

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Wednesday, August 12, 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 Vice-President Weast at 5:30 p.m.

ROLL CALL Executive Assistant Toepke

- COMMISSION Greg Weast, Vice-President; Jill Amery, Treasurer; John Willer, Secretary; Ed DeVlaeminck, Assistant Secretary-Treasurer ABSENT Staci Coburn, President
- STAFF Andrea Klaas, Executive Director; Jennifer Toepke, Executive Assistant/Bookkeeper
- LEGAL Bill Dick, Attorney, Dick, Dick & Corey, LLP
- GUESTS Angie Macnab, Owner/Owner, The Dalles Marina LLC; The Dalles Yacht Club Board Members: Richard Hoefer, Commodore; Brad Lohrey; Steve; Garrett Booth

PLEDGE OF ALLEGIANCE Brad Lohrey

AGENDA CORRECTIONS OR ADDITIONS None

PUBLIC COMMENT OR QUESTION None

PRESENTATION OR COMMUNITY PARTNER UPDATES None

DISCUSSION ITEMS None

CONSENT ITEMS Stands as presented

1. July 8, 2026, Regular Session Meeting Minutes Executive Assistant Toepke

ACTION ITEMS None

REPORTS

1. Director's Report Executive Director Klaas Stands as included in meeting packet, plus under:

- a. *Annual Boathouse and Boat Moorage, Annual Moorage Concessionaire Report for May-June 2026, Owner/Operator, The Dalles Marina, LLC, Angie Macnab reiterated: Annual leases were signed and recorded for FY27; all insurance is current; 9 boathouses are for sale; a very slow year at the Marina, perhaps due to the economy, wind, weather; the stand pipe inspection was done for the fire suppression line – there were a couple of cracks, they were fixed; algae was treated and it is better; a few projects are on hold until the Marina evaluation report is finished: upgrade the security system, redo the roof of the boathouse office, redo the key system, etc.*
- b. Public Comment or Question TDYC Commodore Richard Hoefer added to his written submission: "The Dalles Yacht Club is in its 90th year of operation. In 1988 or '89 The Dalles Yacht Club paid for and installed a marine fueling system. In March 2025 the lease expired. Nobody caught it, so got that straightened out. I signed the lease extension through September 2026 because I don't want to pay after that. We pay \$4,500.00 for insurance. Last year we took in \$1,500.00 net profit, losing \$3,000.00 on the system down there. So, if the Port can help funding it. Or helping us out with the cardlock system. If we pay all of our insurances with the dues we break even. If we get the D-Finger back that could help also. I signed the lease through the end of September because I don't want to pay after that. The fuel is a benefit to the entire river community. Have the Port take it over. Someone comes in to get fuel and no one is there. Did I miss anything Brad?" Brad Lohrey added: "I am not a boater. I just use their boats. I think if we have a cardlock system down there it will solve the problem. We can't do a grant to do a cardlock system because it sits on your property. If we could work together that would benefit everyone. I don't know how old the system is. But I think at least the pump needs to be replaced. How much are we losing in theft? I mean even Yacht Club members when they pump fuel and log how much they fuel maybe there is some loss there? Maybe something is getting stolen there. I know how government works. We can't do it

today, but maybe 12 months from now. Maybe just a couple of thousand to get us to the end of the year. We could empty the tanks, and don't pump fuel. Bridge the gap for one more year. Then we can work on it together. Most of The Yacht Club do not get fuel there. There was a guy that was stuck down there that couldn't get any fuel for four days. Finally, I left my ranch to go down there and pump him fuel. I think if the Port works together with us we can figure it out."

**Commission President Weast's direction was that The Dalles Yacht Club come up with a plan and submit it to Staff for presentation to the Commission at September's meeting.*

2. Financial Report: July 2026 Bookkeeper Toepke Stands as included in meeting packet.
3. The Dalles Community Outreach Team Executive Director Klaas Stands as included in meeting packet, plus CFM Advocates will be scheduling meetings for the COT's upcoming trip to Washington, D.C., and joining us there, they will be able to support and assist during the meetings. This time we will be meeting with more agencies: The U.S. Department of Agriculture Forest Service, U.S. Army Corps of Engineers, U.S. Department of Transportation Maritime Administration.
4. Columbia Gateway Urban Renewal Agency Board Commissioner Amery Basalt Commons was granted a 4-month extension through the end of the year. The rationale for the extension was that the developer has secured a private funder, all financial pieces are in place, but paperwork and document execution are taking time; an appraisal has been completed. The extension does not tie up funds that could be used for other developers; significant money remains available in the incentive program. The incentive program wind-down timeline is approximately 2029 (confirmed tentatively); the agency is actively working to deploy remaining funds before that date.
**Executive Director Klaas added that Executive Assistant Toepke will be inviting City of The Dalles Economic Development Officer, Jacob Anderson to present to the Commission how the Port and Urban Renewal could collaborate.*
5. Wasco County Economic Development Commission Executive Assistant Toepke No meeting, no report.

REGULAR SESSION RECESSED AT 6:04 p.m. & EXECUTIVE SESSION COMMENCED AT 6:05 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 **Media representatives are instructed not to report or disclose matters discussed in Executive Session*

EXECUTIVE SESSION ADJOURNED AT 6:26 p.m. & REGULAR SESSION RECONVENED AT 6:26 p.m.

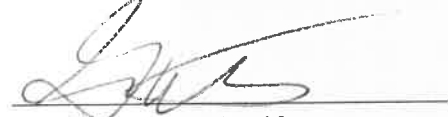
ACTION FROM EXECUTIVE SESSION None

COMMISSION CALL

- Commission Vice-President Weast shared that he appreciates being on the Commission but that he will not be running for reelection.

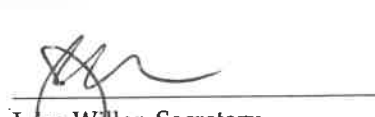
ADJOURN There being no further business to come before the Port Commission, the meeting adjourned at 6:27 p.m.

PORT OF THE DALLES:



Greg Weast, Vice-President
Board of Commissioners

ATTEST:



John Willer, Secretary
Board of Commissioners

DATE APPROVED: September 9, 2026

Prepared by: Executive Assistant Toepke