

PORT COMMISSION MEETING  
WEDNESDAY, MAY 13, 2026, 5:30 P.M.  
PORT OF THE DALLES ADMINISTRATIVE OFFICE

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AGENDA

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. AGENDA CORRECTIONS OR ADDITIONS
- E. PUBLIC COMMENT OR QUESTION 3-minute limit per person per subject
- F. PRESENTATIONS OR COMMUNITY PARTNER UPDATES None
- G. DISCUSSION ITEMS None
- H. CONSENT ITEMS (Items of a routine nature: minutes, documents, items previously discussed, etc.)
1. April 8, 2026, Regular Session Meeting Minutes Executive Assistant Toepke
- I. ACTION ITEMS None
- J. REPORTS
1. Director's Report Executive Director Klaas
  2. Financial Report: April 2026 Bookkeeper Toepke
  3. The Dalles Community Outreach Team Executive Director Klaas
  4. Columbia Gateway Urban Renewal Agency Board Commissioner Amery
  5. Wasco County Economic Development Commission Executive Assistant Toepke No meeting, no report
- K. 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 to ORS 192.660(2)(h) To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed \*Media representatives are instructed not to report or disclose matters discussed in Executive Session
- L. ACTION REQUIRED FROM EXECUTIVE SESSION
- M. UPCOMING MEETINGS/EVENTS
- May 20, 2026, 5:00 p.m.: Port of The Dalles Budget Committee Meeting
  - June 10, 2026, 5:30 p.m.: Port of The Dalles Commission Meeting
- N. COMMISSION CALL
- O. ADJOURN

PORT OF THE DALLES AGENDA ITEM

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MEETING DATE                      May 13, 2026

CONSENT ITEM H.-1.)              April 8, 2025, Regular Session Meeting Minutes Executive Assistant Toepke

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PORT OF THE DALLES COMMISSION  
Regular Session Meeting Minutes  
Wednesday, April 8, 2026, 5:00 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 5:00 p.m.

ROLL CALL Executive Assistant Toepke

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

PLEDGE OF ALLEGIANCE Commissioner Weast

AGENDA CORRECTIONS OR ADDITIONS Addition: Dufur School District #29 Strategic Planning handout distributed; submitted by Community Partner, Kristin Whitley, Superintendent, as she was unavailable to attend the meeting.

PUBLIC COMMENT OR QUESTION None

DISCUSSION ITEMS None

REGULAR SESSION RECESSED AT 5:02 p.m. & EXECUTIVE SESSION COMMENCED AT 5:02 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 \*Media representatives are instructed not to report or disclose matters discussed in Executive Session

EXECUTIVE SESSION ADJOURNED AT 5:10 p.m. & REGULAR SESSION RECONVENED AT 5:10 p.m.

ACTION FROM EXECUTIVE SESSION None

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

1. March 11, 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 highlighted that the Gorge PitchFest is coming up and it is disappointing that there are not many Wasco County businesses involved. Also, there is a free AI literacy course one can take from their cell phone. It is an easy way to receive quick lessons about AI. Executive Director Klaas stated that AI is here to stay, so we should know how to use it.
2. Financial Report: March 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 Executive Director Klaas shared that they were under a tornado watch when they were in D.C.! A highlight of the trip was meeting with U.S. Department of Transportation Maritime Administration (MARAD). It was the first time that the

COT met them in D.C. The meeting was scheduled to discuss waterfront development. MARAD wants to help the folks that are working and learning on the water. They do have planning dollars available. Accordingly, POTD, City of The Dalles, and Wasco County will be meeting with Columbia Gorge Community College (CGCC) to see if it is something that they might be interested in. Another highlight was meeting with CFM Advocates. The COT really liked their angle and representation of the Pacific Northwest. CFM will be sending over a proposal of how we could work together. Executive Director Klaas will be recommending that POTD be the point on this project. Commissioner Coburn added that a long conversation was held about H.R. 655 The Dalles Watershed Development Act and what we can do to see it get passed. There was also talk about the Portland Superfund Waste possibly being transported and disposed of in Wasco County. Though there is no way to affect the decision whether it comes to the County or not, we can watch and monitor safety on 5-Mile Road.

4. Columbia Gateway Urban Renewal Agency Board Commissioner Amery The meeting was exciting as the agency nears its sunset. The big question is what is the board going to do with the remaining money? Accordingly, the agency requests the POTD Commission's (individually) feedback on the subject. Let's schedule that for the June meeting as President Coburn will not be present for May's meeting. Lastly, it is exciting to have a Stelzer on the board now, she brings a great perspective.
5. Wasco County Economic Development Commission Executive Assistant Toepke No meeting, no report.

UPCOMING MEETINGS/EVENTS Stands as included in meeting packet

#### COMMUNITY PARTNER UPDATES

- Kathy Bostick, City Recorder, City of Dufur Ms. Bostick explained that the next project City of Dufur will take on is water, likely within one year. She continued to say that most likely the City will be on water restrictions this summer. The City is looking for some funding sources to buy generators and purchase new entry signs for the City of Dufur. Upcoming Events: Oregon Gravel Grinder is on April 26<sup>th</sup> and the Road Rally is on May 17<sup>th</sup>.
- Ann Ferguson, Dufur Recreation District Ms. Ferguson spoke of also taking a pause from grants and projects for the next year. The Recreation District is currently upgrading their campsites to make at least three of them ADA compliant. The swimming pool may open on Memorial Day Weekend. Executive Director Klaas offered Ms. Ferguson POTD letter(s) of support for grant applications, should they ever need them.
- Kameron Sam, District Ranger, Forest Service, Mt. Hood National Forest, Barlow and Hood River Ranger Districts Mr. Sam's position has an office in Dufur and Parkdale. He began with the fire season forecast. Low snowpack will make a for a challenging season. Currently the preparedness levels are being work on, as they are every pre-season – with the difference being that fire activity is likely to start early season – so preparedness is high for all the crews. Commissioner Weast asked Mr. Sam how the slash piles are going. The answer: there were 16,000 acres of piles last season – they managed to cut that in half. Another indicator of the hard season coming up, is that they are usually able to burn well into March – this year they could not, as there was not enough snow. Commissioner Weast then asked if Mr. Sam is aware of H.B. 655. He responded by saying that they are aware of it, however, they are in the Executive Branch, so they do not comment – they execute. Commissioner Coburn asked if they are allowed to hire more help to be better prepared. Mr. Sam said they were able to hire 5 extra people per crew for Mt. Hood Forest & ZigZag Hotshot's. Also, last year due to the budget, they could not hire non-fire seasonals; but this year they were able to hire 12 people. These seasonal works primarily handle trail maintenance. Concerning the Forest Service reorganization, the agency will change from a regional model to a State based model. This will take a couple of years to implement. Currently there are 9 regions, these will be changed to 15 State Directors. The National Forests/Districts structure will remain the same. There are 15 non-fire employees at the Dufur Office, with fire around 27; the Parkdale Office has 12 employees, including a 6-person engine crew. These employees make sure that the public can enjoy the public forest without having roads closed. Firewood season opens April 13<sup>th</sup>; up to 6 chords are free with a permit.
- Robert Wallace, Executive Director, Wy'East Resource Conservation & Development Water & Energy Started by saying that he would be talking about items related to Mr. Sam's briefing: Fire, snowpack, water. He went on to say that the Oregon Water Conditions Report came out on April 6<sup>th</sup>. and the county is 49% less than normal in Oregon. Hood/Sandy/Deschutes counties are 20% less than normal. Compared to the last worst year, 2015 – when the county saw more rainfall but no snowpack. This year, there was no snowpack and no rain. The cherry and blueberry harvest may be 20 days ahead of schedule. With fuel costs up, labor challenges, and the water issues, they are trying to figure out how best to assist the farms and farmers. It is Mr. Wallace's forecast that this season will prove to be quite disastrous for these reasons. Concerning

energy, the County is lucky to have power from Northern Wasco County PUD; the only cheaper power is in Coulee Dam, Washington. Throughout the State utilities are selling off their utilities to others. Mr. Wallace went on to list different power companies around the state and who is buying them. The price of fuel, which is well over \$6.00 per gallon in areas of Nevada and Oregon, is fueling the electric vehicle market – as they tout 3-5 cents per mile. The diesel fuel prices are going to affect every business. There are still substantial struggles with Federal funding, specifically USDA-RD. There are a lot of frustrations with Federal programs as they are being reorganized and reprioritized. Mr. Wallace provided the Commission with a handout concerning solar power – Wasco County Resilience and Innovation Network. The goal is to create some energy efficiency throughout the County. There are more electric vehicles in the rural area, especially when there are charging stations available. In turn, that supports the local economy – as well folks wait for their vehicles to charge, they buy some beers or snacks at the local pub or market. In 5 different locations around the County Wy'East is installing 5 new switches for different types of outlets – in an emergency one could get 240-volt and 110-volt power. The battery pack is designed to run with a diesel pump. Battery technology allows for dramatic savings and stretches the fuel. There is one in the Port District at Wasco County Soil and Water Conservation District.

COMMISSION CALL

- Vice-President Weast praised President Coburn for doing a very good job.
- President Coburn reminded the Commission that the deadline to file their Statements of Economic Interest (SEI) with the Oregon Government Ethics Commission (OGEC), is April 15, 2026.

ADJOURN There being no further business to come before the Port Commission, the meeting adjourned at 6:17 p.m.

PORT OF THE DALLES:

ATTEST:

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Staci Coburn, President  
Board of Commissioners

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John Willer, Secretary  
Board of Commissioners

DATE APPROVED: May 13, 2026

Prepared by: Executive Assistant Toepke

## PORT OF THE DALLES AGENDA ITEM

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MEETING DATE May 13, 2026

REPORT ITEM J.-1.) Director's Report Executive Director Klaas

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### Business Expansion, Retention and Recruitment

- Port Staff finalized lease agreements with The Whiting-Turner Contracting Company (WTCC) for POTD Lot 10 and 3801 Klindt Drive. Leases began April 20, 2026, on a month-to-month tenancy, but are likely not expected to be less than one to two years.
- Eversummer Basil (adjacent to 3801 Klindt Drive) will be leasing the undeveloped portion of their property to WTCC for additional parking.
- NW Natural project continues to move ahead; buildings are framed and being enclosed.
- 280 Earth has transitioned from a Google X company to becoming its own business entity. As part of that transition the original founders have moved on to other projects and there is a new management team in place. Greg Bohannon is the new President and CCO and has been invited to join a Port Commission meeting at some future date to provide an in-person update. The plant currently has 10 employees, 8 are FTE and 2 are contractors.

### Marketing & Outreach

- Executive Director Klaas joined Mark Bailey on the Mid-Columbia Today talk show.
- Executive Director Klaas met with City Manager Matthew Klebes for their monthly networking lunch meeting.
- Executive Director Klaas met with Manager Kline of Northern Wasco County PUD and discussed partnership opportunities and common goals.
- Executive Director Klaas met with Emily Harris, founder of UpLift Local. This is the organization training local folks to attend public meetings, and report on what is happening with the goal of getting more citizens involved in their communities.
- Concerning City of The Dalles' Westside Interceptor Project, Webber Street Closures
  - The closure continues to impact businesses on Terminal and Barge Way, even with the reopening of Union Street as another access point.
- Executive Director Klaas, Wasco County Commissioner Hege, Wasco County Administrative Office Stone, and City Manager Klebes met to discuss how the agencies could work together on federal and state policies and projects.

### Waterfront

- POTD Marina
  - Facility Condition Assessment Report (FACR)
    - Moffat & Nichol have completed the physical inspection of the entire marina facility including the annual boathouse and boat moorage, transient guest moorage, and public boat launch ramp. They inspected and assessed all dock systems, both above and under water, pilings, and gangways. Next, the findings will be written in a report for the Port and should be included in June's Port Commission meeting packet.
  - Public Boat Launch Ramp, Restrooms, Parking Lot
    - Restrooms officially opened on April 6, 2026, for the season.
    - Landscaping has been sprayed for weed control.
    - The information board (next to the wayfinding map) on the east side of the restroom building has been revamped and updated with current information.
    - The Dalles Station for the Northern Pikeminnow Sport-Reward Program is open and located in the parking lot.
      - Catch report for April (average number of fish caught per angler, three-year comparison):
        - 2026 = 6.2, 2025 = 9.9, 2024 = 18.6
      - Annex 1. *Washington Department of Fish and Wildlife's Northern Pikeminnow Sport-Reward Program*
    - Port Staff are gathering estimates and timelines from local electricians concerning installing power that could accommodate 2-4 food trucks in the parking lot. The location will likely be either on the southeast back side of the restroom building or the southeast end of the parking lot.

- Transient Guest Boat Moorage
  - The Boat Pumpout/Dump Station opened on April 6, 2026, for the season.
  - POTD seized the illegally moored/abandoned vessel OR 828 KE on April 16, 2026. Port Staff identified funding through Oregon Department of State Lands' ADV Program's partnership with BoatUS Foundation that should cover the cost of removal, hauling, dismantling and destroying of the vessel. Specific requirements concerning the dismantle/destroy portion of the project are required by Oregon DEQ. Port Staff are currently exploring whether this can be accomplished locally or only in Portland.
- Annual Boathouse and Boat Moorage
  - Following is the Annual Moorage Concessionaire Report for January to April 2026, as submitted by Angie Macnab, Owner/Operator, The Dalles Marina, LLC, and her financial report is included after the packet as Annex 2. *The Dalles Marina Profit & Loss Report July 2025-April 2026*
    - Items completed these last (2) quarters
      - Regular maintenance on the property and docks
    - Projects in Progress
      - Major Projects all on hold
      - Spring landscaping completed
      - Water turned back on
    - What's going on at the Marina
      - To date there Nine boathouses for sale at the Marina.
      - The Marina continues to be full, with no open slips.
      - Abandoned boat on the private side of the Marina. Working on removal
      - B Boathouse has completed the underneath of the new foundation with new logs and old foam has been removed.
      - There has been a lot of activity with people fishing on the public side of the docks. There is a current sign for now fishing but it has a low visibility. Requesting that we put new signs up and ask people to not fish on the docks.
      - Public side users who have dogs are not cleaning up after themselves. I would like to ask if we could get a dog poop bag dispenser to be installed to hopefully help with this issue.
  - Port Staff will address the last two points of the Concessionaire's Report by 1) Installing additional 'No Fishing' signage in the Transient Guest Moorage (also at the top of the gangway) and discuss applying a fine if caught fishing and 2) Install an additional dog waste station in the Transient Guest Moorage (there is a station at the top of the Public Boat Launch Ramp)

## Other

- Gorge Pitch Fest -- May 28, 2026, 5:30 p.m. in the Granada Theatre -- free to attend
  - Five finalists have been chosen to pitch their business to a panel of judges on the stage at the Granada. The five finalists are:
    - *Brick City & Games* (The Dalles) Founded by Leslie and Jay Wilson in 2023, Brick City & Games is a hobby shop and community space for LEGO, video games, and tabletop play in the heart of downtown The Dalles. They've built a hub for Friday Night Magic, Warhammer, and LEGO build nights, with partnerships across the YES House, Wasco County Library, and the Mid-Columbia Senior Center. They were named a TCGplayer Hobby Shop of the Year Finalist in 2025.
    - *Hilltop AdOS* (The Dalles) Founded by Shawn Hill, a 21-year Union Pacific operations veteran, Hilltop AdOS builds custom AI voice systems that answer business calls 24/7, qualify leads, and alert owners automatically, so small businesses stop losing 25–40% of their inbound calls to voicemail. They're a homegrown answer to a problem every small shop in the Gorge already feels.
    - *Iliana Maura* (Hood River) Iliana Maura makes organic, dairy-free butter handcrafted in Hood River, without seed oils, palm oil, or the processed ingredients that most plant-based alternatives rely on. Since launching in April 2025, founder Iliana Maura has placed her butter in New Seasons Market, Market of Choice, and Treebird Market, drawing on a career that began with one of the first juice-sweetened cookie companies in the U.S.
    - *Tenn Tools* (The Dalles) Tenn Tools makes purpose-built concrete finishing tools for vertical surfaces and tight spaces – the work that contractors traditionally have to improvise with flatwork tools that

weren't designed for the job. Founder Russ Tennison developed the flagship Russ Edger on his own jobsites, and the team has already landed retail placement with Concrete Specialties, a six-location supply chain.

- *Vibe Consignment* (The Dalles) Founded by Kaahreena Ochoco, Vibe Consignment is a curated resale boutique on East 2nd that turns local closets into cash while making sustainable fashion accessible across the Gorge. Since opening in 2023, Vibe has returned over \$57,000 to its consignors, generated more than \$230,000 in 2025 sales, and earned Best of the Gorge honors three years running for Best Consignment Store, Best Women's Boutique, and Best Thrift Store.
- Each finalist will receive a cash prize to help take their business to the next step. The grand prize winner will receive \$10,000.00.
- This event is one of the outcomes from the Center on Rural Innovation (CORI) work that the community undertook to support new and emerging businesses in The Dalles. The initial focus was on the tech industry, but this focus has expanded to include any business that has an impact on the community and has grown to include applications from the entire Mid-Columbia region. Funding for the Gorge Pitch Fest comes from the Mid-Columbia Economic Development District (MCEDD) Innovation HUB grant award from Business Oregon, the Small Business Development Center (SBDC), and local businesses.
- The Center on Rural Innovation (CORI)
  - Two CORI Staff paid a visit to The Dalles and met with Jason Hartman (MCEDD) and Executive Director Klaas to check in on how things were going in relation to the rural tech workforce strategy that had been developed several years ago.
    - After the meeting CORI ran a LinkedIn talent pool report for The Dalles and Wasco County and shared it with Hartman and Klaas. The report captures 211 tech professionals (broadly defined — software engineers, data scientists, IT specialists, web developers, etc.) currently located in Wasco County.
    - 5 Key Takeaways from the LinkedIn report
      1. The talent pool is real but small. 211 professionals is a meaningful baseline for a rural county. Only 12 people changed jobs in the past year, and there were just 2 open job posts matching these criteria at the time of the report.
      2. Hiring demand is rated "High" — this talent is hard to recruit. LinkedIn flags this pool as difficult to hire, meaning recruiters are competing hard for these people. That's actually a positive signal for economic development: these are genuinely valuable professionals.
      3. The talent is scattered across employers, with no dominant local tech employer. The top employers — Blue Shield of California, Google, Insitu
      4. Oregon State and Columbia Gorge Community College are the primary talent pipelines. OSU leads with 10 professionals, and notably Columbia Gorge Community College produced 8 — with 2 recent grads.
      5. What these workers actually want should shape your pitch to businesses. The top priorities for this talent pool are: compensation and benefits (71%), flexible work arrangements (54%), job security (46%), and work-life balance support (40%). Career growth and skill development round out the top six.
  - Executive Director Klaas is participating in a self-paced, online Rural Tech Collective offered through CORI. The first course is "AI for Rural Futures: Practical Foundations for Community Leaders and Learners".
- Executive Assistant Toepke attended the Oregon Brownfields Conference in Gleneden Beach, Oregon
- Wasco County Water and Soil Conservation District (WCWSCD)
  - POTD works with WCWSCD on several projects on Port property including noxious weed control, wetland restoration, mosquito abatement and shoreline restoration. Port Staff will be meeting WCWSCD Staff over the next few weeks to review noxious weed control and mosquito control, discuss restoration options for the shoreline along Riverfront Trail where the trees were removed and to get an update on the Chenoweth Creek Restoration Project. The Chenoweth Creek Restoration Project was funded through an Oregon Department of Environmental Quality (DEQ) program.
- Free AI courses from the University of Helsinki
  - [Elements of AI](#)
  - [Ethics of AI](#)

PORT OF THE DALLES AGENDA ITEM

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MEETING DATE May 13, 2026

REPORT ITEM J.-2.) Financial Report: April 2026 Bookkeeper Toepke

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April 2026

- Savings Accounts
  - Oregon State Treasury Short Term Fund's interest rate held at 4.00%
  - First Interstate Bank Money Market's interest rate also remained the same at 3.71%
  
- Profit & Loss Budget vs Actual Reports by Fund: Most line items are on track for the 10-month mark of Fiscal Year 2025-2026; find one that is not following.
  - General Fund
    - ❖ Expense
      - Material & Services, Launch Ramp & Transient Guest Moorage, 139.95% of Budget, due to the \$29,250.00 deposit paid for the POTD Marina Facility Assessment Condition Report Project, which was not budgeted for.
    - Note: Though Material Services line items Insurance-Property & Liability and Launch Ramp & Transient Moorage have exceeded their budgeted amounts (due to unforeseen expenses), the total Material & Services category budgeted for is well under, therefore by Oregon Budget Law, a supplemental budget is not required.
  
- Uncommon Fund Activity
  - General Fund
    - ❖ Income
      - As mentioned in the Director's Report, two new property leases began in late April, resulting in \$11,746.50 additional income
      - Two payroll tax reimbursements (due to overpayment) were received: \$781.79 from Oregon Department of Revenue and \$52.04 from United States Treasury
    - ❖ Expense
      - POTD share of Wasco County's Emergency Operations Plan Update: \$500.00
      - Cleanup of litter caused by the owner of the illegally moored vessel (recently seized) in POTD Marina Transient Guest Moorage: \$325.00
  - Port Development Fund
    - ❖ Income
      - Ambulance Loan repayment from City of Dufur: \$4,886.55 (\$3,811.55 principal & \$1,075.00 interest)

Balance Sheet by Class

As of April 30, 2026

	<u>General Fund</u>	<u>Marina Fund</u>	<u>Port Development Fund</u>	<u>Unclassified</u>	<u>TOTAL</u>
<b>ASSETS</b>					
Current Assets					
Checking/Savings					
FIB Checking					
General Fund	26,702.15	0.00	0.00	0.00	26,702.15
Marina Fund	0.00	1,275.11	0.00	0.00	1,275.11
Port Development Fund	0.00	0.00	6,229.11	0.00	6,229.11
Total FIB Checking	26,702.15	1,275.11	6,229.11	0.00	34,206.37
FIB Money Market					
General Fund	56,159.28	0.00	0.00	0.00	56,159.28
Marina Fund	0.00	1,133.20	0.00	0.00	1,133.20
Port Development Fund	0.00	0.00	17,435.15	0.00	17,435.15
Total FIB Money Market	56,159.28	1,133.20	17,435.15	0.00	74,727.63
LGIP					
General Fund	2,165,021.71	0.00	0.00	0.00	2,165,021.71
Marina Fund	0.00	63,281.99	0.00	0.00	63,281.99
Port Development Fund	0.00	0.00	5,692,541.53	0.00	5,692,541.53
Total LGIP	2,165,021.71	63,281.99	5,692,541.53	0.00	7,920,845.23
Petty Cash	66.28	28.48	55.24	0.00	150.00
Total Checking/Savings	2,247,949.42	65,718.78	5,716,261.03	0.00	8,029,929.23
Total Current Assets	2,247,949.42	65,718.78	5,716,261.03	0.00	8,029,929.23
<b>TOTAL ASSETS</b>	<b>2,247,949.42</b>	<b>65,718.78</b>	<b>5,716,261.03</b>	<b>0.00</b>	<b>8,029,929.23</b>
<b>LIABILITIES &amp; EQUITY</b>					
Liabilities					
Current Liabilities					
Other Current Liabilities					
Payroll Liabilities	-591.47	0.00	0.00	0.00	-591.47
Total Other Current Liabilities	-591.47	0.00	0.00	0.00	-591.47
Total Current Liabilities	-591.47	0.00	0.00	0.00	-591.47
Total Liabilities	-591.47	0.00	0.00	0.00	-591.47

Cash Basis

PORT OF THE DALLES

Balance Sheet by Class

As of April 30, 2026

	General Fund	Marina Fund	Port Development Fund	Unclassified	TOTAL
Equity					
Unrestricted Net Assets	1,908,635.03	63,433.52	4,855,210.18	0.00	6,827,278.73
Net Income	339,905.86	2,285.26	861,050.85	0.00	1,203,241.97
Total Equity	<u>2,248,540.89</u>	<u>65,718.78</u>	<u>5,716,261.03</u>	<u>0.00</u>	<u>8,030,520.70</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,247,949.42</u></u>	<u><u>65,718.78</u></u>	<u><u>5,716,261.03</u></u>	<u><u>0.00</u></u>	<u><u>8,029,929.23</u></u>

PORT OF THE DALLES  
Profit & Loss Budget vs. Actual-GENERAL FUND  
 July 2025 through April 2026

	<u>Jul '25 - Apr 26</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	2,276,137.00	0.0%
Interest from Earnings	78,928.15	68,285.00	115.59%
Other Resources			
Grants	19,000.00	1,519,000.00	1.25%
Launch Ramp & Transient Moorage	2,170.00	4,000.00	54.25%
Leased Land & Facilities	74,500.60	80,000.00	93.13%
Loan Repayments	0.00	0.00	0.0%
Other Income	8,468.38	20,000.00	42.34%
Total Other Resources	<u>104,138.98</u>	<u>1,623,000.00</u>	<u>6.42%</u>
Previously Levied Taxes	9,744.07	5,000.00	194.88%
Property Taxes	482,758.39	452,837.00	106.61%
Transfer from Other Funds			
Port Development Fund	200,000.00		
Transfer from Other Funds - Other	0.00	707,301.00	0.0%
Total Transfer from Other Funds	<u>200,000.00</u>	<u>707,301.00</u>	<u>28.28%</u>
Total Income	<u>875,569.59</u>	<u>5,132,560.00</u>	<u>17.06%</u>
Gross Profit	875,569.59	5,132,560.00	17.06%
Expense			
Capital Outlay			
Launch Ramp & Transient Moorage	0.00	1,500,000.00	0.0%
Port Facilities	0.00	750,000.00	0.0%
Total Capital Outlay	<u>0.00</u>	<u>2,250,000.00</u>	<u>0.0%</u>
Material & Services			
Accounting & Audit	9,270.00	15,000.00	61.8%
Contracted Services	30,143.26	85,000.00	35.46%
Dues & Memberships			
Bank Fees	515.28		
Dues & Memberships - Other	25,002.55	35,000.00	71.44%
Total Dues & Memberships	<u>25,517.83</u>	<u>35,000.00</u>	<u>72.91%</u>
Insurance-Property & Liability	37,286.00	35,000.00	106.53%
Launch Ramp & Transient Moorage	62,976.90	45,000.00	139.95%
Legal	7,781.95	30,000.00	25.94%
Maintenance-Supplies & Services	7,291.10	30,000.00	24.3%
Office Supplies & Equipment	4,273.37	30,000.00	14.25%
Travel, Education & Meetings	15,281.91	40,000.00	38.21%
Utilities	9,796.41	20,000.00	48.98%
Total Material & Services	<u>209,618.73</u>	<u>365,000.00</u>	<u>57.43%</u>
Personal Services			
Taxes & Benefits			

PORT OF THE DALLES  
Profit & Loss Budget vs. Actual-GENERAL FUND  
 July 2025 through April 2026

	Jul '25 - Apr 26	Budget	% of Budget
Insurance	59,505.96		
Payroll Tax Expense	16,632.09		
PERS	31,994.95		
Taxes & Benefits - Other	988.55	147,000.00	0.67%
Total Taxes & Benefits	<u>109,121.55</u>	<u>147,000.00</u>	<u>74.23%</u>
Wages & Salaries	216,933.44	350,000.00	61.98%
Total Personal Services	<u>326,054.99</u>	<u>497,000.00</u>	<u>65.61%</u>
Transfers & Contingency			
General Operating Contingency	0.00	100,000.00	0.0%
Transfer to Other Funds	0.00	500,000.00	0.0%
Total Transfers & Contingency	<u>0.00</u>	<u>600,000.00</u>	<u>0.0%</u>
Total Expense	<u>535,673.72</u>	<u>3,712,000.00</u>	<u>14.43%</u>
Net Ordinary Income	<u>339,895.87</u>	<u>1,420,560.00</u>	<u>23.93%</u>
Net Income	<u><u>339,895.87</u></u>	<u><u>1,420,560.00</u></u>	<u><u>23.93%</u></u>

PORT OF THE DALLES  
Profit & Loss Budget vs. Actual-MARINA FUND  
 July 2025 through April 2026

	<u>Jul '25 - Apr 26</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	62,150.00	0.0%
Interest from Earnings	2,285.26	1,865.00	122.53%
Other Resources			
Fire Emergency	0.00	507,301.00	0.0%
Other Income	0.00	0.00	0.0%
Total Other Resources	<u>0.00</u>	<u>507,301.00</u>	<u>0.0%</u>
Total Income	<u>2,285.26</u>	<u>571,316.00</u>	<u>0.4%</u>
Gross Profit	2,285.26	571,316.00	0.4%
Expense			
Material & Services	0.00	60,000.00	0.0%
Transfers & Contingency			
General Operating Contingency	0.00	0.00	0.0%
Transfer to Other Funds	0.00	507,301.00	0.0%
Total Transfers & Contingency	<u>0.00</u>	<u>507,301.00</u>	<u>0.0%</u>
Total Expense	<u>0.00</u>	<u>567,301.00</u>	<u>0.0%</u>
Net Ordinary Income	<u>2,285.26</u>	<u>4,015.00</u>	<u>56.92%</u>
Net Income	<u>2,285.26</u>	<u>4,015.00</u>	<u>56.92%</u>

Profit & Loss Budget vs. Actual-PORT DEVELOPMENT FUND

July 2025 through April 2026

	<u>Jul '25 - Apr 26</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	4,222,834.00	0.0%
Interest from Earnings	192,081.69	126,685.00	151.62%
Other Resources			
Grants	0.00	1,000,000.00	0.0%
Land Sales & Contract Interest			
V&G	28,500.00		
Land Sales & Contract Interest - Other	999,999.00	2,000,000.00	50.0%
Total Land Sales & Contract Interest	1,028,499.00	2,000,000.00	51.43%
Loan Repayments			
CGCC	0.00	0.00	0.0%
City of Dufur			
Interest	1,075.00		
Principal	3,811.55		
City of Dufur - Other	0.00	0.00	0.0%
Total City of Dufur	4,886.55	0.00	100.0%
Total Loan Repayments	4,886.55	0.00	100.0%
Other Income	30,534.63	2,000,000.00	1.53%
Total Other Resources	1,063,920.18	5,000,000.00	21.28%
Transfer from Other Funds	0.00	500,000.00	0.0%
Total Income	1,256,001.87	9,849,519.00	12.75%
Gross Profit	1,256,001.87	9,849,519.00	12.75%
Expense			
Capital Outlay			
Land Acquis, Develop & Improve	0.00	6,000,000.00	0.0%
Total Capital Outlay	0.00	6,000,000.00	0.0%
Debt Service	0.00	0.00	0.0%
Material & Services			
Accounting & Audit	5,794.85	15,000.00	38.63%
Contracted Services	24,056.25	200,000.00	12.03%
Land Sale Costs	60,163.53	150,000.00	40.11%
Legal	1,178.85	10,000.00	11.79%
Travel, Market Promo & Meetings	17,747.55	25,000.00	70.99%
Total Material & Services	108,941.03	400,000.00	27.24%
Special Payments			
Other Partnership Projects	86,000.00	2,000,000.00	4.3%
Total Special Payments	86,000.00	2,000,000.00	4.3%
Transfers & Contingency			
General Operating Contingency	0.00	100,000.00	0.0%
Transfer to Other Funds			

Profit & Loss Budget vs. Actual-PORT DEVELOPMENT FUND

July 2025 through April 2026

	<u>Jul '25 - Apr 26</u>	<u>Budget</u>	<u>% of Budget</u>
General Fund	200,000.00		
Transfer to Other Funds - Other	0.00	200,000.00	0.0%
Total Transfer to Other Funds	<u>200,000.00</u>	<u>200,000.00</u>	<u>100.0%</u>
Total Transfers & Contingency	<u>200,000.00</u>	<u>300,000.00</u>	<u>66.67%</u>
Total Expense	<u>394,941.03</u>	<u>8,700,000.00</u>	<u>4.54%</u>
Net Ordinary Income	<u>861,060.84</u>	<u>1,149,519.00</u>	<u>74.91%</u>
Net Income	<u><u>861,060.84</u></u>	<u><u>1,149,519.00</u></u>	<u><u>74.91%</u></u>

PORT OF THE DALLES AGENDA ITEM

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MEETING DATE May 13, 2026

REPORT ITEM J.-3.) The Dalles Community Outreach Team Executive Director Klaas

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- CFM Advocates
  - Wasco County, City of The Dalles and Port of The Dalles met to discuss how we can engage with CFM Advocates and what projects and policies we could use their help with. Wasco County is drafting an intergovernmental agreement (IGA) that outlines how we will work together. Northern Wasco County PUD may be joining the group as well. The intent is to engage with CFM Advocates for one year, with a short list of projects, and then evaluate the success. CFM Advocates will also help with the project and policy list for the Community Outreach Team DC book, will take on the task of scheduling with the DC legislators and agencies, and join the COT DC traveling team at meetings. They also offer grant writing support.
  - [CFM Advocates](#) is a Pacific Northwest focused lobbying group with offices in Salem and Portland, Oregon, Olympia, Washington, and Washington D.C.
- Kenny Lawson, President of Columbia Gorge Community College (CGCC) will be giving an in-depth update on CGCC at a future Port Commission meeting.
- There was a lengthy discussion about H.R. 655, The Dalles Watershed Development Act.

PORT OF THE DALLES PACKET ANNEXES

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MEETING DATE

May 13, 2026

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- *Annex 1. Washington Department of Fish and Wildlife's Northern Pikeminnow Sport-Reward Program*
- *Annex 2. The Dalles Marina Profit & Loss Report July 2025-April 2026*



State of Washington  
Department of Fish and Wildlife

Mailing Address: 600 Capitol Way N, Olympia WA 98501-1091, (360) 902-2200, TDD (360) 902-2207  
Main Office Location: Natural Resources Building, 1111 Washington Street SE, Olympia WA



April 2, 2026

Jennifer Toepke,  
Executive Assistant  
Port of The Dalles  
3636 Klindt Drive  
The Dalles, OR 97058

Dear Jennifer Toepke:

This letter is to confirm continued usage of the facility at The Dalles Marina by the Washington Department of Fish and Wildlife's (WDFW) Northern Pikeminnow Sport-Reward Program again in 2026. Last season, anglers at The Dalles station spent 2,519 angler days of effort and harvested 32,974 Northern Pikeminnow during the 2025 Pikeminnow season. This made The Dalles station the top producing station for the 2025 Pikeminnow season.

We plan to conduct the Pikeminnow field season seven days per week during an "early opener" beginning April 20<sup>th</sup>, rather than on our traditional start on May 1<sup>st</sup> in 2026 and will then plan to operate daily through September 30, 2026. As in previous years, there is also a possibility that the Pikeminnow Program is extended if angler participation and harvest levels warrant it. Full information on the Northern Pikeminnow Sport-Reward Fishery is available at our website at: [www.pikeminnow.org](http://www.pikeminnow.org). Hours of operation (when we would be there) this year will be 9:00 am to 3:00 pm during the "early opener" and then returning to 10:00 am to 4:00 pm in late June (date to be determined).

Please feel free to contact me at (360) 906-6749 if you have any further questions or concerns about the upcoming Pikeminnow season. Thank you again for allowing us to use this facility as a Pikeminnow registration station in 2026.

Sincerely,

Eric Winther  
WDFW Program Manager  
Northern Pikeminnow Sport-Reward Fishery

8:13 AM

05/08/26

Accrual Basis

**The Dalles Marina**  
**Profit & Loss**  
 July 2025 through April 2026

	Jul '25 - Apr 26
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Moorage Fee	80,813.17
<b>Total Income</b>	80,813.17
<b>Expense</b>	
Accounting Fees	830.00
Background Checks	288.00
Bank Service Charge	32.00
Contracted Services	4,000.00
Credit Card Fee	11,005.72
Insurance Expense	3,202.37
Landscaping and Groundskeeping	190.00
Maintenance and Supplies	
Asset for Port	1,680.00
Maintenance and Supplies - Other	6,097.39
<b>Total Maintenance and Supplies</b>	7,777.39
Office Supplies	196.00
Professional Fees	
legal Fees	2,799.00
Website	190.00
<b>Total Professional Fees</b>	2,989.00
Repairs and Maintenance	6,821.84
Taxes	33,888.00
Utilities	
Electricity	2,879.07
Garbage	3,899.06
Internet	660.00
Water	9,843.16
<b>Total Utilities</b>	17,281.29
<b>Total Expense</b>	88,501.61
<b>Net Ordinary Income</b>	-7,688.44
<b>Net Income</b>	-7,688.44