

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Wednesday, April 14, 2021

The Regular Session Meeting of the Port Commissioners was called to order by President Greg Weast at 5:30 p.m. **The meeting was held via the video conferencing platform Zoom; attendees joined via computer or called in via telephone*

ROLL CALL Executive Assistant Toepke

Commission Greg Weast, Mike Courtney, Staci Coburn, Robert Wallace, David Griffith

Staff Andrea Klaas, Executive Director; Jennifer Toepke, Executive Assistant; Anna Shank-Root, Land Use Strategist & Policy Analyst; Bill Dick, Attorney

Angie Macnab, Contracted Port Bookkeeper & Owner-Operator, The Dalles Marina, LLC; Eric Macnab, Owner-Operator, The Dalles Marina, LLC

Guests David Rasmussen, Airport Manager, Columbia Gorge Regional Airport; Kristi Timmons, Licensed Property Manager, MVProperty Management; Dr. John Willer; Marcus Swift

PLEDGE OF ALLEGIANCE President Weast

AGENDA CORRECTIONS/ADDITIONS None

PUBLIC COMMENT OR QUESTION None

COMMUNITY PARTNER UPDATE Dave Rasmussen, Airport Manager, Columbia Gorge Regional Airport

In 2020 the North Apron rehab was completed. This summer the design and engineering of the South Apron will be done, with construction taking place in 2022-2023. The Airport's next Master Plan update will be in 2025. Much of the previous master plan has been completed, we are looking forward to the next one. TacAero has completed 3 new hangars – now they will work on refurbishing their old hangar. The airport completed a survey with CSISA in conjunction with WASHDOT – which reflects everything that the airport has done to make it more resilient, gearing towards a Cascadia event. The airport is in a particularly good strategic location due to river, roads, pavement, emergency generator, water well, etc. The College's hangar should be under construction soon. We are applying for an EDA grant in partnership with Klickitat County. In Summer 2020 the airport bought two fuel tanks – making for a jet fuel capacity of over 40,000 tons. There are 40 people on the waiting list for hangars – we need money to build more hangars, T-hangers specifically – bulk hangar space and private T-hangar space. We have a lot of space, so plenty of room for development. The airport has great support from the City and County – and the community. Funding sources are needed in order to meet the potential of the airport, business park, and hangars.

REAL ESTATE V & G Update: Kristi Timmons, Licensed Property Manager, MVProperty Management

Occupancy was received the 1st week of April; the letter was forwarded to Executive Director Klaas. The property is being shown 2-3 times per week, we foresee it being leased very soon. Now that occupancy has been met, Commissioner Weast suggested that V & G Updates are no longer needed – the Commission agreed and gave positive feedback to Mrs. Timmons for her efforts.

UPCOMING MEETINGS/EVENTS As included in Meeting Packet, except for correcting that the Port Commission Meeting in Dufur should read June, not May.

ACTION ITEMS

1. **March 10, 2021 Regular Session Meeting Minutes** *were Approved by Consensus*
2. **March 2021 Financial Reports** *were Approved by Consensus*
3. **Capital Outlay-Building Improvement: Port Office Building Windows** *"Staff directed to talk to NWC PUD reference an energy rebate & request an updated quote if applicable."*

4. **Port of The Dalles By-Laws Amendment “with correction of spelling of principle to principal”** *M/M. Courtney S/S. Coburn, Motion Approved Unanimously*
5. **Resolution No. 21-001 Extending Workers’ Compensation Coverage to Volunteers of Port of The Dalles** *M/M. Courtney S/R. Wallace, Motion Approved Unanimously*

REPORTS

1. *The Dalles Marina, LLC, Q1/2021 Report* Owner-Operator Macnab as included in the Meeting Packet, plus Commissioner Wallace inquired as to the status of the Concessionaire Agreement – ED Klaas said that changes have been made to the agreement and will be sent to Owner-Operator Macnab for review.
2. *Staff Report* Executive Director Klaas Stands as included in the Meeting Packet.
3. *RARE Report* Land Use Strategist and Policy Analyst Shank-Root Stands as included in the meeting packet, plus The City of The Dalles voted to incorporate The Dalles Buildable Inventory Report in their plan.
4. *Committee Reports*
 - *Community Outreach Team* Commissioner Weast & Executive Director Klaas We continue to hold our Washington D.C. meetings virtually – we have Senator Murray’s Staff later this week, the Department of Education and Rep Herrera-Beutler’s Staff were yesterday. Hopefully, earmarks are coming back! There is a lot of money coming to cities and counties – so much so that people are having a hard time figuring out how to spend it – from The American Rescue Plan Act. Senator Merkley is on the interior appropriations committee, so we should get the National Scenic Area \$2 million.
 - *Wasco County Economic Development* Commissioner Courtney I sent out the meeting minutes – did everyone read them?
 - *Urban Renewal* Commissioner Coburn We directed Staff to proceed with gathering information with what we will call ‘raising the Tony’s building’ downtown. The costs will be extensive – more to come on exactly how much. The result will be a sizable lot for a new building.
 - *Dufur* Commissioner Wallace Dufur has a community outbreak of COVID. The School was shut down on Monday – hoping to bring back high school students next week or the week after. Dufur’s Football Team ended being undefeated this year – the year of COVID! The big project in Dufur remains to be the wastewater system – they are in a situation with the DEQ, so they need to get it done ASAP. Port Staff visited Dufur and we had a nice walk about town and had some great conversations about possible development in Dufur.
 - *Chamber of Commerce* Commissioner Griffith Your lucky – the Chamber did not meet in March. My report is brief. Lisa will be on Zoom on Wednesday’s between 7:00-8:00 a.m. to talk about business. The Chamber is also starting something called the Token Wall – think tourism – visit the Chamber’s website to see it.

REGULAR SESSION ADJOURNED AT 6:37 P.M. & EXECUTIVE SESSION COMMENCED AT 6:38 P.M.

EXECUTIVE SESSION ADJOURNED AT 7:04 P.M. & REGULAR SESSION RESUMED AT 7:05 P.M.

ACTION REQUIRED FROM EXECUTIVE SESSION None

COMMISSION CALL

1. Commissioner Weast Apologies for making a mess of this meeting!
2. Commissioner Courtney Nothing to add
3. Commissioner Griffith Shout out to Anna Shank-Root for her real estate help
4. Commissioner Wallace I really enjoyed the Dirt Hugger tour – it is cool to have them in a good location in our community. I appreciate the Staff’s coming out to Dufur for a visit.
5. Commissioner Coburn Dirt Hugger was a great tour. I wrote an email to my team at work about what happens to our pears! I appreciate everyone – thank you for your time and effort and keeping the ball rolling at the Port.

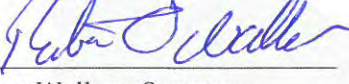
THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 7:08 p.m.

PORT OF THE DALLES:



Greg Weast, President
Board of Commissioners

ATTEST:



Robert Wallace, Secretary
Board of Commissioners

DATE APPROVED: May 12, 2021

Prepared by: Jennifer Toepke, Executive Assistant