Making sure decisions made support the Port's position and that something needs to be done with all the vacant buildings. Executive Director Klaas suggested that there is a need to establish why there are so many buildings vacant, so then the vacancy can be addressed. Commissioner Amery asked that the Commission give the subject further thought and provide their feedback to her.*

ADJOURN There being no further business to come before the Port Commission, *the meeting adjourned at 7:01 p.m.*

PORT OF THE DALLES:



Staci Coburn, President
Board of Commissioners

ATTEST:



John Willer, Secretary
Board of Commissioners

DATE APPROVED: July 8, 2026

Prepared by: Executive Assistant Toepke

Our Community, Our Responsibility

Serving Data Center Loads in Wasco County

RELIABILITY

AFFORDABILITY

STEWARDSHIP

ACCOUNTABILITY



Humaira Falkenberg, Chief Energy Resource Officer
June 10, 2026



I — PLACE

The Dalles—An Economic Development Hub

A Place of Extraordinary Consequence



A place of deep
Indigenous heritage, a trading hub,
renewable energy like
hydro, wind and solar,
modern infrastructure transitions, &
economic development



Port of The Dalles Mission: The Port of The Dalles mission is to support the creation, retention, expansion, and recruitment of businesses and jobs that will enhance the economy of the District.

Northern Wasco County PUD Mission: Be the leader in delivering reliable, affordable utility services guided by and accountable to the communities we serve.

II — PEOPLE: LOCAL STRONG

Rural. Resilient. Innovative. Deeply Rooted in Place.

Post-Dam Era 1957–1980s

Aluminum plants arrive 1958 - 1984 — 500-600 jobs, family wages, economic anchor built on cheap hydropower. The Dalles thrives on industrial energy. 350 acres — Harvey Aluminum — Martin Marietta Corp. EPA added superfund site 1987. 1986 — passage of the Columbia Gorge National Scenic Area Act

Sources: Austin Schulz, Capitalism in the American West: The Dalles, OR Surviving the Boom and Bust Cycle



Industrial Loss 1990s–2000s

Aluminum industry collapses. The Dalles absorbs the loss quietly, stubbornly, without much help from the outside world.

Sources: [Western Mining History](#)
[USA EPA Superfund Site Profile](#)

Reinvention 2000s–2010s

Community identity in landscape — orchards, gorge tourism, wind energy. Rural resilience, not dependence. Google arrives. Largest private investment in regional history. First Data Center in Oregon.

Source: “Destination: The Dalles. This Former One-Industry Town Where Eastern Oregon Bumps Up Against The Rainy West Finds That Business Goes On After Aluminum.” The Oregonian, August 5, 2001 — Archive Discovery Center

Digital Era 2010s–Now

New chapter — but written on the community's terms.

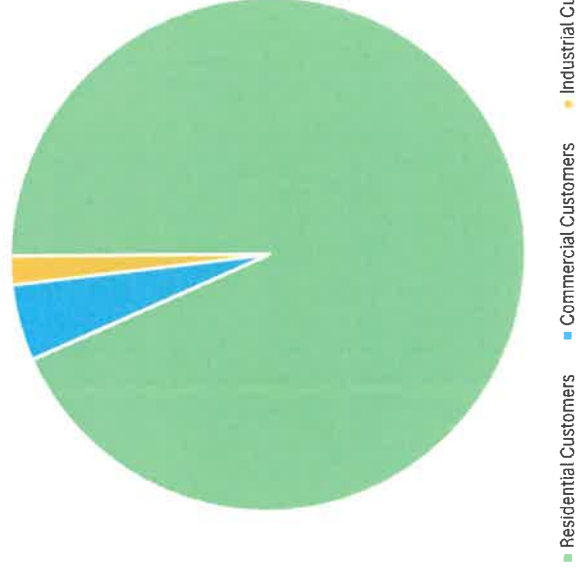
Source: Faster than they can Google it, newcomers find The Dalles. 2006, The Oregonian.

“My community does not wait for someone else to decide its future.”

Background: NWCPU D Customers

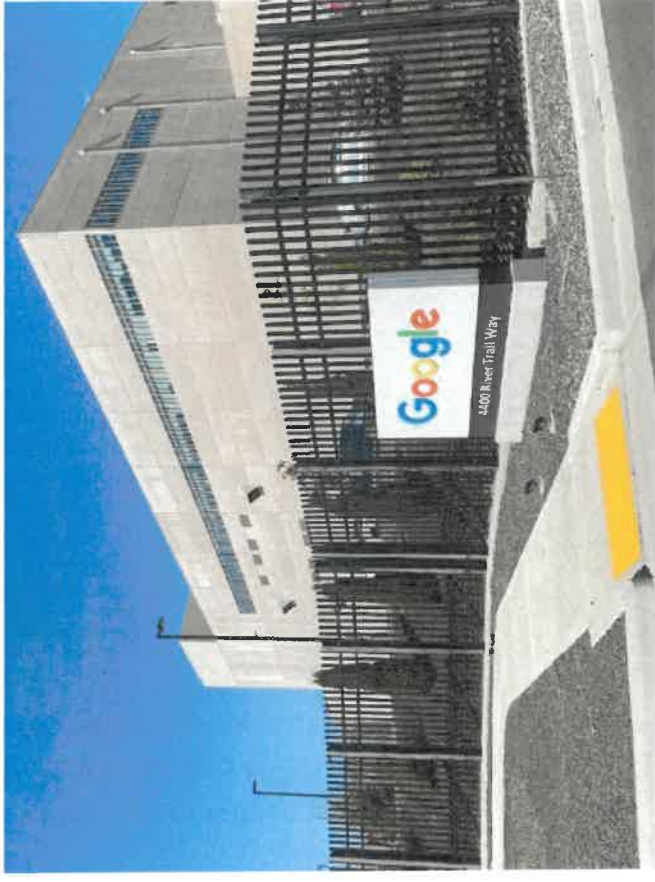
- We serve a variety of customers in and around the The Dalles
- Approximately 10k customer in various residential, commercial, and industrial rate classes
- 3 data center campuses
- Collectively, we refer to all non-data center demand as “diversified load”

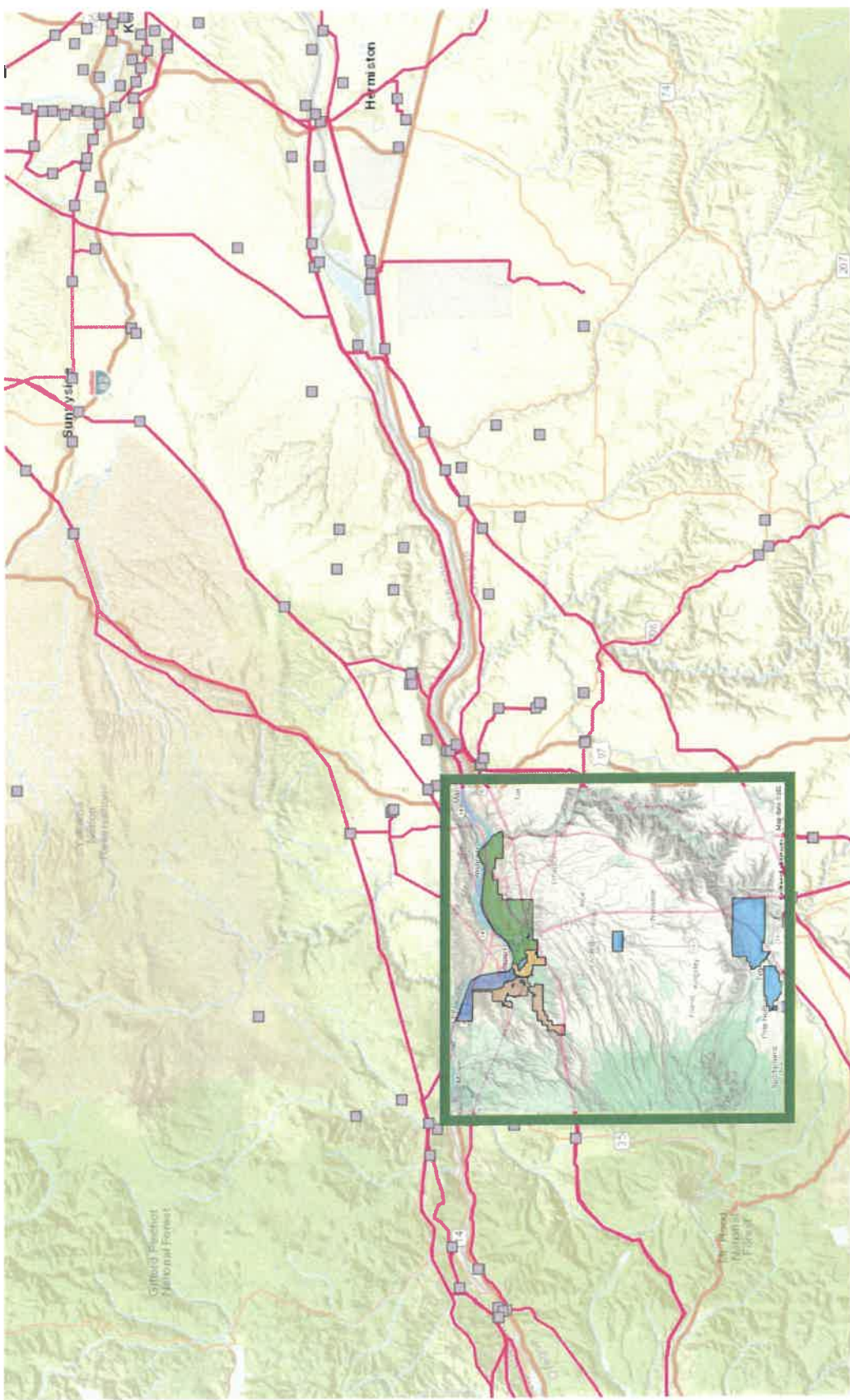
Northern Wasco PUD Customers



Background: Northern Wasco PUD Loads

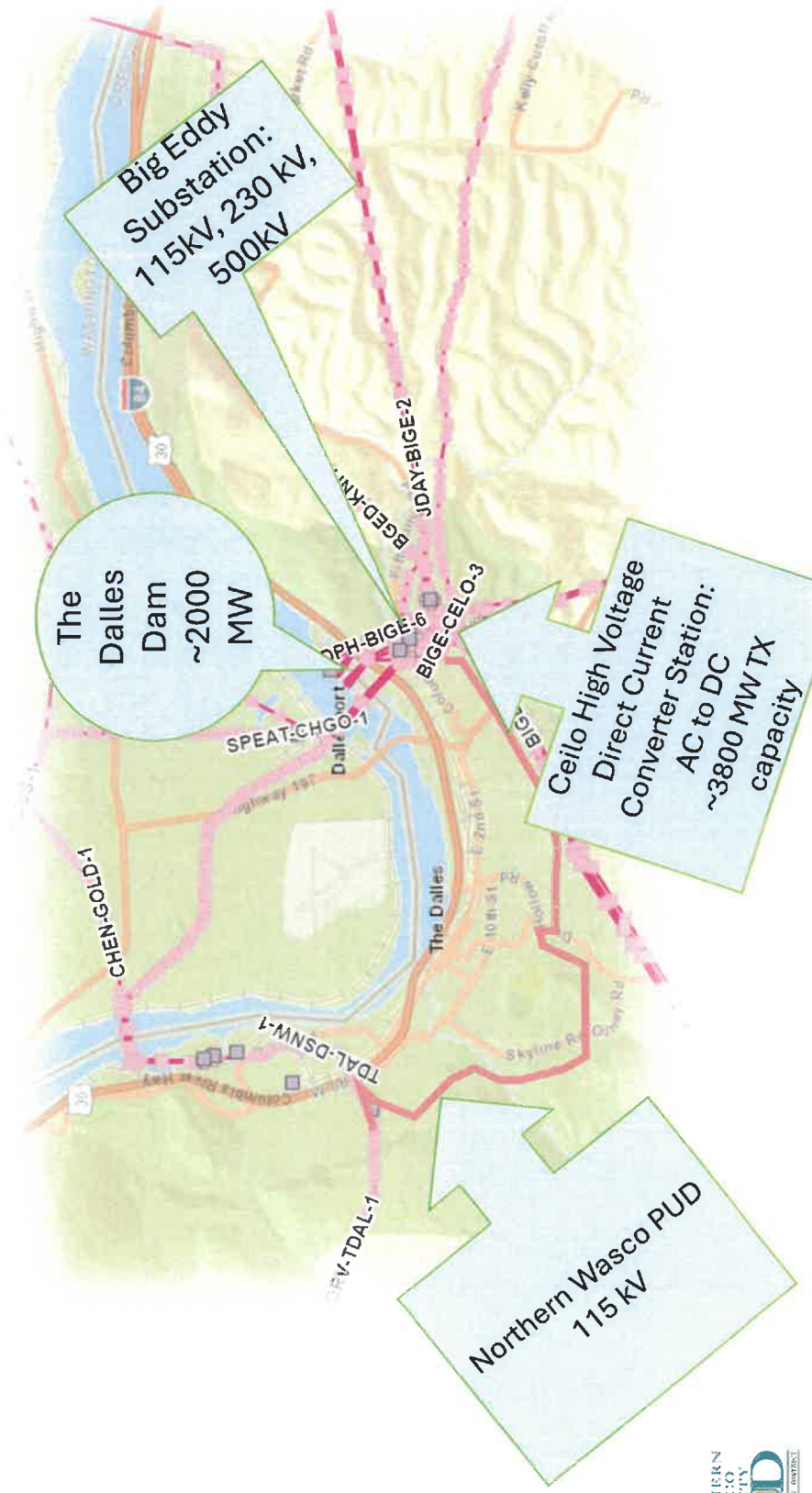
- The vast majority of our customers by count are residential and small commercial/industrial served with standardized retail rates
- However over 85% of our energy delivered to customers was for data center service at formula rates—more later





Location of Major BPA Transmission Lines

Location Matters--The Dalles: Robust Power, Transmission, & Fiber Optic Nexus (Noanet & UPRR)

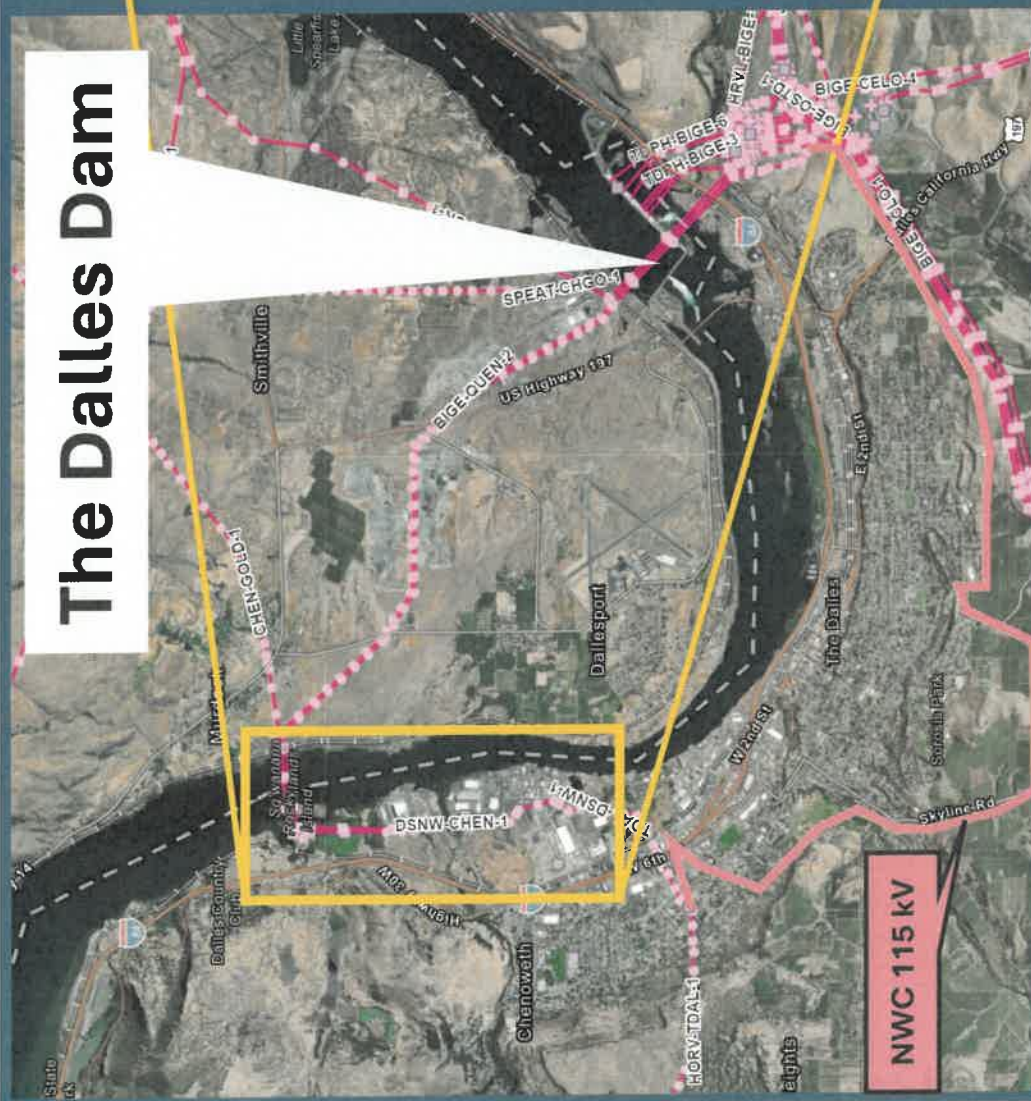




STO

GOR

The Dalles Dam



NWC 115 kV

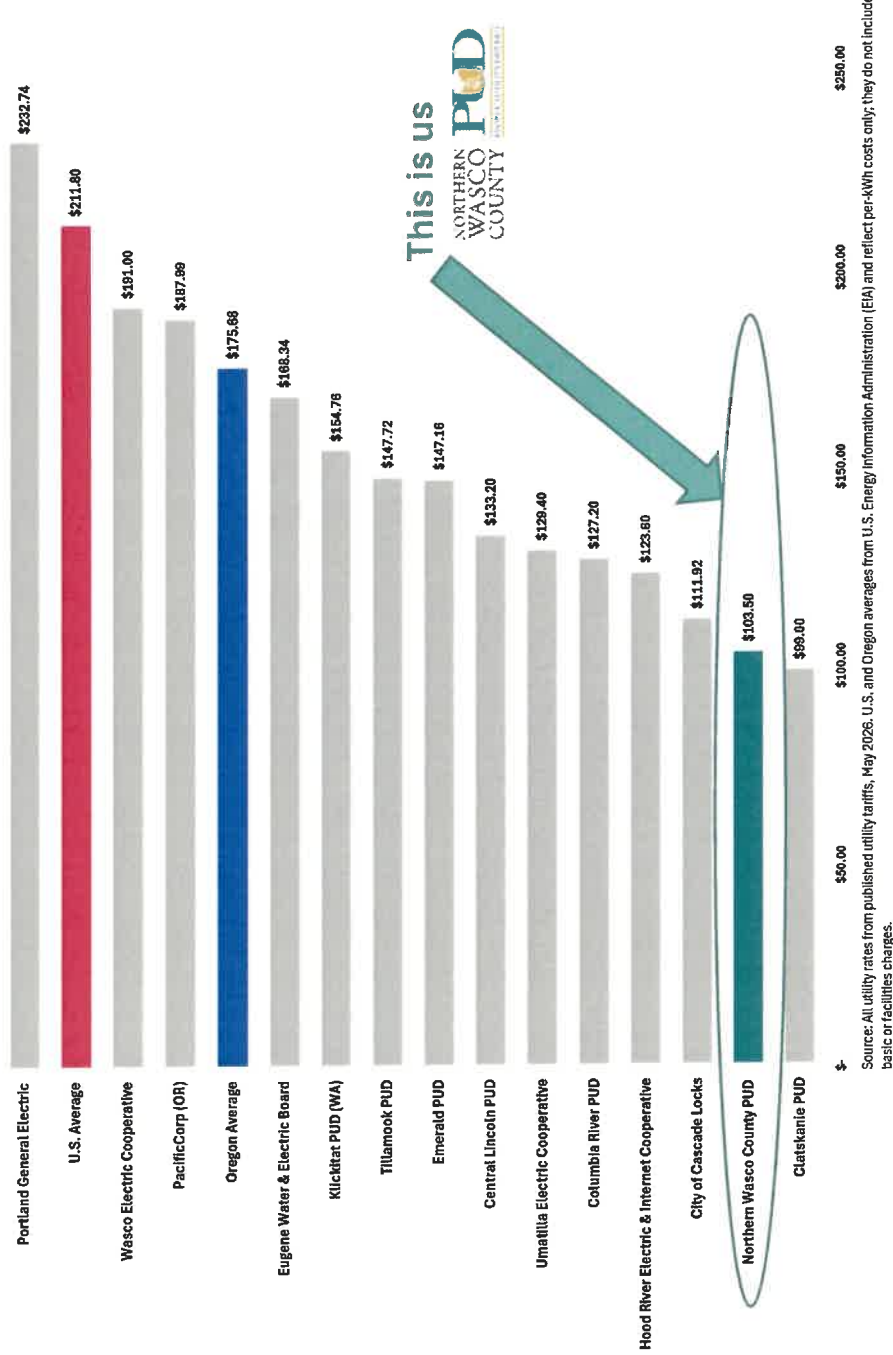
Northern Wasco County People's Utility District

- ORS Chapter 261-Monopoly with specific geographic service territory
- Exclusive Franchise
- Locally governed with an elected Board of Directors



Affordability is Economic Development

Residential Monthly Energy Bill Comparison
Cost of 1,200 kWh



RESPONSIBILITY

Local Control & Community Owned

When a large load wants to locate in our service territory, we have an obligation to serve but NOT at any cost to the utility.

Step 1: Facility Site Evaluation Request
application-voltages >480 V & expected peak
loads >1MW

Step 4: Conceptual Plan of Service

Step 2: Pay Fee & Abide by Districts Terms and
Conditions for Service *

Step 5: Task Authorization(s)

Step 3: Feasibility Analysis & Coordination with
BPA

Step 6: Loads >5 MW Electric Service Agreement &
Service Deposit Agreement

Electric Service Agreement

Key terms and Structures



Calculation of the Power Charge

The District uses a Formula Rate that is effectively a monthly Cost-of-Service-based Rate that reflects all out-of-pocket costs and a contribution to financial reserves.



Metering

The District uses interchange class, revenue quality meters on the transmission circuits that serve the customer. We meter 115 kV and 230 kV circuits.



Wholesale Power Contracts: all power purchase agreements are fully disclosed to the customer in each monthly bill – full transparency

Power Supply



Matching contract lengths and quantities to load certainty

And considering Potential Future Exposure to forward prices



Term contracts: 1 month to multi-year
Credit Support Annex with counterparties,
Service Deposits, Performance Assurance

Firm Around-the-Clock obligations with flat hourly profile
Periodic balancing transactions



Buy from Sellers who transact throughout the Western Interconnection

Sellers must provide e-Tags as proof of delivery
Failure to tag is a Seller default with Liquidated Damages

Rate Structure and Myths

Common myth: “Residential Customers are subsidizing the Data Center load”

Fact: Northern Wasco County PUD--No Cross Subsidization

We carefully manage several key risks to protect NWCPUD's existing customer-owners:

- Stranded asset risk: Infrastructure built for projects that fail or scale down could leave costs with existing customers.
- Financial concentration risk: When one customer represents a disproportionate share of utility revenue, it creates financial vulnerability for the utility. We have separate customer classes.

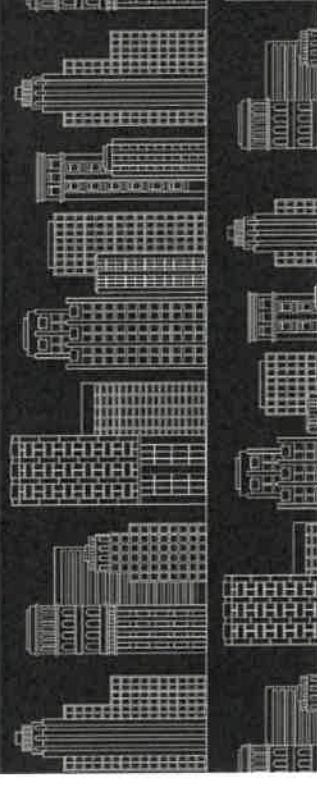
And FSER process does not guarantee service under existing rate schedules

JAMES C. BONBRIGHT

PRINCIPLES OF PUBLIC UTILITY RATES



COLUMBIA UNIVERSITY PRESS / NEW YORK



Infrastructure Built (and Still Needed)



Under our Facility Site Evaluation Request (FSER) process and Line Extension cost recovery principles, the District and BPA have constructed 115 kV and 230 kV transmission lines, substations and switchyards to provide service to the centers.



The District's Power Resources Division and Engineering staff hold regular meetings to discuss current operations and system planning with data center representatives.



We expect that joint power resource and infrastructure planning will continue for many years into the future.



WASCO COUNTY

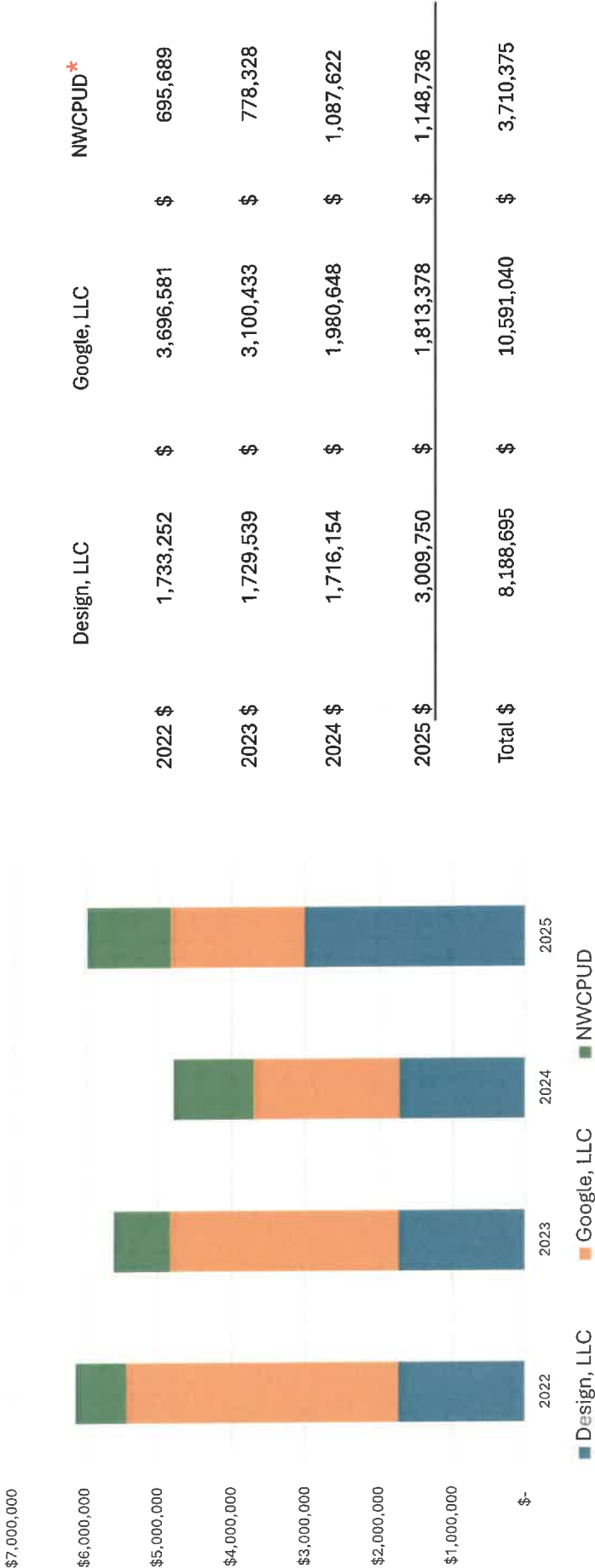
Top Taxpayers for Tax Year 2025

Ranked by Assessed Taxes; Value Type(s): 'AVR'

Rank	Party Number:	Name:	Account Taxes Billed	Account Assessed Value
1	130136	DESIGN LLC		
		Total(s):	\$3,009,750.40	\$2,300,544,270
2	155421	GOOGLE LLC		
		Total(s):	\$1,813,378.61	\$1,119,239,550
3	113969	NORTHERN WASCO COUNTY PUD		
		Total(s):	\$1,148,736.36	\$80,365,807
4	102608	UNION PACIFIC RAILROAD CO		
		Total(s):	\$874,569.33	\$58,873,836
5	157922	HYDRO EXTRUSION USA LLC		
		Total(s):	\$594,459.09	\$38,207,260
6	130711	BNSF RAILWAY CO		

Data Centers and NWCPUD:

Top 3 Wasco County Taxes Collected

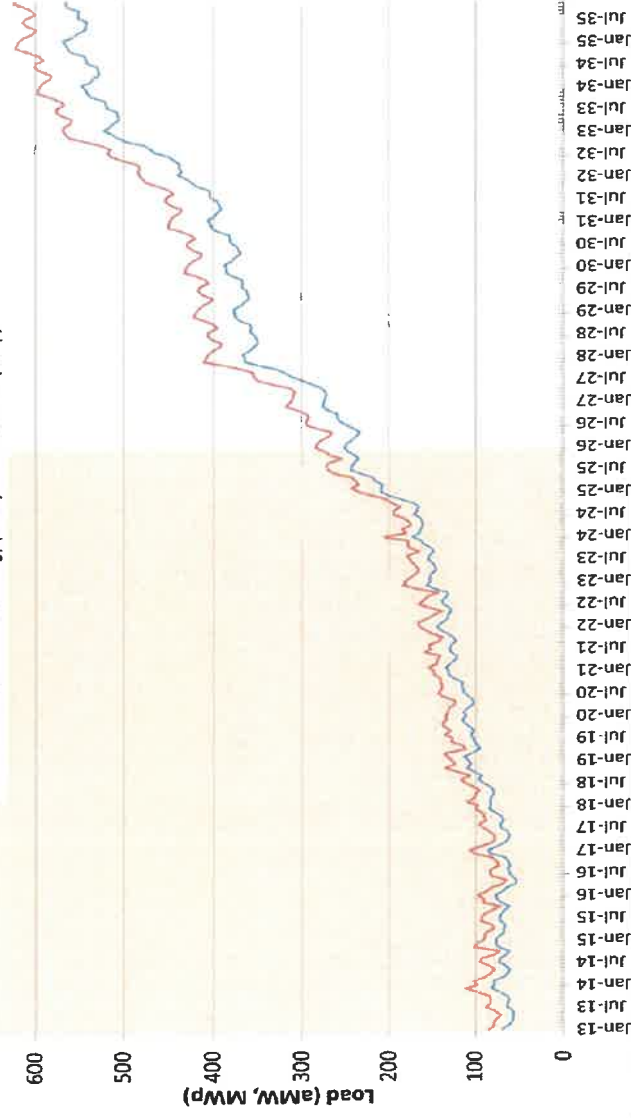


Generic Power Portfolio Management in PNW

- Strategic partnerships with BPA and power marketers
- Wholesale Power Contracts- Failure to deliver and liquidated damages provisions
- Credit Risk with Counterparties and Customer
- Service Deposits, Performance Assurance & Collateral
- Balanced resource planning

Norther Wasco County PUD Load Forecast

Load Actuals — Total Energy (aMW) — Total Peak (MWp)



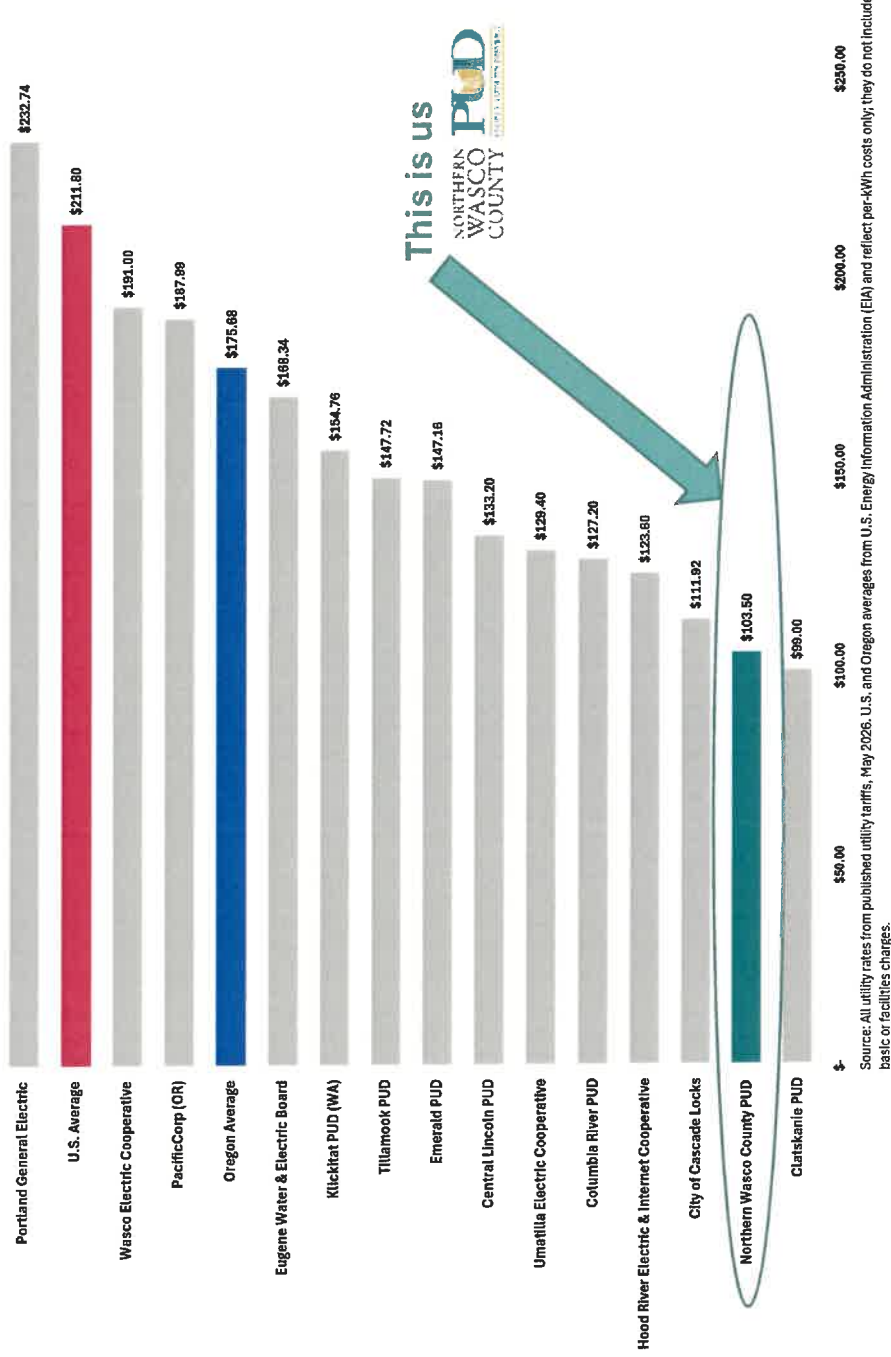
NWCPUD Resources

- We own two hydroelectric generating resources
- McNary Fishway (MNF)
 - Co-owned 50-50 with Klickitat PUD
 - 10 MW capacity
- The Dalles Fishway (TDF)
 - 5 MW capacity
- Both these resources are highly reliable and economic with low environmental impact, but can serve only a small part of our total load



Affordability is Economic Development

Residential Monthly Energy Bill Comparison
Cost of 1,200 kWh

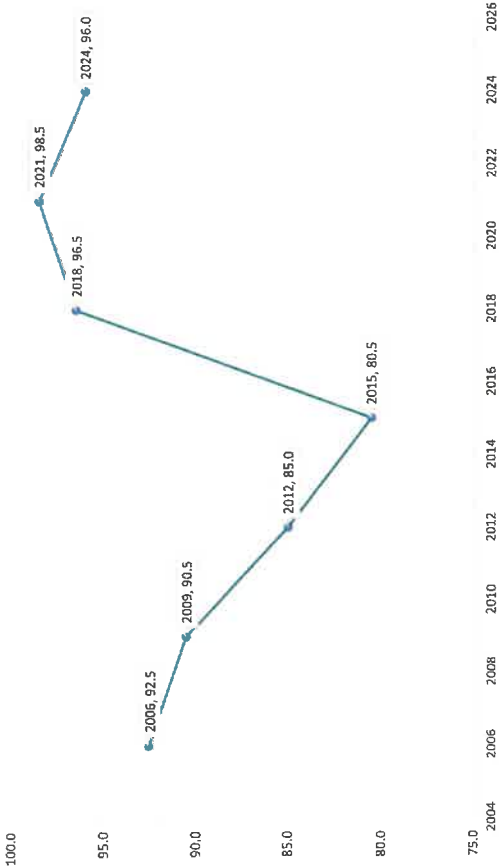


RESPONSIBILITY

Organizational Excellence

Award Year	Points Awarded	Award	Ranges
2006	92.5	Platinum	Diamond 98-100
2009	90.5	Platinum	Platinum 90-97
2012	85.0	Gold	Gold 80-89
2015	80.5	Gold	
2018	96.5	Platinum	
2021	98.5	Diamond	
2024	96.0	Platinum	

RP3 Points Awarded By Year



Local Strong—Thank you!



Special thanks to NWCPUD Board of Directors, Roger Kline, General Manager, Irene Scruggs, Chief Legal Officer, Kurt Conger, Assistant General Manager, Jeff Teel, Chief Operating Officer, Lana Egbert, Chief Financial Officer, Mark Freeman Customer Solutions, Director, Cyndi Gentry, Director of Corporate Services, Karen Heim, Community Relations Program Manager, Kathy McBride, Executive Assistant, and PRD team.