



Dedicated to supporting the creation, retention, expansion, and recruitment of businesses and jobs that will enhance the economy of the Port District.

PORT COMMISSION REGULAR SESSION MEETING
WEDNESDAY, JULY 12, 2023, 7:00 P.M. AT PORT ADMINISTRATIVE OFFICE

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL Executive Assistant Toepke
- C. PLEDGE OF ALLEGIANCE
- D. AGENDA CORRECTIONS OR ADDITIONS Executive Director Klaas
- E. OATH OF OFFICE Attorney Dick
 - July 1, 2023 – June 30, 2026
 - Commission Position 2, Greg Weast; Commission Position 4, Staci Coburn; and Commission Position 5, Mary Hanlon
- F. PUBLIC COMMENT 3-minute limit per person per subject.
*The Commission does not respond to nor discuss issues raised during public comment.
- G. COMMUNITY PARTNER PRESENTATION Jose Aparicio, Board Chair and Dr. Carolyn Bernal, Superintendent
North Wasco County School District 21
- H. ACTION ITEMS
 - 1. June 14, 2023, Regular Session Meeting Minutes
 - 2. June 2023 Financial Reports Commissioner Coburn
 - 3. Appoint Port representative to The Dalles Area Chamber of Commerce Board
- I. REPORTS
 - 1. Director's Report Executive Director Klaas
 - 2. The Dalles Marina, LLC Q4/FY 2022-2023 Concessionaire Report Owner/Operator Angie Macnab
 - 3. Strategic Business Plan Update Report Executive Director Klaas
 - 4. The Dalles Community Outreach Team Commissioner Weast
 - 5. Columbia Gateway Urban Renewal Agency Board Commissioner Coburn
 - 6. Dufur Commissioner Wallace
 - 7. The Dalles Area Chamber of Commerce
 - 8. Wasco County Economic Development Commission Executive Assistant Toepke
- J. EXECUTIVE SESSION Pursuant to ORS 192.660(2)(e) Real Property Transactions & ORS 192.660(2)(h) Conferring with Legal Counsel regarding litigation *Media representatives are instructed not to report or disclose matters discussed in Executive Session.
- K. ACTION REQUIRED FROM EXECUTIVE SESSION
- L. ELECTION OF OFFICERS
 - President, Vice-President, Secretary, Treasurer, Assistant Secretary/Treasurer
- M. UPCOMING MEETINGS/EVENTS
 - July 14, 2023: KODL Radio Coffee Break
 - August 8, 2023: Port of The Dalles 90th Birthday!
 - August 9, 2023: Port Commission Meeting
 - September 13, 2023: Port Commission Meeting in Dufur!

- Save the Date! February 7-11, 2024; [SDAO 2024 Annual Conference in Seaside, Oregon](#)

N. COMMISSION CALL

O. ADJOURN

PORT OF THE DALLES AGENDA ITEM

MEETING DATE

July 12, 2023

COMMUNITY PARTNER PRESENTATION G.)

Jose Aparicio, Board Chair and Dr. Carolyn Bernal, Superintendent
North Wasco County School District 21

About TDHS

Built in 1941, the current D21 high school facility is 82 years old, with its last major renovation taking place in the mid 70's with the addition of the Whittier Wing on the west end. According to the National Center for Educational Statistics, the average age of public school buildings in the United States is between 40 and 44 years of age with most schools becoming obsolete after 60.

Building Condition Deficiencies:

- Requires major envelope repairs (roof etc)
- Requires major seismic upgrades
- Requires major mechanical, electrical and plumbing upgrades/replacement
- Requires full window replacement
- Requires major roof repairs
- Requires fire sprinkler improvements
- Theater requires major infrastructure upgrades
- Replacement of Equipment and Furnishings
- Site repair to paving, walks, and utilities

Programming & Operational Deficiencies:

- Site is too small to support a full athletics program on campus
- Site is too small to support the required parking for a comprehensive High School
- Site experiences frequent issues with technology/wifi/connectivity
- Alternative Learning and CTE programs are remotely located
- Requires major ADA accessibility improvements
- Food Service is undersized to serve the student population. Only has a capacity for roughly 12% of the student body.
- Building lacks sufficient commons & gathering spaces
- Building lacks sufficient breakout & informal learning spaces
- Building lacks safe and secure entries



The **Long Range Facility Plan** outlined an evaluation calculating the educational adequacy of The Dalles High School based upon criteria from Oregon Department of Education. Each category has subsets of conditions to be evaluated individually. These conditions were evaluated by a group of teaching professionals who are tasked with identifying them to be adequate, somewhat adequate, or totally inadequate & need immediate attention.

The Dalles High School Educational Adequacy Scores

Capacity	1.5
Support for Programs	1.3
Technology	1.6
Supervision and Security	1.2
Instructional Aides	1.7
Physical Characteristics	1.2
Learning Environments	1.4
Relationship of Spaces	1.0



View the plan here 

Average Score: 1.4





TDHS BOND BASICS

Overview

The North Wasco County School District Board of Directors voted to place a \$140 million dollar bond to replace The Dalles High School on the November 2023 election ballot. Please see the below FAQ for more information:

Bond Basics

What is a School Bond

A bond issue is used by a public school district to finance school facility projects or other capital projects. Measures are placed on the ballot along with information about the specific projects that would be completed by the district if approved by the voting public.

Will there be independent oversight to ensure bond funds are spent properly?

Yes. An independent citizen Bond Oversight Committee would be established to oversee the use of bond funds if the bond passes in addition to regular, independent audits.

Would any bond money go to athletics?

Yes, Bond money could potentially be used for athletics such as new fields, facility upgrades, and sporting areas on a new High School campus.

When would work begin on the bond projects?

If the bond is passed, work would begin as soon as possible. Time frames for building construction and projects would depend on factors such as supply chain conditions

and contractor availability. State requirements compel school districts to complete projects within three years of a bond measure being passed.

What are the plans for the other district properties?

(Chenoweth Middle, Columbia Heights, District Office)

The district has recently conducted a market value analysis on several properties, including the previously surplus portion of the district-owned acreage on Columbia Heights. Funds from the sale of this property would be added to the Capital Improvements Fund to supplement project budgets in schools across the district.

A market value analysis was also conducted on the current District Office property, located on W 10th St. The future of this property would be determined by the passage of the bond and whether or not this additional space is still needed.

We will continue to utilize the Chenoweth Middle School site for various athletics. The district is actively collaborating with other community partners who may be able to utilize other portions of the facility and bring it back into use.

Where would the new High School be located?

The new building would be located on the east side of the Wahtonka Campus in what is now field space.

Are there any current debts on district properties

No, there are no outstanding debts on any district properties.

Why a 30-year bond and not a 20-year?

We understand that our community is sensitive to tax increases. By going with the longest possible bond maturity rate, we can minimize the tax burden to the community as best we can.

Is there an established time frame for additional school bonds to address needs at other district schools?

A proposed timeline for additional school building replacement was included in the 2019 Long Range Facilities Plan which is available for review on our bond planning web page. While the dates need to be updated to reflect the current starting year, we hope to follow the same proposed sequence when it comes to addressing additional school buildings.

****Please note that this Facilities Plan was conducted in 2019 and cost information has not been updated to reflect current pricing escalations. A new Long Range Facilities Plan will be conducted in 2024.*

How will bids/contracts be handled and can these be locally sourced?

We will follow all state procurement laws to ensure that contracts are obtained in the most efficient and cost-effective manner.

While our district routinely uses local vendors and contractors for smaller projects, a building of this size and scope *may* be beyond the capacity of what our local contractors can take on. We will accept bids from any business with the appropriate insurance and bonding capacity.

Will we need to acquire any property?

No, the new high school campus would be on district property that is already owned.

If passed, when would construction begin?

Following a passing bond, the school district would immediately begin the process of soliciting and hiring an architecture firm to lead the project. This would be followed by the planning and design phase. We anticipate beginning construction mid-year of 2025 with potential occupancy by the 2027 school year.

If passed, how would new schools and updated facilities be maintained?

The district has a facilities maintenance plan that provides guidelines and maintenance schedules for our schools. Our district maintenance team has a strong track record in keeping buildings in working order to serve the needs of our students.

Why can't we just renovate the current building?

Repairing the physical condition of the current TDHS building has been estimated to cost approximately \$53.8 million, making these would repairs would ONLY address critical facility conditions and would not address other educational inadequacies of the current building. By building a new school we can address educational, program, and operational deficiencies such as increased capacity, safety and security, technology and other physical characteristics limited by the current campus. The cost to address additional program and operational deficiencies would bring the total cost estimation to \$129 million. However, this still would not address things like athletics, space/campus restraints, parking, or building layout concerns.

Funding Questions

What is the estimated cost to homeowners?

A \$140 million dollar bond would cost the average homeowner approximately \$3.12 per thousand dollars of assessed home value.

Did the district apply for other sources of funding?

Yes, the district plans on exploring, and applying for, alternate funding options such as:

- [The Oregon School Capital Improvement Matching Program](#)
- [ODE Seismic Rehab Grant](#)
- Energy Incentives
- Renew America's Schools Grant

What is a permanent tax rate?

A permanent rate limit is the tax rate per thousand dollars of assessed value. The permanent tax rate for The Dalles is \$5.2399. Any bond rates would be added to this permanent number. For more information about how property taxes work in Oregon you can [check out the state website here](#).

What cost savings would a new facility have?

We anticipate having a more cost-efficient and eco-friendly building that will help lower building operating costs. We will have a better idea of these cost savings when we enter the planning and design phase.

Community Impact

How does a large construction project affect local jobs and the economy?

Large-scale construction projects similar to those in this bond proposal can have many positive impacts on the local economy. A typical new school construction project will employ hundreds of people during the design and construction phases.

Additional indirect benefits to the economy can come from increased patronage to local restaurants, stores and service providers. School construction projects also

provide fee revenue for the city.

How could improving our schools help the community?

Communities with good schools can impact home values, encourage people to stay and invest in the local area, and can supply the local economy with a larger pool of skilled workers and professionals. Additionally, good schools can improve community pride, connections, and a sense of belonging.

How could investing in schools impact me, even if I don't have kids in school?

A community with good schools can positively affect home values, area pride, business attractiveness and help shape the future workforce. Students can go on to be skilled workers and engaged citizens who contribute to the local economy and community in various ways.

School facilities also provide community organizations gathering spaces for sporting activities and various events.

For More Information, or to submit a question or comment, visit our bond information page:

<https://www.nwasco.k12.or.us/apps/pages/tdhsbond>



PORT OF THE DALLES AGENDA ITEM

MEETING DATE July 12, 2023

ACTION ITEM H-1.) June 14, 2023, Regular Session Meeting Minutes

STAFF RECOMMENDATION Approve June 14, 2023, Regular Session Meeting Minutes as presented

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Wednesday, June 14, 2023, 7:00 p.m.
Port Administrative Office, The Dalles, Oregon

The Regular Session Meeting of the Port Commissioners was called to order by President Weast at 7:00 p.m.

ROLL CALL Executive Assistant Toepke

- COMMISSION Greg Weast, President; Robert Wallace, Vice-President; David Griffith, Secretary
 - ABSENT Staci Coburn, Treasurer; John Willer, Assistant Secretary/Treasurer
- STAFF Andrea Klaas, Executive Director; Jennifer Toepke, Executive Assistant/Bookkeeper; Bill Dick, Attorney, Dick, Dick & Corey
- MEDIA Alana Lackner, Columbia Gorge News

PLEDGE OF ALLEGIANCE Commissioner Wallace

AGENDA CORRECTIONS/ADDITIONS *No Director's Report*

PUBLIC COMMENT OR QUESTION *Former Commissioners' Mike Courtney & Bob McFadden and former Port Employee Kathy Norton all gave appreciation and praise for Commissioner Griffith's service to the Port of The Dalles and his community, on the occasion of his last Port Commission Meeting.*

COMMUNITY PARTNER UPDATE Roger Kline, General Manager & Kurt Conger, Assistant General Manager, Northern Wasco County People's Utility District *See enclosed presentation.*

ACTION ITEMS

1. May 10, 2023, Regular Session Meeting Minutes *Stand as presented.*
2. May 2023 Financial Reports Treasurer Coburn *Stand as presented.*
3. Resolution No. 2023-003 Authorizing Budget Transfers and Adopting a Supplemental Budget for Fiscal Year 2022-2023 *M/D. Griffith, S/R. Wallace, Motion Approved Unanimously*

REPORTS

1. Director's Report Executive Director Klaas *None.*
2. Strategic Business Plan Update Report Executive Director Klaas *Work session prior*
3. Committee Reports:
 - The Dalles Community Outreach Team Commissioner Weast & Executive Director Klaas *September to Washington, D.C; The City of The Dalles may be picking up the leadership role of the COT; Dan Spatz is the new Economic Development Officer (EDO) at The City of The Dalles.*
 - Columbia Gateway Urban Renewal Agency Board Commissioner Coburn *Commissioner Coburn is not present to give report.*
 - The Dalles Area Chamber of Commerce Board Commissioner Griffith *When the Port has another vacancy a Latino Commissioner should be added to the Commission. If that is not possible, then perhaps expand the Commission – as Latino's are a 1/3 of the population. Chamber Highlights: Capacity Grant from Travel Oregon for a Business Tools and Training for Latino Businesses is getting in gear with partners: SBDC of the Gorge and Next Door; Summer has arrived and our visitor center is buzzing with guests and calls asking what is there to do!; We are referring all ships, hotels, and guests to our community calendar for things to do in the area, so if you aren't on it you will not be in front of our guests. ALL and ANY events can be added to the calendar and for the general public; our new Explore The Dalles Brochures just got delivered and we will be looking for volunteers to help us stuff, count, and get ready to be distributed all over the state; Parade application for the 4th of July Parade is set for June 27, We are hoping for a GREAT turnout to celebrate the 4th; NEXT networking is the Morning Buzz, June 27, from 7:30 a.m. to 8:30 a.m. at AmeriTitle (100 W 2nd St, The Dalles, OR 97058); Our Tourism Budget for 2023-2024 was just adopted with the Adoption of the City's full budget this past Monday, June 12th.*
 - Dufur Commissioner Wallace *Cherry harvest is late because of the cool spring we had. Preharvest cherry tours were led by an OSU Extension sponsored group tour. The cherries look good! OSU Extension also sponsored a Wasco County Wheat tour – wheat is at average or slightly below average. It was interesting attending both tours. Ag related: chicken poultry processing! There is a group that bought a farm just west of Dufur -- Carbon Farm, that is processing poultry. School: A continued look for funding for a school-based health center; a grant has already been obtained for \$100,000.00. One Community Health is also sponsoring. \$76,000.00 has already been raised – so about halfway there. They are hoping to open the facility in January 2024. The school received a Seismic Grant for \$2.1 million; it will help shore up the concrete walls/structure.*
 - Wasco County Economic Development Commission Executive Assistant Toepke *Report to be given in July.*

REGULAR SESSION ADJOURNED AT 7:43 P.M. & EXECUTIVE SESSION COMMENCED AT 7:43 P.M.

EXECUTIVE SESSION as allowed by ORS 192.660(2)(e) Real Property Transactions and ORS 192.660(2)(h) Conferring with Legal Counsel regarding litigation *Media representatives are instructed not to report or disclose matters discussed in Executive Session None

EXECUTIVE SESSION ADJOURNED AT 8:03 P.M. & REGULAR SESSION RESUMED AT 8:03 P.M.

ACTION FROM EXECUTIVE SESSION None

UPCOMING MEETINGS/EVENTS *Correct June 4, 2023, to July 4, 2023.*

COMMISSION CALL *Thanks were given and expressed to Commissioner Griffith by Commissioner Wallace and Commissioner Weast. Commissioner Griffith gave thanks to the Commission, one by one; to Executive Director Klaas; and to Port Attorney Dick. In closing Commissioner Weast read into record the following thank you's from The Dalles Area Chamber of Commerce and Mid-Columbia Economic Development District, then presented Commissioner Griffith with a present of thanks and appreciation from the Port.*

"Dear David Griffith, We would like to express our deepest gratitude for your exceptional service and unwavering commitment as the representative for the Port of The Dalles on The Dalles Area Chamber's Board of Directors. Your dedication, active engagement, and tireless efforts have greatly contributed to the success of our organization. We are truly grateful for your outstanding contributions and the positive impact you have made. Thank you for your invaluable service! Lisa Farquharson, President/CEO, The Dalles Area Chamber of Commerce"

"David, Thank you for your engaged and thoughtful service to our community through your role on the Port Commission. Your years of service on the MCEDD Board representing Ports in the region made an impact on The Dalles and the region as a whole! Carrie Pipinich, Deputy Director of Economic Development, Mid-Columbia Economic Development District"

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 8:14 p.m.

PORT OF THE DALLES:

ATTEST:

, President
Board of Commissioners

, Secretary
Board of Commissioners

DATE APPROVED: July 12, 2023

Prepared by: Jennifer Toepke, Executive Assistant/Bookkeeper

POTD Commissioners Meeting

6/14/2023

NWCPUD Report to Commissioners

Local Developments:

CGIC RiverTrail Substation Capabilities

- Built originally for TLK data center interim power requirements in 2017
- Provides redundancy for 2nd Street Substation westside loads
- Available for load growth in CGIC – 30 MW of capacity – ample power for a chip fab facility

City and County Climate Resiliency Committee

- Energy conservation measures, solar power production and electric vehicle charging – all existing programmatic activities at NWCPUD.

Carbon Free Energy 8760 RFP

- On June 1, NWCPUD issued a Request for Proposals seeking state of the art carbon-free energy resources on an 8760 hours per year basis to provide electric service to large commercial customers.
- Proposals are due on July 13th.

Gorge TransLink Project

- 230 kV facilities for electric service to the former aluminum smelter site.
- Planning started in 2018. Project delayed by COVID. Project resumed in 2021.
- Transmission Line Structure foundation construction began in October 2022
- Switchyard construction began in January 2023
- Completion by September 2023
- All activities are on schedule and within budget

Regional and National Developments and Issues:

BPA Contract Negotiations for Post 2028 Period

- Current BPA contracts terminate at the end of September 2028.
- Customers like NWCPUD retain preference rights to Federal power indefinitely
- BPA and customers are currently negotiating the terms and conditions of the Post 2028 contracts. Expecting to execute in 2025
- Issues include:
 - Size of the Federal Power System: assumptions used to determine the firm energy and capacity amounts.
 - Allocation of Federal Power to 130+ Preference customers: conservation adjustments, use of capacity for integrating variable generating resources, load growth or loss.

Threats to Breach the Lower Snake River Dams

- Environmental groups, sportfishing advocates and some tribes continue to press for removal of the LSRDs. They disseminate flawed information about the impacts of the dams, and understate the value of the power, transportation, irrigation and recreational benefits.
- BPA customers rely on these power production resources for 17% of their Federal Power allocation and a greater percentage of capacity for winter and summer peaking.

Decarbonization Policies at State and Federal Level

- OR DEQ requires annual GHG reporting with third-party verification (3PV)
- HB 2816 proposed rules for large data centers that included stringent emission reduction requirements and severe penalties for companies operating large data centers in Oregon.
 - NWCPUD testified in opposition to the unduly discriminatory proposed bill
 - Possible extension of the requirements to other industries was a significant concern

- Inflation Reduction Act (IRA) *incentives* for decarbonization of power, transportation and heating - *beneficial electrification*
 - Complex and byzantine system of grant administration
 - Electric utilities find that these initiatives are more likely to increase electrical demand – especially during periods where power generating capacity is in short supply.

PORT OF THE DALLES AGENDA ITEM

MEETING DATE	July 12, 2023
ACTION ITEM H-2.)	June 2023 Financial Reports <u>Executive Assistant Toepke</u>
STAFF RECOMMENDATION	Approve <u>June 2023 Financial Reports</u> as presented

Notable

- The Oregon State Treasury Short Term Fund Rate continues to increase, it is currently 4.05%
- Banking transition is nearing completion from Umpqua Bank (still reflected as CSB on reports) to First Interstate Bank (FIB)
 - At FIB, the Port has a Checking Account and a Money Market Account. In a quest to keep governmental money local, in their Money Market Account, FIB is matching or locking down a higher current rate than the OST's Short Term Fund Rate at Local Government Investment Pool (LGIP). For this reason, Port Staff elected to deposit the recent proceeds from Port property land sale, into the Money Market Account, which is currently yielding 4.20%.
- Fund activity
 - General Fund
 - ❖ Income
 - 1st loan repayment from Marina Fund (Marina Fire 07-03-2021): \$84,465.66
 - Annual transfer from Port Development Fund for general operating costs: \$200,000.00
 - ❖ Expense
 - Power pedestal outlet(s) replaced at Transient Guest Moorage: \$2,785.00
 - Repair of office side stairs: \$1,700.00
 - Share of Special District Election Costs: \$7,786.57
 - Office deep spring cleaning: \$682.50
 - Restriped Port Office Parking Lot: \$500.00
 - Restriped Marina Parking Lot: \$1,000.00
 - Landscaping-Cleanup & Bark at Port Office: \$583.97
 - Landscaping-Cleanup & Bark at Marina Restrooms/Cleanup at Transient Guest Moorage: \$845.00
 - Weed Treatment of Port area landscaping: \$900.00
 - Striping Paint (stock): \$797.86
 - Marina Fund
 - ❖ Excess funds in Umpqua Bank Checking transferred to LGIP: \$75,000.00
 - ❖ Expense
 - Loan repayment to General Fund (Marina Fire 07-03-2021): \$84,465.66
 - Port Development Fund
 - ❖ Income
 - Department of Revenue Heavy Equipment Rental Tax: \$23.61
 - Department of Interior "Payment In-Lieu of Taxes": \$910.37
 - Sale of Port property, Lot 24: \$1,425,000.00
 - City of Dufur Water System Loan Repayment: \$39,310.00 (Final payment due June 2024.)
 - Columbia Gorge Community College Bridge Loan Repayment: \$464,014.43 (Final payment due June 2024.)
 - ❖ Expense
 - Direct land sale costs of Port property, Lot 24: \$3,488.00
 - Annual transfer to General Fund for general operating costs: \$200,000.00

Cash Basis

PORT OF THE DALLES

Balance Sheet by Class

As of June 30, 2023

	<u>General Fund</u>	<u>Marina Fund</u>	<u>Port Development Fund</u>	<u>Unclassified</u>	<u>TOTAL</u>
ASSETS					
Current Assets					
Checking/Savings					
CSB Checking					
General Checking	29,666.66	0.00	0.00	0.00	29,666.66
Marina Checking	0.00	6,275.29	0.00	0.00	6,275.29
Port Development Checking	0.00	0.00	5,278.37	0.00	5,278.37
Total CSB Checking	<u>29,666.66</u>	<u>6,275.29</u>	<u>5,278.37</u>	<u>0.00</u>	<u>41,220.32</u>
FIB Checking					
General Fund	90.00	0.00	0.00	0.00	90.00
Port Development Fund	0.00	0.00	25,000.00	0.00	25,000.00
Total FIB Checking	<u>90.00</u>	<u>0.00</u>	<u>25,000.00</u>	<u>0.00</u>	<u>25,090.00</u>
FIB Money Market					
Port Development Fund	0.00	0.00	1,437,591.47	0.00	1,437,591.47
Total FIB Money Market	<u>0.00</u>	<u>0.00</u>	<u>1,437,591.47</u>	<u>0.00</u>	<u>1,437,591.47</u>
LGIP					
General	1,358,707.42	0.00	0.00	0.00	1,358,707.42
Marina	0.00	248,533.95	0.00	0.00	248,533.95
Port Development	0.00	0.00	2,364,896.19	0.00	2,364,896.19
Total LGIP	<u>1,358,707.42</u>	<u>248,533.95</u>	<u>2,364,896.19</u>	<u>0.00</u>	<u>3,972,137.56</u>
Petty Cash	66.28	28.48	55.24	0.00	150.00
Total Checking/Savings	<u>1,388,530.36</u>	<u>254,837.72</u>	<u>3,832,821.27</u>	<u>0.00</u>	<u>5,476,189.35</u>
Total Current Assets	<u>1,388,530.36</u>	<u>254,837.72</u>	<u>3,832,821.27</u>	<u>0.00</u>	<u>5,476,189.35</u>
TOTAL ASSETS	<u><u>1,388,530.36</u></u>	<u><u>254,837.72</u></u>	<u><u>3,832,821.27</u></u>	<u><u>0.00</u></u>	<u><u>5,476,189.35</u></u>
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Credit Cards					
Visa-1429	1,298.40	0.00	0.00	0.00	1,298.40
Total Credit Cards	<u>1,298.40</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,298.40</u>
Other Current Liabilities					
Payroll Liabilities	3,479.36	0.00	0.00	0.00	3,479.36
Total Other Current Liabilities	<u>3,479.36</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,479.36</u>

Cash Basis

PORT OF THE DALLES

Balance Sheet by Class

As of June 30, 2023

	<u>General Fund</u>	<u>Marina Fund</u>	<u>Port Development Fund</u>	<u>Unclassified</u>	<u>TOTAL</u>
Total Current Liabilities	<u>4,777.76</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,777.76</u>
Total Liabilities	<u>4,777.76</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,777.76</u>
Equity					
Unrestricted Net Assets	1,013,207.41	323,705.29	1,963,459.45	0.00	3,300,372.15
Net Income	370,545.19	-68,867.57	1,869,361.82	0.00	2,171,039.44
Total Equity	<u>1,383,752.60</u>	<u>254,837.72</u>	<u>3,832,821.27</u>	<u>0.00</u>	<u>5,471,411.59</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,388,530.36</u></u>	<u><u>254,837.72</u></u>	<u><u>3,832,821.27</u></u>	<u><u>0.00</u></u>	<u><u>5,476,189.35</u></u>

PORT OF THE DALLES
Profit & Loss Budget vs. Actual-GENERAL FUND
 July 2022 through June 2023

	<u>Jul '22 - Jun 23</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	924,904.00	0.0%
Interest from Earnings	34,665.82	5,549.00	624.72%
Other Resources			
Grants	0.00	4,000,000.00	0.0%
Launch Ramp & Transient Moorage	2,746.00	3,000.00	91.53%
Leased Land & Facilities	76,406.80	95,000.00	80.43%
Loan Repayments			
Marina Fund			
Interest	8,000.00		
Principal	76,465.66		
Total Marina Fund	84,465.66		
Loan Repayments - Other	0.00	84,466.00	0.0%
Total Loan Repayments	84,465.66	84,466.00	100.0%
Other Income	20,219.72	2,000.00	1,010.99%
Total Other Resources	183,838.18	4,184,466.00	4.39%
Previously Levied Taxes	5,856.37	5,000.00	117.13%
Property Taxes	445,405.63	357,666.00	124.53%
Transfer from Other Funds			
Port Development Fund	200,000.00		
Transfer from Other Funds - Other	0.00	1,389,520.00	0.0%
Total Transfer from Other Funds	200,000.00	1,389,520.00	14.39%
Total Income	869,766.00	6,867,105.00	12.67%
Gross Profit	869,766.00	6,867,105.00	12.67%
Expense			
Capital Outlay	70.02	4,050,000.00	0.0%
Material & Services	209,207.90	216,000.00	96.86%
Personal Services	289,942.89	330,000.00	87.86%
Transfers & Contingency	0.00	600,000.00	0.0%
Total Expense	499,220.81	5,196,000.00	9.61%
Net Ordinary Income	370,545.19	1,671,105.00	22.17%
Net Income	370,545.19	1,671,105.00	22.17%

PORT OF THE DALLES
Profit & Loss Budget vs. Actual-MARINA FUND
 July 2022 through June 2023

	<u>Jul '22 - Jun 23</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	127,956.00	0.0%
Interest from Earnings	7,496.07	768.00	976.05%
Other Resources			
Fire Emergency	8,506.02	1,500,000.00	0.57%
Total Other Resources	<u>8,506.02</u>	<u>1,500,000.00</u>	<u>0.57%</u>
Total Income	<u>16,002.09</u>	<u>1,628,724.00</u>	<u>0.98%</u>
Gross Profit	16,002.09	1,628,724.00	0.98%
Expense			
Capital Outlay	404.00	300,000.00	0.14%
Debt Service	84,465.66	84,466.00	100.0%
Transfers & Contingency	0.00	1,189,520.00	0.0%
Total Expense	<u>84,869.66</u>	<u>1,573,986.00</u>	<u>5.39%</u>
Net Ordinary Income	<u>-68,867.57</u>	<u>54,738.00</u>	<u>-125.81%</u>
Net Income	<u><u>-68,867.57</u></u>	<u><u>54,738.00</u></u>	<u><u>-125.81%</u></u>

Profit & Loss Budget vs. Actual-PORT DEVELOPMENT FUND

July 2022 through June 2023

	<u>Jul '22 - Jun 23</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	1,433,744.00	0.0%
Interest from Earnings	60,956.98	8,602.00	708.64%
Other Resources			
Grants	0.00	4,000,000.00	0.0%
Land Sales & Contract Interest			
V&G			
Interest	3,848.11		
Principal	5,270.96		
Total V&G	<u>9,119.07</u>		
Land Sales & Contract Interest - Other	<u>1,425,000.00</u>	<u>1,505,000.00</u>	<u>94.68%</u>
Total Land Sales & Contract Interest	<u>1,434,119.07</u>	<u>1,505,000.00</u>	<u>95.29%</u>
Loan Repayments			
CGCC			
Interest	34,536.79		
Principal	538,442.54		
CGCC - Other	<u>0.00</u>	<u>539,310.00</u>	<u>0.0%</u>
Total CGCC	<u>572,979.33</u>	<u>539,310.00</u>	<u>106.24%</u>
City of Dufur			
Interest	2,965.68		
Principal	36,344.32		
City of Dufur - Other	<u>0.00</u>	<u>39,310.00</u>	<u>0.0%</u>
Total City of Dufur	<u>39,310.00</u>	<u>39,310.00</u>	<u>100.0%</u>
Total Loan Repayments	<u>612,289.33</u>	<u>578,620.00</u>	<u>105.82%</u>
Other Income	<u>1,363.54</u>	<u>5,000,000.00</u>	<u>0.03%</u>
Total Other Resources	<u>2,047,771.94</u>	<u>11,083,620.00</u>	<u>18.48%</u>
Transfer from Other Funds	<u>0.00</u>	<u>500,000.00</u>	<u>0.0%</u>
Total Income	<u>2,108,728.92</u>	<u>13,025,966.00</u>	<u>16.19%</u>
Gross Profit	<u>2,108,728.92</u>	<u>13,025,966.00</u>	<u>16.19%</u>
Expense			
Capital Outlay	0.00	8,500,000.00	0.0%
Material & Services	39,367.10	390,500.00	10.08%
Special Payments	0.00	3,000,000.00	0.0%
Transfers & Contingency	<u>200,000.00</u>	<u>400,000.00</u>	<u>50.0%</u>
Total Expense	<u>239,367.10</u>	<u>12,290,500.00</u>	<u>1.95%</u>
Net Ordinary Income	<u>1,869,361.82</u>	<u>735,466.00</u>	<u>254.17%</u>
Net Income	<u>1,869,361.82</u>	<u>735,466.00</u>	<u>254.17%</u>

PORT OF THE DALLES AGENDA ITEM

MEETING DATE July 12, 2023

REPORTS ITEM I-1.) Director's Report Executive Director Klaas

Projects

- The Port has received several requests recently to lease property. Terms range from a few months to a few years. Currently the Port is responding with month-to-month leases with the option allowing either party to terminate the lease with a 30-day written notice to the other party, with one exception that asked for a 60-day notice. If all leases are accepted the Port will be leasing 6 lots equal to about 12.5 acres of land on River Trail Way.

Office

- The Port purchased a striping machine to restripe the parking lines at the Port Office and Marina; striping is complete at the Port Office parking lot.
- Port Office side stairs concrete has been repaired.
- Landscape refresh (bark).
- Wrapping up year-end items.
- Audit work for FY 2022-2023 has already begun.
- The banking transition to First Interstate Bank is going well; there are many steps involved in this, however the customer service at the bank has been very helpful.
- QuickBooks and all auto payments have been updated to reflect the move to First Interstate Bank.
- Dufur's loan payment was received.
- The College's loan payment was received.
- Closing was finalized for the ClimateGM transaction.
- Special Districts of Oregon risk management representative stopped by the Port. Annually we are visited by someone to talk about any issues or concerns related to risk management.

The Dalles Marina

- The Oil Spill Liability Trust Fund request for reimbursement for costs incurred during the Marina Fire 07-03-2021 response is still under review.
- The Port's insurance company agreed to pay an outstanding balance owed (\$28,000.00+) to Associated Underwater Services (AUS) that was incurred after the Port had turned over the cleanup operations to The Dalles Marina, LLC during the cleanup from the second Marina Fire 08-01-2022. More details will be provided in Executive Session.
- Summer Chinook and shad are open on the Columbia. The summer season began June 16.
- An average of 25-30 trucks with boat trailers in the Marina parking lot every day.
- Parking lot restriping is finished.
- The Port's contract landscapers replaced the landscaping bark at the Launch Ramp Restrooms and trimmed/cleaned up the landscaping at the Transient Guest Moorage.
- The restroom lock was broken over the 4th of July holiday and has now been repaired.
- Power pedestal outlet(s) were replaced by Columbia River Electric at Transient Guest Moorage, after more than a 2 year wait to receive the needed parts!
- Replacement power pedestals for the B-Dock are still on backorder (from February). They are custom built units with the ground fault protector coming from West Germany and with a significant delay.
- In June the river was finally low enough to receive the first annual treatment for algae. The Port and The Dalles Marina, LLC use the same contractor for the application, but as two separate contracts to minimize billing confusion.
- Uncruise Adventures & Lindblad Expeditions will send their boats to dock at the Marina this September and October, however this season to preserve the condition of our Launch Ramp Dock - they will not be tying up directly to the dock, they will deep water anchor and shuttle their guests into the launch ramp by zodiac.

Wasco Innovators Initiative (WII)

- The Gorge Pitch Fest was very successful. About 100 folks were in the audience cheering on the presenters. Thirty-two companies applied and the following six were chosen to pitch their ideas:
 - [Ada Analytics](#) provides an artificial intelligence powered platform for the cryptocurrency market that delivers real time insights to help investors make informed decisions. The founders are working together to develop a user-friendly platform that will support actionable insights for crypto investors.

- [Ankhiale Outdoors](#) helps people find themselves outside. Their team has developed a prototype cold weather tent and apparel that will help customers stay comfortable for winter season camping and is working to scale up their product.
- [Bad Nutrition](#) makes chia seed pudding for the rule breakers of the world. Their product is focused on delicious flavor and inherent nutrition, making healthy food that appeals to the average consumer.
- [Monkey Brittle](#) is a healthy snack made locally in Hood River from a combination of three simple ingredients: organic bananas, organic nuts, and raisins! Their focus is creating irresistible healthy snacks that are made from real produce.
- [Propel Flow](#) helps companies improve efficiencies and drive more revenue by working with them to implement new artificial intelligence tools into their workflows, marketing, and processes to support sustainable growth.
- [Woodsy Craft Co](#) is focused on creating DIY craft kits for friends and family to enjoy together. These kits started out as retail at the Workshop, and they are looking to scale to wholesale production more efficiently.
- The winners were Woodsy Craft Co., Monkey Brittle, and Bad Nutrition.
- The Wasco Innovators Initiative group, of which the Port is part of, were unsure what kind of response or participation we would have for this first event. We are in the beginning stages of planning for a Pitch Fest II that may happen this fall or winter. It was encouraging to have 32 small business applicants and the sponsorship support from our area businesses. This event was one of the outcomes from the work done with the Center of Rural Innovation (CORI). Supporting small and emerging tech and entrepreneurial businesses is important to our businesses ecosystem because these businesses are typically bringing dollars to our community without a large footprint. One of the other positive outcomes for all 32 businesses that applied to the event is that the Small Business Development Center (SBDD), Business OR, Mid-Columbia Economic Development District (MCEDD), and the Port are connecting with them as warranted by their needs, to help them succeed.

Brownfield Coalition Update

- Building on the success of the initial funding, MCEDD expanded the geographic scope of Brownfield's projects to the region and applied for a second round of funding through the US Environmental Protection Agency (EPA), which has been awarded.
- Projects still on the list in Wasco County:
 - GOHBI
 - 315 Federal Street
 - Chenoweth Middle School
 - 1915 W. 10th Building Materials Survey
 - Sports Complex Planning
 - Kramer Field Master Plan (County pays half, Brownfield program pays half)

The Dalles Community Outreach Team

- On July 11th the Community Outreach Team is hosting Congressional and Statehouse staffers and some legislators for a community and project tour. This was done pre-covid and had a very positive benefit for our community, so starting it up again. The event is scheduled from 10:00 a.m. to 2:45 p.m. It will start at the Port in the morning where we will do introductions and make some presentations: Port lands discussion, County fairgrounds, Kramer Field, and insurance challenges in our region (insurance providers leaving Oregon due to wildfire losses). The group will then travel by van past Adventist Health Columbia Gorge and The Dalles High School on the way to Chenoweth Middle School. At the middle school there will be a discussion about converting that property into a childcare center. On to City Hall to see the current location of the Q-Life broadband connections in the basement and lunch with discussions about the request for funding for the Cascadia Emergency Operations Center. On over to the airport to talk about the business park, the College's Aviation Tech Training Program, and how the bi-state operations are working, then back to the Port to wrap up the day.
- Congressional and Statehouse representatives' attendance currently confirmed:
 - Oregon
 - Dan Mahr-Senator Merkley
 - Bre Irish-Senator Wyden
 - Sam Dudley-Representative Bentz
 - Natalie Newgard-Representative Helfrich
 - Nate Stice-Governor Kotek
 - Washington
 - Richard Evans-Senator Cantwell
 - Steven Sanders-Representative Glusenkamp-Perez
- Community representatives' attendance currently confirmed:
 - Greg Weast, Andrea Klaas, Jennifer Toepke-Port of The Dalles
 - Carrie Pipinich-MCEDD
 - Matthew Klebes, Dan Spatz, Richard Mays-City of The Dalles
 - Jarett Gilbert-Columbia Gorge Community College

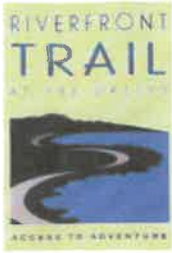
- Tyler Stone-Wasco County
- Dennis Knox-Adventist Health Columbia Gorge
- Cyndi Gentry-Northern Wasco County PUD

Other

- Following find The Dalles Riverfront Trail Board's Riverfront Trail Repair Project (2018-2023) Update

RECEIVED

JUN 08 2023



THE DALLES RIVERFRONT TRAIL, INC.
P.O. BOX 2149 THE DALLES, OREGON 97058

June 5, 2023

Andrea Klaas
Executive Director
Port of The Dalles

Dear Andrea,

As we move into through the spring of 2023, The Dalles Riverfront Trail Board is, once more, providing the Port, and our other supporters, with this 3rd update on our on-going *Riverfront Trail Repair Project (2018 - 2023)*.

First, though, we want to once again extend our heart-felt thanks to you, and the Port Commission, for approving a generous donation of \$50,000 in 2019, to support our extensive Riverfront Trail Repair Project. Yours, and other early donations from the PUD and Wasco County added to the initial funding from the City of The Dalles. After that we received a grant from Google, and donations from citizens in the City and Mid-Columbia area as part of our annual fundraising campaigns, all of which helped us meet our fundraising goals for this project.

Phase I

In 2020, we completed the *Discovery Center to the Railroad Underpass Trail Repair Project (0.5 miles)*. Tenneson Engineering did the design and construction oversight work and Crestline Construction carried out the actual repair work. Cost: \$98,920.00

Also in 2020, we were able to have the main trail seal coated from *The Port of The Dalles Marina to the Poplar Tree Area along the west bank of Chenoweth Creek (approx. 7.4 miles)*, and from the *Discovery Center to the Railroad Underpass (0.5 miles)*. SealKote Plus, here in The Dalles, was the contractor for this work. Cost: \$92,457.04

In 2021, we completed the *Google Trail Settlement Trail Repair Project* located at the west end of the new Google Taylor Lake Server Farm facility. This project was approximately 250 - 300 feet in length and replaced a section of trail that had significantly settled over time. Tenneson Engineering carried out the design and construction oversight work and Crestline Construction completed the extensive trail excavation and replacement work. Cost: \$94,180.00

This year, a crack developed in this trail section that had been repaired by Crestline, and Crestline Construction has agreed to repair and repave this part of their past work at no charge to the Riverfront Trail Board.

Phase II

Last year (2022), we completed the *Taylor Lake Trail Repair Project*. This section of trail was 2,501.89 feet in length, or 0.47 miles, and was the section of trail that was damaged by BPA during their Power Pole Project that took place over the past several years, and was not part of our original repair project.

This section of trail runs along the north side of Taylor Lake. BPA reimbursed The Dalles Riverfront Trail Board for the repair work on this section of trail. Tenneson Engineering carried out the design and construction oversight work on this project, and Thompson Brothers Excavating, out of Vancouver, WA, contracted for the actual construction work. Munsen Paving, The Dalles, was the subcontractor for the asphalt paving work on this project.

This year we hope to complete the final work on this multi-year trail repair effort. Our last repair project is the *Poplar Tree/Culvert Trail Repair Project*, which is located next to a row of poplar trees along the west bank of Chenoweth Creek. The roots of the poplar trees are raising the trail in a number of locations along this stretch of trail. Tenneson Engineering has been our engineer for design and construction oversight work on this project. The construction contractor has yet to be selected for this work. We are currently working on choosing an alternative for this repair, with the likelihood that we will be relocating the trail through the area.

After the above repair is completed, we plan to have the seal coating finished over the final 0.52 mile of trail, which runs from the *Poplar Tree/Culvert Trail Repair Area* over to the east end of the *Taylor Lake Trail Repair Project*. Estimated Cost based upon 2020 labor and material costs: \$2,355.00

Our hope is to complete these Phase II Projects, including the final Seal Coating, this year, which will wrap-up this major, multi-year trail repair effort. We will keep the Port posted as this trail repair work continues toward completion. Please don't hesitate to contact us if you have questions about our progress, temporary trail closures, etc., as we move along.

Most sincerely,



**Bruce Lumper, Vice-Chair
The Dalles Riverfront Trail Board**

cc: Dan Durow, Chair, The Dalles Riverfront Trail Board

PORT OF THE DALLES AGENDA ITEM

MEETING DATE

July 12, 2023

REPORTS ITEM I-2.)

The Dalles Marina, LLC Q4/FY 2022-2023 Concessionaire Report Owner/Operator Angie Macnab

Following report submitted by The Dalles Marina, LLC

Meeting Date: **July 12, 2023**

Subject: **Marina Report for April-June 2023**

Items completed this quarter:

- Updated Lease with Attorney
- Worked with attorney on litigation issues. 1 issue has been resolved and one is still outstanding.
- Due to Pedestals being over 40 weeks out and accurate information not given to tenants, I have ordered parts through Eaton to repair one pedestal until the new Pedestals come in. Hage Electric is doing the repair and The Dalles Marina ordered the parts.
- The end water lines that hook up to the boathouses were burned during fire. I have a Donnell Plumbing repairing 4 water lines. Fusion Machine is needed for the repair, which makes it a larger expense and more time than anticipated.
- Three fire pumps with additional water hoses have been purchased and installed.
- Additional garbage can placed at the Marina
- Gates have been painted
- New dog poop dispensers have been added to the Marina
- New signs for no smoking and other signs have been replaced from fading at the Marina
- Landscaping has been completed for the season for the guest moorage dock and the private side of the Marina
- Coordinated and had Algae treated for the guest moorage dock and the private side of the Marina.
- Top of the dock water turned back on
- Met with PUD. Pedestals were reviewed and approved for re-energizing.
- Parking lot has been blown
- Weeds have been treated through-out parking lot and against the freeway for fire mitigation
- Re measured all footprints of Boathouses
- Billed out all leases for the Marina for the 2023-2024 year
- Worked with tenants and I have cut down all obnoxious weeds from their boathouses.

Projects in Progress:

- Working on all tenants having boathouse numbers on their boathouses
- Building a Book library that will be place on the Marina office.
- Checklist for boathouses for items that need to be repaired on their boathouses
- Updating the Lock system with a security app instead of locks.
- Working on parking issues on the private side of the Marina.
- Meeting with Andrea to give update on the Marina progress and to discuss future of leasing the Marina.

What's going on at the Marina:

B finger has been super busy with new construction. Everything looks amazing.

- B7 boathouse is 99% completed and has sold.
- B9 has brought his logs in and is waiting on stringers to get started.
- B13 has moved his boathouse from A finger and has connected it. He has also started building his new one on A14.
- B1 was sent a notice and has since hired a contractor. They have put a new log under the boathouse and are replacing all the siding and metal roofing
- B10 has been sold. They are repairing all the burned pieces and putting new metal siding and roofing. They have repaired the deck and will be working on the inside after the outside is completed.
- B8 has hired a contractor and will be starting their repairs from the fire this next week.
- C17 has been taken off the market. The boathouse deck and logs have been removed and they have hired a contractor to replace all rotten logs.

There has been several boathouses sold with the current tenants buying different boathouses. There is a lot of positivity at the Marina and everyone is very excited with the new look of the Marina. I have been attending Yacht Club meeting and last month they voted in a new Commodore, Brad Lohrey.

To date there is 2 boathouses for sale at the Marina.

The Dalles Marina
Profit & Loss
 July 2022 through June 2023

	Jul '22 - Jun 23
Ordinary Income/Expense	
Income	
Key Deposit	-50.00
Moorage Fee	220,334.06
Open Moorage Fee	8,021.40
Total Income	228,305.46
Expense	
Accounting Fees	750.00
Automobile Expense	73.95
Background Checks	-187.00
Bank Service Charge	70.03
Contracted Services	
Algae	1,300.00
Total Contracted Services	1,300.00
Credit Card Fee	7,761.78
Diving Inspection	450.00
Insurance Expense	
Liability	3,749.72
Total Insurance Expense	3,749.72
Keys Expense	0.00
Landscaping and Groundskeeping	4,990.00
Maintenance and Supplies	
Asset for Port	
Security System	654.00
Asset for Port - Other	5,348.32
Total Asset for Port	6,002.32
Winter	740.00
Maintenance and Supplies - Other	1,273.41
Total Maintenance and Supplies	8,015.73
Marina Clean up	42,177.78
Meals and Entertainment	112.29
Office Supplies	2,995.76
Professional Fees	
legal Fees	8,948.00
Website	380.00
Total Professional Fees	9,328.00
Rent Expense	36.00
Repairs and Maintenance	2,464.14
Utilities	
Electricity	3,211.45
Garbage	3,115.93
Internet	660.00
Water	13,636.65
Total Utilities	20,624.03
Total Expense	104,712.21
Net Ordinary Income	123,593.25

The Dalles Marina
Profit & Loss
July 2022 through June 2023

	<u>Jul '22 - Jun 23</u>
Other Income/Expense	
Other Income	
Other Income	26.70
Total Other Income	26.70
Net Other Income	26.70
Net Income	<u><u>123,619.95</u></u>

PORT OF THE DALLES AGENDA ITEM

MEETING DATE July 12, 2023

REPORTS ITEM I-3.) Strategic Business Plan Update Report Executive Director Klaas

Below received from Points Consulting.

Here's what we've been working on:

- Incorporating the Commissioner's feedback on the materials from the previous meeting into the report.
- Making amendments to the maps.
- Composing the introduction section of the report.
- Researching and adding port assets and inventories into the report.