



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

PORT COMMISSION MEETING
WEDNESDAY, JUNE 10, 2026, 5:30 P.M.
PORT OF THE DALLES ADMINISTRATIVE OFFICE

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. OPEN PUBLIC BUDGET HEARING for Fiscal Year 2026-2027 Budget approved by Budget Committee on May 20, 2026
- G. PUBLIC COMMENT for Fiscal Year 2026-2027 Budget approved by Port of The Dalles Budget Committee on May 20, 2026
- H. COMMUNITY PARTNER PRESENTATION [Humaira Falkenberg](#), Chief Energy Resource Officer, Northern Wasco County People's Utility District
- I. DISCUSSION ITEMS None
- J. CONSENT ITEMS (Items of a routine nature: minutes, documents, items previously discussed, etc.)
 - 1. May 13, 2026, Regular Session Meeting Minutes Executive Assistant Toepke
 - 2. May 20, 2026, Budget Committee Meeting Minutes Executive Assistant Toepke
- K. REPORTS
 - 1. Director's Report Executive Director Klaas
 - 2. Financial Report: May 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
- L. CLOSE PUBLIC BUDGET HEARING for Fiscal Year 2026-2027 Budget approved by Port of The Dalles Budget Committee on May 20, 2026
- M. ACTION ITEMS
 - 1. Resolution No. 2026-003 Adopting the Budget, Making Appropriations, Imposing the Tax, Categorizing the Tax, Fiscal Year 2026-2027 Executive Assistant Toepke

N. RECESS REGULAR SESSION

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

P. RECONVENE REGULAR SESSION

Q. ACTION REQUIRED FROM EXECUTIVE SESSION

R. UPCOMING MEETINGS/EVENTS

- July 8, 2026, 5:30 p.m.: Port of The Dalles Commission Meeting

S. COMMISSION CALL

T. ADJOURN

PORT OF THE DALLES AGENDA ITEM

MEETING DATE June 10, 2026

CONSENT ITEM J.-1.) May 13, 2026, Regular Session Meeting Minutes Executive Assistant Toepke

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Wednesday, May 13, 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 Bob McFadden; Mike Courtney

PLEDGE OF ALLEGIANCE Mike Courtney

AGENDA CORRECTIONS OR ADDITIONS None

PUBLIC COMMENT OR QUESTION None

PRESENTATIONS OR COMMUNITY PARTNER UPDATES None

DISCUSSION ITEMS None

CONSENT ITEMS Stand as presented

1. April 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, Executive Director Klaas highlighted that she spoke to the new president of 280 Earth; he shared that they currently employ 10 people, their proprietary patents just got completed and that people come from all around the world to visit their project. Executive Director Klaas invited the President to give an update to POTD Commission the next time he is in The Dalles. Webber Street continues to be closed, but the businesses remain open. The Facility Assessment Condition Report inspection has been completed, the written report is expected by the end of May. Gorge PitchFest is this month, 4 of the 5 finalists are from The Dalles this year.*
2. Financial Report: April 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 at the monthly meeting a long discussion was held about the H.R. The Dalles Watershed Development Act; Senator Wyden would like City of The Dalles to hold a town hall meeting and invite Hood River residents to comment. Commissioner Weast added that the COT is engaging with a lobbying firm to represent the COT in Washington, D.C.*
4. Columbia Gateway Urban Renewal Agency Board Commissioner Amery *The CGURA's budget was approved.*
5. Wasco County Economic Development Commission Executive Assistant Toepke *No meeting, no report.*

REGULAR SESSION RECESSED AT 5:43 p.m. & EXECUTIVE SESSION COMMENCED AT 5:43 p.m.

EXECUTIVE SESSION Pursuant to ORS 192.660(2)(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions, and Pursuant to ORS 192.660(2)(f) To consider information or records that are exempt by law from public inspection, and Pursuant to ORS 192.660(2)(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*

EXECUTIVE SESSION ADJOURNED AT 5:54 p.m. & REGULAR SESSION RECONVENED AT 5:55 p.m.

ACTION FROM EXECUTIVE SESSION *Motion to approve Port of The Dalles Resolution No. 2026-002, a resolution rescinding professional services award pursuant to ORS 279B.100: M/J. Amery, S/J. Willer, Motion passed unanimously. Voted Yes: G. Weast, J. Amery, J. Willer; Voted No: None; Abstained: E. DeVlaeminck; Absent: S. Coburn*

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

COMMISSION CALL None

ADJOURN There being no further business to come before the Port Commission, *the meeting adjourned at 5:58 p.m.*

PORT OF THE DALLES:

ATTEST:

Greg Weast, Vice-President
Board of Commissioners

John Willer, Secretary
Board of Commissioners

DATE APPROVED: June 10, 2026

Prepared by: Executive Assistant Toepke

RESOLUTION NO. 2026-002

A RESOLUTION RESCINDING PROFESSIONAL SERVICES AWARD PURSUANT TO ORS 279B.100

WHEREAS, Port of The Dalles issued a solicitation for professional services for the River Road Property Design Project-Phase 1 #A26001 ("Project"); and

WHEREAS, on February 20, 2026, Port of The Dalles issued a Notice of Award to AKS Engineering and Forestry LLC ("AKS") as the selected proposer for the Project; and

WHEREAS, as of the date of this motion, AKS has failed to submit an executed work contract to Port of The Dalles, notwithstanding that, more than 82 days have elapsed since the Notice of Award was issued; and

WHEREAS, AKS's own proposal included a project timeline that can no longer be met due to AKS's failure to execute a contract within a reasonable time following the Notice of Award; and

WHEREAS, Wasco County has approached Port of The Dalles regarding a substantially similar project and has expressed interest in partnering with Port of The Dalles on a larger-scale, jointly procured design project that would better serve the public interest and achieve greater value for both agencies; and

WHEREAS, combining Port of The Dalles' project scope with that of Wasco County would expand the overall scope and scale of the design project in a manner that cannot be accomplished under the existing award to AKS; and

WHEREAS, ORS 279B.100 provides that any solicitation or procurement may be canceled, or any award may be rejected in whole or in part, when such cancellation or rejection is in the best interest of the contracting agency, as determined by the contracting agency, and that the contracting agency is not liable to any bidder or proposer for any loss or expense resulting from such cancellation; and

WHEREAS, Port of The Dalles finds that rescission of the award to AKS Engineering and Forestry LLC is in the best interest of Port of The Dalles for the following reasons:

1. AKS has failed to execute a contract within the time contemplated by its own proposal, rendering performance of the Project within the originally proposed timeline impossible; and
2. An opportunity exists to partner with Wasco County on a larger and more comprehensive design project that will deliver greater public value and make more efficient use of public funds;



NOW, THEREFORE, BE IT RESOLVED that Port of The Dalles Board of Commissioners hereby:

1. Rescinds the Notice of Award issued to AKS Engineering and Forestry LLC on February 20, 2026, for the River Road Property Design Project-Phase 1 #A26001 professional services solicitation;
2. Directs Port of The Dalles Staff to provide written notice of this rescission to AKS Engineering and Forestry LLC promptly following adoption of this resolution;
3. Directs Port of The Dalles Staff to document the reasons for this rescission in the solicitation file in accordance with ORS 279B.100;
4. Authorizes Port of The Dalles Staff to enter into discussions with Wasco County regarding the terms of an intergovernmental agreement (IGA) under ORS 190.010 for the purpose of jointly procuring professional services for a combined project

APPROVED and ADOPTED by Port of The Dalles Commission on this 13th day of May, 2026.

SIGNED:

A handwritten signature in blue ink, appearing to read "G. Weast", written over a horizontal line.

Greg Weast, Vice-President

ATTEST:

A handwritten signature in blue ink, appearing to read "John D. Willer", written over a horizontal line.

John D. Willer, Secretary

PORT OF THE DALLES AGENDA ITEM

MEETING DATE June 10, 2026

CONSENT ITEM J.-2.) May 20, 2026, Budget Committee Meeting Minutes Executive Assistant Toepke

PORT OF THE DALLES BUDGET COMMITTEE MEETING
FISCAL YEAR 2026-2027
Meeting Minutes, May 20, 2026
Port Administrative Office
3636 Klindt Drive, The Dalles, Oregon

The Port of The Dalles Budget Committee Meeting for Fiscal Year 2026-2027 was called to order by Commission President Coburn at 5:02 p.m.

ROLL CALL Executive Assistant Toepke

- COMMISSION Staci Coburn, President; Greg Weast, Vice-President; Jill Amery, Treasurer; John D. Willer, Secretary (present at 5:30 p.m.) ABSENT Ed DeVlaeminck, Assistant Secretary-Treasurer
- LAY MEMBERS John Amery, Ryan Bessette, Allen West (Virtual) ABSENT Nathanael Stice, Sally Johnson
- STAFF Andrea Klaas, Executive Director/Budget Officer; Jennifer Toepke, Executive Assistant/Bookkeeper

PLEDGE OF ALLEGIANCE Commission President Coburn

CALL FOR NOMINATIONS

Commission President Coburn opened the nominations for Budget Committee Chairman

- *Motion to nominate Ryan Bessette as Chairman: M/G. Weast, S/J. Amery. Nominations for Chairman closed. Motion approved by a unanimous vote; Ryan Bessette was elected Chairman of the FY 2026-2027 Port of The Dalles Budget Committee. Voted Yes: S. Coburn, G. Weast, Jill Amery, John Amery, R. Bessette, A. Weast; Voted No: None; Abstained: None Absent: J. Willer*

Budget Committee Chairman Bessette opened nominations for Budget Committee Secretary

- *Motion to nominate John Amery for Budget Committee Secretary: M/R. Bessette, S/G. Weast. Nominations for Secretary closed. Motion approved by a unanimous vote; John Amery was elected Secretary of the FY 2026-2027 Port of The Dalles Budget Committee. Voted Yes: S. Coburn, G. Weast, Jill Amery, John Amery, R. Bessette, A. Weast; Voted No: None; Abstained: None Absent: J. Willer*

BUDGET MESSAGE AND DISCUSSION

Budget Officer Klaas presented the budget message for FY 2026-2027 in detail, starting with an overview of what each of the three funds is responsible for: The General Fund is the operation fund - it supports the Port's administrative functions and daily operations, including management of all public access areas at Port of The Dalles Marina; the Port Development Fund is the opportunity fund – it is dedicated to fulfilling the Port's core mission of job creation, land development and sales, property acquisition, etc.; and the Marina Fund is designated exclusively for activities related to the private annual moorage area at Port of The Dalles Marina, should the Port take back management of that in the future.

Budget Officer Klaas went on to highlight some specific information included in the budget message: local companies that the Port supports by contracting with them for a variety of services; the Port's Work Plan for FY 2026-2027; the Port's Strategic Initiatives; Wasco County's Top 10 Taxpayers for the tax year, noting that American Cruise Lines joined the list; the proposed budget summary of all funds; and some line item specificity by fund. Clarifying questions were answered concerning future industrial land development, grant funding prospects, community partnership projects, and insurance reimbursements for money the Port spent on cleanup of the 2021 fire at Port of The Dalles Marina.

BUDGET APPROVAL

- Motion to accept the FY 2026-2027 Port of The Dalles Budget as developed by the Budget Officer: M/G. Weast, S/S. Coburn; motion approved by a unanimous vote. Voted Yes: S. Coburn, G. Weast, Jill Amery, J. Willer, John Amery, R. Bessette, A. Weast; Voted No: None; Abstained: None

TAX RATE APPROVAL

- Motion to approve the tax rate of \$0.2007/\$1,000 for FY 2026-2027 as recommended by the Budget Officer: M/John Amery, S/G. Weast; motion approved by a unanimous vote. Voted Yes: S. Coburn, G. Weast, Jill Amery, J. Willer, John Amery, R. Bessette, A. Weast; Voted No: None; Abstained: None

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT OF THE DALLES BUDGET COMMITTEE, the meeting adjourned at 5:56 p.m.

BUDGET COMMITTEE

BUDGET COMMITTEE

Ryan Bessette, Chairman

John Amery, Secretary

DATE APPROVED: June 10, 2026

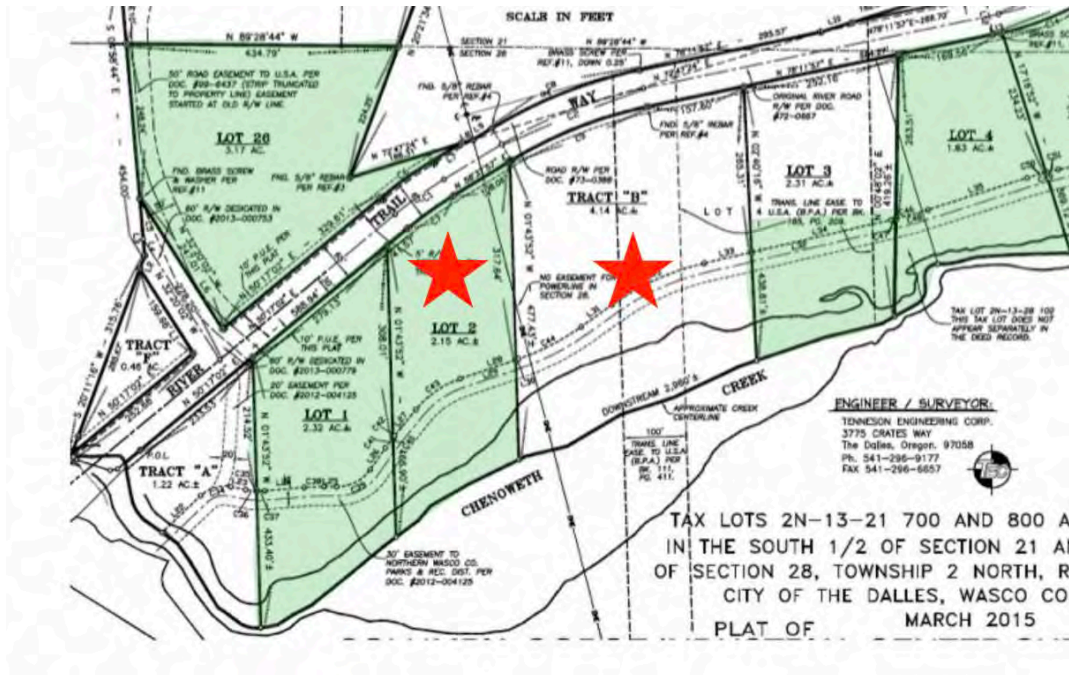
Prepared by: Executive Assistant Toepke

MEETING DATE June 10, 2026

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

Business Expansion, Retention and Recruitment

- NW Natural continues to move ahead quickly and most of the buildings are now enclosed, and they are starting work on the inside.
- Executive Director Klaas met with a company who is exploring locations for their business. They are interested in Lot 2 and Tract "B" on River Trail Way.



- Executive Assistant Toepke is working with Colliers on a property lease request.
- The Whiting-Turner Contracting Company has inquired about leasing a 3rd Port Lot later this year.

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 Humaira Falkenberg, Chief Energy Resource Officer for Northern Wasco County PUD. Falkenberg will be stepping into Kurt Conger's role as Assistant General Manager when he retires.
- Executive Director Klaas was invited to the Northern Wasco County PUD's June Board meeting to listen to a presentation by Neal Maunu of Pacific Northwest Waterways Association.
- Executive Assistant Toepke participated as a budget committee member for QLife.

Waterfront

- POTD Marina
 - A Draft Marina Facility Condition Assessment Report was received by Port Staff on June 2nd and is under review.
 - The abandoned vessel that was in the Transient Guest Moorage has been removed and hauled to Portland for disposal. Port Staff has secured grant funding that should reimburse the Port for the cost of removal, haul and disposal. There will be more details on the associated cost and grant at the July meeting, once all invoices are received and paid.

- Fishing
 - The Northern Pikeminnow Sport-Reward Program is underway, and a weigh station is located in the Marina parking lot.
 - Total catch data 5/01-24
 - 2026 = 5,653 2025 = 7,623 2024 = 12,938
 - Number of anglers 5/01-24
 - 2026 = 679 2025 = 782 2024 = 793
 - From Oregon Department of Fish and Wildlife (ODFW)
 - Free Fishing Weekend! Everyone can fish, clam, and crab anywhere in Oregon waterways, reservoirs, beaches and even the ocean for free on Friday and Saturday, June 6-7. No fish or shellfish licenses or tags required; no two rod or Columbia River or Ocean endorsements necessary! Family fishing events across the state and free parking at all Oregon state parks on Saturday! Details and event schedule here: [Free fishing weekend news release](#).
 - Walleye fishing is good in The Dalles and John Day pools.

Other

- Oregon Brownfields Conference attended by Executive Assistant Toepke
 - What is a “Brownfield”? Generally, any property with some environmental contamination that impedes development. Per ORS 285A.185: “Real property where expansion or redevelopment is complicated by actual or perceived environmental contamination.”
 - As per Jordan Ramis, there are more than 13,500 Brownfield Properties throughout the State of Oregon.
 - [Brownfields Fundamentals](#) was an informative entry presentation given by the Oregon Department of Environmental Quality (DEQ).
 - This explains well the [The Business Oregon Brownfields Program](#) including EPA Brownfields funding and technical assistance opportunities.
 - Brownfields Tour of three Lincoln City sites: The first stop was the [Lincoln City Glass Center](#), formerly an auto repair shop and now a glassblowing studio and gallery created through a public-private partnership. The second stop was [Schooner Creek Discovery Park](#), Lincoln City’s newest community park scheduled to be completed this summer – although the previous site of an old school, part of the redevelopment is also addressing petroleum contamination from a former fueling station for school buses. The final stop was the SW 51st Street and Highway 101 intersection, where EPA Community-Wide Brownfields Assessment funding supported multiple properties, including a recently redeveloped vacant retail building now operating as a multi-use commercial space.
 - Key takeaways: Do your Phase 1 Environmental Site Assessment (ESA) before acquiring property and stack funding sources.
- Gorge Pitch Fest: This event took place on Thursday, May 28th, the same evening as the supercell passed over The Dalles. The five businesses had just finished their pitches when the power went out in the Granada Theater., making for an exciting evening.
 - *1st Place, \$10,000 prize: 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.
 - *2nd Place, \$3000 prize: 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.
 - *People’s Choice, \$2,000 prize: Tenn Tools* (The Dalles) Tenn Tools makes purpose-built concrete finishing tools for vertical surfaces and tight spaces – the work that contractors traditionally must improvise with flatwork tools that weren’t designed for the job.
 - *\$1,000 to 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.
 - *\$1,000 to 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.
- Storm Damage:

- The Port fared well from the windstorm. A few limbs and branches ended up in the Administrative Office yard and landscaping, but no physical property damage.
- Several large trees blew down into the Klindt Cove Parking area, and several more were damaged enough that they need to be removed. The Port is working in partnership with Crates Point Development on the tree removal.
- The air conditioning unit for the basement and first floor stopped working (there is a separate unit for the second floor). The unit is 18 years old and can no longer be recharged. Oregon Equipment will be installing a new unit within the next 6 weeks or so.
- Port Staff virtually attended the State of Oregon Data Center Advisory Committee Meeting #4: Energy and Data Centers. A recording of the meeting can be found [here](#).
- A gravel apron was added around the Chenoweth Creek Parking Lot located off River Trail Way, and vegetation cut back. This was a recommendation from Chris Grant, Division Chief – Prevention and Public Education, after the fire along the trail last year.
- Work continues on the Miles Creeks Temperature Total Maximum Daily Load Rulemaking. More information on the project can be found [here](#).
- Port Staff are meeting with Wasco County Water and Soil Conservation District to develop a replanting plan for the area where the trees were cut. The actual replanting will happen this fall to take advantage of cooler weather and more moisture.
- Northern Wasco County Parks and Recreation District have made some big improvements to the Klindt Cove beach to make it more usable.
- Port of The Dalles has joined [Sourcewell](#), a local unit of government that competitively solicits and awards contracts. By joining Sourcewell, the Port will be able to take advantage of the competitive pricing that they have negotiated.
- The Port of The Dalles has joined the [Oregon Cooperative Procurement Program](#) which will allow the Port to purchase goods and services from a State of Oregon negotiated price agreement.

MEETING DATE June 10, 2026

REPORT ITEM K.-2.) Financial Report: May 2026 Bookkeeper Toepke

May 2026

- Savings Accounts
 - Oregon State Treasury Short Term Fund's interest rate held another month 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: Line items are on track for the 11-month mark of Fiscal Year 2025-2026

- Uncommon Fund Activity
 - General Fund
 - ❖ Expense
 - Annual payment for internet service at the Port Administrative Office: \$1,700.00
 - Annual water audit for irrigation systems(s) at the Port Administrative Office & Klindt Drive landscaping, and associated minor repairs: \$1,023.50
 - Port Development Fund
 - ❖ Income
 - Reimbursement for Association of Government Risk Pools (AGRiP) Annual Conference Expenses: \$2,660.71
 - ❖ Expense
 - Weed & vegetation management for added fire prevention on Port Property's: \$1,025.00

Balance Sheet by Class

As of May 31, 2026

	<u>General Fund</u>	<u>Marina Fund</u>	<u>Port Development Fund</u>	<u>Unclassified</u>	<u>TOTAL</u>
ASSETS					
Current Assets					
Checking/Savings					
FIB Checking					
General Fund	21,024.20	0.00	0.00	0.00	21,024.20
Marina Fund	0.00	1,275.11	0.00	0.00	1,275.11
Port Development Fund	0.00	0.00	6,977.42	0.00	6,977.42
Total FIB Checking	<u>21,024.20</u>	<u>1,275.11</u>	<u>6,977.42</u>	<u>0.00</u>	<u>29,276.73</u>
FIB Money Market					
General Fund	36,305.61	0.00	0.00	0.00	36,305.61
Marina Fund	0.00	1,136.15	0.00	0.00	1,136.15
Port Development Fund	0.00	0.00	17,480.58	0.00	17,480.58
Total FIB Money Market	<u>36,305.61</u>	<u>1,136.15</u>	<u>17,480.58</u>	<u>0.00</u>	<u>54,922.34</u>
LGIP					
General Fund	2,175,202.91	0.00	0.00	0.00	2,175,202.91
Marina Fund	0.00	63,497.03	19,344.36	0.00	82,841.39
Port Development Fund	0.00	0.00	5,692,541.53	0.00	5,692,541.53
Total LGIP	<u>2,175,202.91</u>	<u>63,497.03</u>	<u>5,711,885.89</u>	<u>0.00</u>	<u>7,950,585.83</u>
Petty Cash	66.28	28.48	55.24	0.00	150.00
Total Checking/Savings	<u>2,232,599.00</u>	<u>65,936.77</u>	<u>5,736,399.13</u>	<u>0.00</u>	<u>8,034,934.90</u>
Total Current Assets	<u>2,232,599.00</u>	<u>65,936.77</u>	<u>5,736,399.13</u>	<u>0.00</u>	<u>8,034,934.90</u>
TOTAL ASSETS	<u><u>2,232,599.00</u></u>	<u><u>65,936.77</u></u>	<u><u>5,736,399.13</u></u>	<u><u>0.00</u></u>	<u><u>8,034,934.90</u></u>
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Other Current Liabilities					
Payroll Liabilities	4,876.51	0.00	0.00	0.00	4,876.51
Total Other Current Liabilities	<u>4,876.51</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,876.51</u>
Total Current Liabilities	<u>4,876.51</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,876.51</u>
Total Liabilities	<u>4,876.51</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,876.51</u>

Cash Basis

PORT OF THE DALLES

Balance Sheet by Class

As of May 31, 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	319,087.46	2,503.25	881,188.95	0.00	1,202,779.66
Total Equity	<u>2,227,722.49</u>	<u>65,936.77</u>	<u>5,736,399.13</u>	<u>0.00</u>	<u>8,030,058.39</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,232,599.00</u></u>	<u><u>65,936.77</u></u>	<u><u>5,736,399.13</u></u>	<u><u>0.00</u></u>	<u><u>8,034,934.90</u></u>

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

	<u>Jul '25 - May 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	86,648.33	68,285.00	126.89%
Other Resources			
Grants	19,000.00	1,519,000.00	1.25%
Launch Ramp & Transient Moorage	2,385.00	4,000.00	59.63%
Leased Land & Facilities	79,700.60	80,000.00	99.63%
Loan Repayments	0.00	0.00	0.0%
Other Income	8,579.78	20,000.00	42.9%
Total Other Resources	<u>109,665.38</u>	<u>1,623,000.00</u>	<u>6.76%</u>
Previously Levied Taxes	10,850.96	5,000.00	217.02%
Property Taxes	484,247.50	452,837.00	106.94%
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>891,412.17</u>	<u>5,132,560.00</u>	<u>17.37%</u>
Gross Profit	891,412.17	5,132,560.00	17.37%
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	31,838.26	85,000.00	37.46%
Dues & Memberships			
Bank Fees	558.40		
Dues & Memberships - Other	25,486.84	35,000.00	72.82%
Total Dues & Memberships	<u>26,045.24</u>	<u>35,000.00</u>	<u>74.42%</u>
Insurance-Property & Liability	37,286.00	35,000.00	106.53%
Launch Ramp & Transient Moorage	63,984.44	45,000.00	142.19%
Legal	7,781.95	30,000.00	25.94%
Maintenance-Supplies & Services	7,504.60	30,000.00	25.02%
Office Supplies & Equipment	4,513.26	30,000.00	15.04%
Travel, Education & Meetings	16,518.21	40,000.00	41.3%
Utilities	12,398.75	20,000.00	61.99%
Total Material & Services	<u>217,140.71</u>	<u>365,000.00</u>	<u>59.49%</u>
Personal Services			
Taxes & Benefits			
Insurance	63,903.56		

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

	Jul '25 - May 26	Budget	% of Budget
Payroll Tax Expense	18,153.50		
PERS	35,164.95		
Taxes & Benefits - Other	1,188.55	147,000.00	0.81%
Total Taxes & Benefits	118,410.56	147,000.00	80.55%
Wages & Salaries	236,773.44	350,000.00	67.65%
Total Personal Services	355,184.00	497,000.00	71.47%
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	0.00	600,000.00	0.0%
Total Expense	572,324.71	3,712,000.00	15.42%
Net Ordinary Income	319,087.46	1,420,560.00	22.46%
Net Income	319,087.46	1,420,560.00	22.46%

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

	<u>Jul '25 - May 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	2,503.25	1,865.00	134.22%
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>2,503.25</u>	<u>571,316.00</u>	<u>0.44%</u>
Gross Profit	2,503.25	571,316.00	0.44%
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>2,503.25</u>	<u>4,015.00</u>	<u>62.35%</u>
Net Income	<u><u>2,503.25</u></u>	<u><u>4,015.00</u></u>	<u><u>62.35%</u></u>

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

	Jul '25 - May 26	Budget	% of Budget
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	4,222,834.00	0.0%
Interest from Earnings	211,471.48	126,685.00	166.93%
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	33,195.34	2,000,000.00	1.66%
Total Other Resources	1,066,580.89	5,000,000.00	21.33%
Transfer from Other Funds	0.00	500,000.00	0.0%
Total Income	1,278,052.37	9,849,519.00	12.98%
Gross Profit	1,278,052.37	9,849,519.00	12.98%
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	25,640.53	200,000.00	12.82%
Land Sale Costs	60,163.53	150,000.00	40.11%
Legal	1,178.85	10,000.00	11.79%
Travel, Market Promo & Meetings	18,085.66	25,000.00	72.34%
Total Material & Services	110,863.42	400,000.00	27.72%
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			
General Fund	200,000.00		

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

	Jul '25 - May 26	Budget	% of Budget
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>396,863.42</u>	<u>8,700,000.00</u>	<u>4.56%</u>
Net Ordinary Income	<u>881,188.95</u>	<u>1,149,519.00</u>	<u>76.66%</u>
Net Income	<u><u>881,188.95</u></u>	<u><u>1,149,519.00</u></u>	<u><u>76.66%</u></u>

MEETING DATE June 10, 2026

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

- Kenny Lawson, President, Columbia Gorge Community College (CGCC), made a presentation about the college and what they are working on.
 - CGCC's three areas of focus are:
 - ❖ Provide equitable access to education
 - ❖ Ensure positive educational outcomes
 - ❖ Support economic growth and a thriving community
 - In 2025 CGCC had 925 full time equivalent students enrolled, but also saw a drop in dual enrollment, primarily from the Hood River High School. There are likely two reasons for this: 1. the state changed the instructional requirements which would require the teachers to teach the exact same course at the high school as is being taught at the college, not just the same material and 2. several of the teachers that had participated in the dual enrollment program have retired. CGCC is discussing ways to rekindle interest in this program.
 - The Skills Center continues to thrive. They host a "Community Friday" where anyone can go to the Skills Center, be trained on the equipment, and then use it for projects. The Skills Center has helped prototype/develop 64 new products for 36 local/regional businesses and they recently received a \$2 million Department of Education grant which has funded an enhanced 3D printing lab allowing the lab to print parts from metal.
 - There are four new programs that are being spun up: 1. Ag Tech, planned to start Fall '27; 2. Behavioral Health, planned to start Fall '28; 3. Bachelor of Applied Science in Education; and 4. an athletics program which will begin with a soccer team this fall.
 - This summer the college is undertaking several capital construction projects that are being funded by the bond that was passed. Some of the projects include new roofing and new stairwells.

- There was a lengthy discussion about H.R. 655, The Dalles Watershed Development Act.

PORT OF THE DALLES AGENDA ITEM

MEETING DATE June 10, 2026

ACTION ITEM M.-1.) Resolution No. 2026-003 Adopting the Budget, Making Appropriations, Imposing the Tax, Categorizing the Tax, Fiscal Year 2026-2027

STAFF RECOMMENDATION Approve Resolution No. 2026-003 Adopting the Budget, Making Appropriations, Imposing the Tax, Categorizing the Tax, Fiscal Year 2026-2027 as presented



RESOLUTION No. 2026-003

RESOLUTION ADOPTING THE BUDGET

BE IT RESOLVED that the Board of Commissioners of Port of The Dalles hereby adopts the budget for Fiscal Year 2026-2027 in the total amount of \$18,290,913.00. This budget is now on file at 3636 Klindt Drive in The Dalles, Oregon.

RESOLUTION MAKING APPROPRIATIONS

BE IT RESOLVED that the amounts shown below are hereby appropriated for the Fiscal Year beginning July 1, 2026, for the following purposes:

General Fund		Port Development Fund	
<u>Organizational Unit or Program:</u>		<u>Organizational Unit or Program:</u>	
Administration	\$ 2,695,000.00	Economic Development and Marketing	\$ 8,700,000.00
<u>Not Allocated to Organizational Unit or Program:</u>		<u>Not Allocated to Organizational Unit or Program:</u>	
Transfer to Other Funds	\$ 1,000,000.00	Special Payments	\$ 2,000,000.00
Contingency	\$ 100,000.00	Transfers to Other Funds	\$ 300,000.00
Total	\$ 3,795,000.00	Contingency	\$ 200,000.00
		Total	\$ 11,200,000.00
		Marina Fund	
		<u>Organizational Unit or Program:</u>	
		Marina	\$ 60,000.00
		<u>Not Allocated to Organizational Unit or Program:</u>	
		Transfer to Other Funds	\$ 507,301.00
		Total	\$ 567,301.00
		Total APPROPRIATIONS, All Funds	\$ 15,562,301.00
		Total UNAPPROPRIATED Ending Fund Balances, All Funds	\$ 2,728,612.00
		TOTAL ADOPTED BUDGET	\$ 18,290,913.00

RESOLUTION IMPOSING THE TAX

BE IT RESOLVED that the following ad valorem property taxes are hereby imposed for tax year 2026-2027 upon the assessed value of all taxable property within the district: At the rate of \$0.2007 per \$1,000 of assessed value for permanent rate tax;

RESOLUTION CATEGORIZING THE TAX

BE IT RESOLVED that the taxes imposed are hereby categorized for purposes of Article XI section 11b as:

Subject to the General Government Limitation

Permanent Rate Tax.....\$ 0.2007/\$1,000

The above resolutions were approved and declared adopted on this 10th day of June, 2026.

Staci Coburn, President

Greg Weast, Vice-President

Jill Amery, Treasurer

John D. Willer, Secretary

Ed DeVlaeminck, Assistant Secretary/Treasurer