

**PORT COMMISSION REGULAR SESSION MEETING
WEDNESDAY, APRIL 13, 2022, 7:00 P.M. AT PORT ADMINISTRATIVE OFFICE**

AGENDA

- A. ROLL CALL** Executive Assistant Toepke
- B. PLEDGE OF ALLEGIANCE** Commissioner Weast
- C. AGENDA CORRECTIONS OR ADDITIONS** Executive Director Klaas
- D. PUBLIC COMMENT OR QUESTION**
- E. UPCOMING MEETINGS/EVENTS**
- April 15, 2022: Executive Director Klaas on KODL Coffee Break
 - April 26, 2022: Budget Committee Meeting FY 2022/2023
 - May 11, 2022: Port Commission Regular Session Meeting
- F. COMMUNITY PARTNER UPDATE** Jeff Renard, Airport Manager
Columbia Gorge Regional Airport
- G. ACTION ITEMS**
1. March 16, 2022, Regular Session Meeting Minutes
 2. March 2022 Financial Reports Treasurer Coburn
- H. DISCUSSION ITEM**
1. Work Plan FY 2022/2023 Executive Director Klaas
- I. REPORTS**
1. Concessionaire The Dalles Marina, LLC: Q3/FY 2021-2022 Report Owner-Operator Macnab
 2. Staff Report Executive Director Klaas
 3. Committee Reports
 - Community Outreach Team Commissioner Weast
 - Urban Renewal Commissioner Coburn
 - Chamber of Commerce Commissioner Griffith
 - Dufur Commissioner Wallace
 - Wasco County EDC Executive Assistant Toepke Meetings are quarterly, next one in June
- J. EXECUTIVE SESSION** *as allowed by ORS 192.660(2)(e) Real Property Transactions, ORS 192.660(2)(f), 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. COMMISSION CALL

PORT OF THE DALLES AGENDA ITEM

MEETING DATE April 13, 2022

ACTION ITEM G-1.) March 16, 2022, Regular Session Meeting Minutes

STAFF RECOMMENDATION Approve March 16, 2022, Regular Session Meeting Minutes
as presented

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Wednesday, March 16, 2022, 7:00 p.m.
Port Administrative Office

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

ROLL CALL Executive Assistant Toepke

- **COMMISSION** Greg Weast, Robert Wallace, Staci Coburn, David Griffith, John Willer
- **STAFF** Andrea Klaas, Executive Director; Jennifer Toepke, Executive Assistant; Bill Dick, Attorney
- **GUESTS** Jeff Renard, Airport Manager, Columbia Gorge Regional Airport

PLEDGE OF ALLEGIANCE Commissioner Weast

AGENDA CORRECTIONS/ADDITIONS Executive Director Klaas None

PUBLIC COMMENT OR QUESTION None

UPCOMING MEETINGS/EVENTS Stands as included in meeting packet

ACTION ITEMS

1. **February 16, 2022, Regular Session Meeting Minutes** Approved by Consensus
2. **February 2022 Financial Reports** Approved by Consensus
3. **Reappoint Budget Committee Members Steve Kramer, Position #1 & Ryan Bessette, Position #5, for another 3-year term expiring 06/30/2024** Approved by Consensus

DISCUSSION ITEMS

1. *Strategic Investment Program/Community Service Fee*
 - Should schools be included or excluded in the CSF distribution method? 4 Yes and 1 No
 - Should there be an allocation (proposed at 50% right now), for a set aside for a community project? This is estimated to be about \$840,000.00/year. 5 Yes and 0 No
 - Should the distribution follow the tax rate percentages, or some other method? 0 Yes and 5 No *Perhaps no decision should be taken, and it should be sent to the State (Business Oregon) to decide

REPORTS

1. *Staff Report* Executive Director Klaas Stands as included in meeting packet.
2. *Committee Reports*
 - *Community Outreach Team* Commissioner Weast Meeting for Washington, D.C. travelers only on March 25th, then the group leaves on the 26th. Most meetings will be in person, some are still virtual – each agency has its own interpretation of the Hill Physician’s current recommendations concerning Covid-19
 - *Urban Renewal* Commissioner Coburn New strategic plan is in process. The City of The Dalles met concerning The Dalles 2040. Working with a financial consultant to find out how we want to work, attract businesses, etc. There is a grant for the Tony’s Building – hopefully getting it demolished will be paid for by grants only – the Brownfields Program was also helpful in mitigating some of the tanks in the sidewalk.
 - *The Dalles Area Chamber of Commerce* Commissioner Griffith The Chamber has not met for a while. Lisa and her team are busy at sports and tourism shows around the State. Government Affairs is weekly on Zoom. The Cherry Festival is back and set for April 22-24th in downtown The Dalles. There is going to be a Bass Tournament in May. The Cascade Locks Port has a 40,000 square foot area in their business center that will be available next month.
 - *Dufur* Commissioner Wallace ED Klaas coordinated a meeting with the City of Dufur, the City’s Engineer, Business Oregon, and the Governors Regional Office, to discuss the what’s needed for the freshwater system in Dufur. They are in the very early stages of the design – it is unclear where/how the Port might

be able to help – we’ll wait to see what the City suggests. Concerning wastewater, the City is receiving \$1 million from Senator Merkley’s Office. They are probably one year out to finish the whole project and unfortunately the project price is increasing every month. WyEast received a \$100,000 for groundwater storage for the creek – protecting the endangered Steelhead from the Columbia River. The money will mainly go to the conservation district – they and the watershed are behind the project. The main question now is, who is going to operate and manage the facility. Wasco County Broadband Committee: the talk is always on fiber – so I posed the question, what about wireless? We had a healthy discussion about that. Emergency Communication is cell phone based – lower 15 mile don’t have cell phones – so how do you communicate? My suggestion was to look at an overlay for the fiber going into the County – then see how to service. Lastly, the Dufur Threshing Bee – is set to happen in August, as previously scheduled.

- *Wasco County Economic Development Committee* EA Toepke Reviewed the final Community Enhancement Project Ranking: 1) Dog River Pipeline 2) Deschutes Rim Health Clinic Expansion 3) Mosier Joint Use Facility 4) Dufur Drinking Water System Improvements 5) Cascades East Interconnection Colocation Facility 6) Columbia Gorge Childcare Center (CGCC) 7) Deschutes Rim Athletic Complex 8) Sorosis Park Redevelopment 9) South County Fiber Expansion 10) Dufur Rural Innovation Hub Continued on to highlight main areas of Strategic Planning Strategies: Robust Infrastructure/Community Capacity/Information Source and Advocacy/Vibrant and Diverse Local Economy/Strong and Sustainable EDC. EA Toepke has volunteered to specifically be involved in the areas of Vibrant and Diverse Local Economy and Robust Infrastructure

REGULAR SESSION ADJOURNED AT 8:01 P.M. & EXECUTIVE SESSION COMMENCED AT 8:02 P.M.

EXECUTIVE SESSION ADJOURNED AT 8:11 P.M. & REGULAR SESSION RESUMED AT 8:12 P.M.

ACTION REQUIRED FROM EXECUTIVE SESSION None

COMMISSION CALL

- Happy to be meeting in person again!
- Commissioner Wallace to forward information on two grants that the Port may qualify for: agriculture and creating markets for sustainable products

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 8:17 p.m.

PORT OF THE DALLES:

ATTEST:

Greg Weast, President
Board of Commissioners

David A. Griffith, Secretary
Board of Commissioners

DATE APPROVED: April 13, 2022

Prepared by: Jennifer Toepke, Executive Assistant

PORT OF THE DALLES AGENDA ITEM

MEETING DATE April 13, 2022

ACTION ITEM G-2.) March 2022 Financial Reports Treasurer Coburn

STAFF RECOMMENDATION Approve March 2022 Financial Reports as presented

Local Government Investment Pool

➤ Interest Rate 0.50% (Average Annualized Yield)

General Fund

➤ Income

○ Nothing unusual

➤ Expenses

- Cascade Vegetation Management-Annual Herbicide Treatment at Marina Parking Lot/Launch Ramp: \$250.00
- Columbia Gorge News-Notice of Supplemental Budget Haring: \$176.00
- Dick, Dick & Corey-Tree Removal: \$1,367.25 & Gorge Networks: \$1,172.25
- Greg Weast-Expense Reimbursement: \$23.40
- Jordan Chelsa-Spring Cleaning, Pruning, Fertilizing, Wire Cages for Roses, etc.: \$2,600.00
- Cascade Vegetation Management-Annual Herbicide Treatment in Port Area: \$6,100.00
- Jennifer Toepke-Expense Reimbursement January & February: \$389.75
- Rod Huante-Houseless Encampments Cleanup: \$375.00 & Garbage Collection/Cleanup at Marina Parking Lot & Launch Ramp: \$100.00

Marina Fund

➤ Income

○ Nothing unusual

➤ Expenses

○ Nothing unusual

Port Development Fund

➤ Income

○ Nothing unusual

➤ Expenses

○ Cardmember Services: Travel, Marketing, Promotion & Meetings (COT & SDAO): \$3,122.89

**Port of The Dalles
Account QuickReport
As of March 31, 2022**

Cash Basis

Type	Num	Name	Paid Amount
CSB Checking			
General Checking			
Check	EFT	Ameritas	-47.60
Liability Check	EFT	Pers	-411.64
Liability Check	EFT	Pers	-339.34
Liability Check	EFT	Oregon Department of R...	-405.00
Liability Check	EFT	United States Treasury	-1,554.64
Paycheck	24742	Andrea L. Klaas	-3,410.96
Paycheck	24743	Jennifer Toepke	-1,952.74
Bill Pmt -Check	24744	Bohns Printing	-17.68
Bill Pmt -Check	24745	Cascade Vegetation Man...	-250.00
Bill Pmt -Check	24746	City Of The Dalles.	-156.94
Bill Pmt -Check	24747	Columbia Gorge News, L...	-176.00
Bill Pmt -Check	24748	Columbia River Affordabl...	-430.00
Bill Pmt -Check	24749	Dick, Dick & Corey, LLP	-2,784.50
Bill Pmt -Check	24750	Greg Weast	-23.40
Bill Pmt -Check	24751	Jordan Chelsa	-2,600.00
Bill Pmt -Check	24752	Number Works Bookkee...	-260.00
Bill Pmt -Check	24753	PUD	-316.11
Bill Pmt -Check	24754	SDIS	-4,555.56
Bill Pmt -Check	24755	Simply Clean LLC	-360.00
Bill Pmt -Check	24756	Streamline	-75.00
Bill Pmt -Check	24757	The Dalles Disposal	-206.61
Liability Check	EFT	Pers	-442.52
Liability Check	EFT	Pers	-356.43
Liability Check	EFT	Oregon Department of R...	-433.00
Liability Check	EFT	United States Treasury	-1,691.46
Transfer			50,000.00
Check	EFT	Verizon	-101.38
Bill Pmt -Check	24758	Andrea Klaas	-11.70
Bill Pmt -Check	24759	Cardmember Services	-240.59
Bill Pmt -Check	24760	Cascade Vegetation Man...	-6,100.00
Bill Pmt -Check	24761	Dick, Dick & Corey, LLP	-400.00
Bill Pmt -Check	24762	Gorge Networks	-163.12
Bill Pmt -Check	24763	Jennifer Toepke.	-389.75
Bill Pmt -Check	24764	Rod Huante	-475.00
Paycheck	24765	Andrea L. Klaas	-3,410.87
Paycheck	24766	Jennifer Toepke	-2,091.14
Liability Check	EFT	Pers	-454.79
Liability Check	EFT	Pers	-363.21
Liability Check	EFT	Oregon Department of R...	-448.00
Liability Check	EFT	United States Treasury	-1,745.72
Deposit			100.00
Total General Checking			10,447.60
Marina Checking			
Total Marina Checking			
Port Develop. Checking			
Bill Pmt -Check	23304	Davis Wright Tremaine ...	-930.50
Bill Pmt -Check	23305	Cardmember Services	-3,122.89
Deposit			759.07
Total Port Develop. Checking			-3,294.32
CSB Checking - Other			
Total CSB Checking - Other			
Total CSB Checking			7,153.28
TOTAL			7,153.28

PORT OF THE DALLES-GENERAL FUND
Profit & Loss Budget vs. Actual-GF-Summary

Cash Basis

July 2021 through March 2022

	Jul '21 - Mar 22	Budget	% of Budget
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	972,081.00	0.0%
Other Income	9,168.93	2,000.00	458.4%
Launch Ramp/Transient Moorage	1,025.00	3,000.00	34.2%
Loan Repayments	90,035.25	90,621.00	99.4%
Grants	0.00	20,000.00	0.0%
Leased Land and Facilities	8,848.00	15,000.00	59.0%
Previously Levied Taxes	7,540.14	5,000.00	150.8%
Transfer from Other Fund			
Port Development Fund	200,000.00		
Transfer from Other Fund - Other	0.00	200,000.00	0.0%
Total Transfer from Other Fund	200,000.00	200,000.00	100.0%
Interest from Cash in Bank	5,336.67	5,832.00	91.5%
Interest From Earnings	915.85		
Property Tax	358,552.36	348,654.00	102.8%
Total Income	681,422.20	1,662,188.00	41.0%
Gross Profit	681,422.20	1,662,188.00	41.0%
Expense			
Transfer to Other Funds/Conting	800,000.00	600,000.00	133.3%
Capital Outlay	37,304.00	75,000.00	49.7%
Personal Services-	198,564.44	320,075.00	62.0%
Material and Services	111,933.40	236,000.00	47.4%
Total Expense	1,147,801.84	1,231,075.00	93.2%
Net Ordinary Income	-466,379.64	431,113.00	-108.2%
Net Income	-466,379.64	431,113.00	-108.2%

PORT OF THE DALLES-PORT DEVELOPMENT FUND
Profit & Loss Budget vs. Actual-PDF-Summary

Cash Basis

July 2021 through March 2022

	<u>Jul '21 - Ma...</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	3,119,622.00	0.0%
Other Income	135,479.44	5,000,000.00	2.7%
Special Payments-City of Dufur	0.00	0.00	0.0%
Loan Repayments	39,310.00	39,310.00	100.0%
Grants	0.00	3,000,000.00	0.0%
Transfer from Other Fund	0.00	500,000.00	0.0%
Interest from Cash in Bank	5,515.05		
Interest From Earnings	0.00	18,718.00	0.0%
Interest From Contracts	655.77	4,500.00	14.6%
Land Sales	6,205.86	800,000.00	0.8%
Total Income	<u>187,166.12</u>	<u>12,482,150.00</u>	<u>1.5%</u>
Gross Profit	187,166.12	12,482,150.00	1.5%
Expense			
Debt Service	136,560.00	136,560.00	100.0%
Special Payment	0.00	4,300,000.00	0.0%
Transfer to Other Funds/Conting	220,017.22	400,000.00	55.0%
Capital Outlay	0.00	7,000,000.00	0.0%
Material and Services	50,818.79	260,000.00	19.5%
Total Expense	<u>407,396.01</u>	<u>12,096,560.00</u>	<u>3.4%</u>
Net Ordinary Income	<u>-220,229.89</u>	<u>385,590.00</u>	<u>-57.1%</u>
Net Income	<u>-220,229.89</u>	<u>385,590.00</u>	<u>-57.1%</u>

PORT OF THE DALLES-MARINA FUND
Profit & Loss Budget vs. Actual-MF-Summary

Cash Basis

July 2021 through March 2022

	<u>Jul '21 - Mar 22</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	54,412.00	0.0%
Other Resources			
Fire Emergency	<u>1,162,640.71</u>		
Total Other Resources	1,162,640.71		
Interest from Cash in Bank	184.79	326.00	56.7%
Interest From Earnings	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total Income	<u>1,162,825.50</u>	<u>54,738.00</u>	<u>2,124.3%</u>
Gross Profit	1,162,825.50	54,738.00	2,124.3%
Expense	<u>888,839.38</u>	<u>0.00</u>	<u>100.0%</u>
Net Ordinary Income	273,986.12	54,738.00	500.5%
Other Income/Expense			
Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Net Income	<u><u>273,986.12</u></u>	<u><u>54,738.00</u></u>	<u><u>500.5%</u></u>

PORT OF THE DALLES AGENDA ITEM

MEETING DATE April 13, 2022

ACTION ITEM H-1.) Work Plan FY 2022/2023 Executive Director Klaas

STAFF RECOMMENDATION N/A

Following is the FY 2021-2022 Work Plan. The work laid out in this plan will inform Port Staff as the 2022-2023 budget is developed, and allow staff to prioritize their time as new projects come in. For discussion at this Commission meeting: add, remove, or change tasks.

Please look at the major categories, numbered 1- 6, and then the sub-tasks listed underneath:

- The priority of each of the sub-tasks is indicated by the number of stars (color is just to make it easier to read). One star is lowest priority, 4 stars highest priority.
- Grey = projects that were completed and Green = projects that are on-going

As you can imagine, this last year COVID trumped much of the intended work, such as meetings with Port businesses, hosting events, and working partners, and the Marina Fire then took up Port Staff time. We are hopeful that we can get back to many of the in-person tasks this year.

4/11/22		
	COVID response and recovery	Notes/Comments
1	Develop and Implement Marketing Plan for the Port	Notes/Comments
	1.1 Develop marketing partnerships	Airport
★★	1.2 Invite area economic development partners to The Dalles	On-going: include State and Federal legislators
★★	1.3 Continue to update all marketing material	On-going: website; inquiry response material; informational cut sheets and property information, newsletter, Outreach team book
★	1.4 Develop a presentation; schedule service club talks to keep community informed about Port	On-going: Lions, ORDEQ, Regional Solutions, Infrastructure Finance Authority, Kiwanis, Rotary, City of The Dalles, Wasco County, School Board,....
★	1.5 Community Special Districts Day	
★	1.6 Host regional Ports meeting annually	Arlington, Rufus, Klickitat, Hood River, Cascade Locks, Skamania
★★	1.7 Host Wasco County Special Districts brown bag lunch qrtly	Invite district managers. Set aside 1 hour to discuss operations, best practices, collaboration, etc.
2	Business Expansion, Retention and Recruitment	Notes/Comments
★★★★	2.1 Contact all Port area businesses	Call/meet with all businesses to check on business health, work force, anything else. Include Port Commissioners as their schedule permits.
★★★★	2.2 Assist with business expansion, retention	On-going: Partner with Main Street, City of The Dalles, Wasco EDC, Small Business Development Center; WorkSourceOR; Rural ag support
★	2.3 Respond to State Leads	On-going: Respond in a timely manner when appropriate
★	2.4 Evaluate emerging business opportunities for our region	On-going: look at trends and see if there are opportunities
★★★	2.5 CORI partnership with Wasco EDC	Wasco EDC and the Port of The Dalles are partnering with Google and Rural Innovation to work on community wide economic development planning, specifically in the technology sector. www.ruralinnovation.us
3	Acquire employment property that supports the creation, retention, expansion and recruitment of businesses and jobs that will enhance the economy of the Port	Notes/Comments
★★	3.1 Identify potential private sector partners	On-going: Identify building and land owners that the Port could partner with; identify financial partners
★★★★	3.2 Look at purchasing/investing in real estate	Evaluate on a case-by-case basis; Port's investment should be recouped over time. Deal of the month
★★★	3.3 Explore opportunities in Dufur	Dufur has updated their strategic plan and is working on a waste water facilities update plan; Map industrial land and evaluate opportunities
★★★	3.4 Support UGB expansion through CRGC Management Plan Update process	At this point, completed due to the adoption of the current management plan. May transition to another phase.
★	3.5 Work with Randy Munsen to move batch plant up to rock pit.	Federal issues-invite Federal legislators/staff for a walking tour to see the problem/solution
★	3.6 County zoning maps with industrial land identified	
★★★★	3.7 Brownfields partnership with City and Wasco EDC	
4	Downtown Involvement	Notes/Comments
★★	4.1 Look for partnership/support opportunities	With City or MCEDD
5	Port Admin	Notes/Comments
★★	5.1 Update Policies per SDAO recommendations	On-going
★★	5.2 Community Outreach Team Support	Transition from Port to County and MCEDD
★★★★	5.3 Simplify monthly financial reports	Done
★★	5.4 Update Employee Handbook to keep current with legislation	
★★★	5.5 Port emergency preparedness plan	Develop an emergency preparedness plan for Port operations and emergency response.
★★★★	5.6 Complete office building rehab projects	Repaint office - inside. Outside completed in 2024
★★★	5.7 Cross-train executive assistant on QB	Done
★★★	5.8 Revamp website—move to Streamline platform	Done
6	Marina	
★★★★	6.1 Fire recovery	
	6.2 Work with OSMB on funding to update launch ramp	

PORT OF THE DALLES AGENDA ITEM

MEETING DATE March 16, 2022

REPORTS ITEM I-1.) Concessionaire The Dalles Marina, LLC: Q3/FY 2021-2022
Owner-Operator Macnab

STAFF RECOMMENDATION N/A

Following submitted by The Dalles Marina, LLC

Meeting Date: **April 13, 2022**

Subject: **Marina Report for January-March 2022**

Items completed this quarter:

- Fire Supression System tested. Tested to be in good condition
- Meeting with Yacht Club
 - Events
 - Grant for Fuel Tank
- Temp Fence removed at the Marina at the end of D Finger
- Fixed sewer leak at the Marina in entry of A Finger
- Yacht Club
 - Shut off water due to sewer leak
 - Yacht Club is still trying to be paid for services when fire happened in July for using the services of the Yacht Club for 2 months.
 - Had a Super bowl
- Added an additional garbage can for the busy season that will be picked up twice a week.
- Met with PUD and they helped me install 5 additional overhead lights in the Marina Parking lot.
- Landscaping completed for the season
 - Parking lot blown
 - Trees trimmed
 - Weeds treated and pulled
 - Bushes trimmed
 - New bark dust
 - New river rock
 - New red rock

Projects in Progress:

- Top of the docks and water system will be de-winterized with top of the dock hoses installed at the Marina.
- Sealkote did not do the striping correctly. Due to paint chips, they have scheduled to come back out and redo the striping the week of April 18 and I have added items to be painted
- Continue to work with Hage Electric to come out and do maintenance on the electrical system. Hage Electric is on a job currently, so I am waiting for a date that they can come out.
- First treatment of algae scheduled to be treated for first week of May.
- Continue to try to find a diver to come and help relevel boathouses.
- Taxes being completed
- New Spring Plants planted
- New Security lights on the walkways before entering the gates to give more security

What's going on at the Marina:

- 2 Boathouse for sale at the Marina. It is currently located on A and C finger.
- Continuing meetings with the Yacht Club. We had a poker and Super bowl party.
- I have sent out several notices to Marina tenants regarding upkeep of boats and boathouses to follow Marina/Port Rules
- Working on updating the Marina Rules and Regulations for the Ports Reviews
- Working with attorney for the new leases to be reviewed by the Port.

The Dalles Marina
Profit & Loss
 July 2021 through March 2022

	Jul '21 - Mar 22
Ordinary Income/Expense	
Income	
Moorage Fee	106,413.31
Total Income	106,413.31
Expense	
Accounting Fees	695.00
Automobile Expense	1,250.00
Background Checks	319.93
Bank Service Charge	18.12
Contracted Services	
Algae	2,500.00
Water	2,161.50
Contracted Services - Other	2,733.33
Total Contracted Services	7,394.83
Credit Card Fee	3,116.18
Dues, Fees and Subscription	300.00
Insurance Expense	
Liability	5,662.08
Total Insurance Expense	5,662.08
Landscaping and Groundskeeping	2,450.00
Maintenance and Supplies	
Asset for Port	
Landscaping	1,000.00
Total Asset for Port	1,000.00
Winter	239.71
Maintenance and Supplies - Other	2,495.76
Total Maintenance and Supplies	3,735.47
Meals and Entertainment	22.36
Office Supplies	449.72
Professional Fees	
legal Fees	11,483.47
Total Professional Fees	11,483.47
Repairs and Maintenance	
Parking Lot	2,364.90
Repairs and Maintenance - Other	335.00
Total Repairs and Maintenance	2,699.90
Utilities	
Electricity	1,577.84
Garbage	2,876.20
Internet	660.00
Water	10,725.22
Total Utilities	15,839.26
Total Expense	55,436.32
Net Ordinary Income	50,976.99
Net Income	50,976.99

PORT OF THE DALLES AGENDA ITEM

MEETING DATE	April 13, 2022
REPORTS ITEM I-2.)	Staff Report: <u>Executive Director Klaas</u>
STAFF RECOMMENDATION	N/A

Real Estate Committee

- Next quarterly meeting is on May 2nd

Tree Cut on Port Property along Riverfront Trail

- If available, update to be provided in Executive Session

The Dalles Marina

- Pikeminnow fisherman reservations for guest moorage are in for the 2022 season beginning in May, so far, the fisherman are “regulars” to The Dalles during the season. The Washington Department of Fish and Wildlife’s (WDFW) Northern Pikeminnow Sport-Reward Program sets up their station at The Dalles Marina from May to September each year. Last season, anglers at The Dalles station spent 1,416 angler days of effort and harvested 10,058 Northern Pikeminnow.
- The sewer line repair at the Launch Ramp Restrooms has been completed. Accordingly, the Launch Ramp Restrooms will open April 15th and the portable toilets will be removed.
- Spring cleanup at the Marina is finished. The bark will be refreshed around the restrooms, weather permitting.
- Cruise Ships are back and have booked their mooring dates for 2022 at the Launch Ramp!

Business Inquiries

- The Port hosted a meeting between a local developer and business interested in expanding in The Dalles. Michael Held from Business Oregon was also able to attend. The meeting seemed to go very well, and the two parties are going to continue conversations. This project is about two years out.
- Port Staff is still in communication with the same business it met with in January concerning their interest in a 5-acre site on River Trail Way to build a new facility.
- The Port received interest from a business looking to lease lots 9 and 10. Lot 10 is not available until the end of this year, which was communicated to the business.
- The City of The Dalles had pipe delivered to Lot 10. Dave Anderson again expressed his thanks to the Port on the lease. By purchasing the pipe in advance of needing it, the City will be seeing savings on the Dogriver Pipeline project.

Houseless Encampments & Overnight Camping/Parking

- Standing item: Clearing houseless encampments and/or trespassing recreational vehicles (RV’s) camping on Port property, continues to be an ongoing challenge that takes a fair amount of Port

resources and staff time. The Dalles Police continues to handle direct communication with the occupants of the encampments/RVs on behalf of the Port, including in most scenarios – trespassing them from Port property – which when trespassed, they then often move to another piece of Port property, so the process to trespass/cleanup starts all over again.

- Port Staff's meeting with the Oregon Department of Fish and Wildlife to discuss possible solutions to this problem in the Taylor Lake area specifically, was rescheduled from last month to this month.
- The Port will be ordering No Camping and No Trespassing signs and posting them in various locations.

COT: Washington, D.C.

- Greg Weast, Andrea Klaas, Steve Kramer, Tim McGlothlin and Dr. Marta Cronin represented The Dalles Community Outreach Team on a mission to Washington, D.C. at the end of March.
- All meetings except two – the offices of Senators Cantwell & Murray, were held in person.
- Senators Wyden and Merkley, and Representative Bentz, all met with the team, along with their staffers. The team also met with the National Association of Counties and National League of Cities.
- It appears that there is still a lot of money flowing from Washington, D.C. to States for COVID relief.

Columbia River Gorge Commission Update

- As mentioned last month, the \$150,000.00 allocated for this project has been exhausted. Elaine Albrich is presenting a memorandum of understanding to the Gorge Commission related to how urban area expansion could happen, and once that is done, the County, Port, and City will need to decide if this concludes our work on this issue, or if it is practical to have someone like Elaine advocating for Urban Areas inside the scenic area. Elaine will be developing a recommendation for our consideration around this question.

Center for Rural Innovation: The Dalles Technology Center

- The first event to promote this idea will be held on April 20th at Freebridge Brewery
 - Join Wasco County Innovation partners at Freebridge Brewery on **April 20th** for *Innovator Drinks in The Dalles: Building community and highlighting the work of entrepreneurs, innovators, and remote workers in Wasco County*. This free event will include food, networking opportunities, and presentations where you will hear from community innovators and entrepreneurs:
 - **Ted Volkov** - Founder and Managing Director of *Amidy Labs*, a local family-owned tech company based in The Dalles, Oregon. Amity Labs is one of the pioneers of large-scale cryptocurrency mining and blockchain computing in Oregon.
 - **Robert Wallace** - Executive Director, Energy Analyst, and Innovator at *Wy'East Resource Conservation and Development Area Council, Inc.*, a non-profit 501(c)3 development organization serving the Pacific Northwest. WyEast RC&D delivers education, outreach and on-the-ground technical assistance to agricultural producers and rural small businesses to accelerate the demand for energy efficiency and renewable energy.

- If you are a community innovator, entrepreneur, or remote worker, this event is a great opportunity to learn about what new tech and innovation projects are happening in Wasco County.

Brownfield Coalition Update

➤ Projects Likely During 2022

- 401-407 East 2nd Street: Complete Phase II Environmental Site Analysis (ESA)
- 749 Snipes Street West: Complete SAP and Phase II ESA
- 116 East 2nd Street: Complete Phase II ESA
- 1200 Kelly: Complete Sampling and Analysis Plan (SAP) and Phase II ESA
- Model Laundry (205 Washington): Complete SAP and Phase II ESA
- Pink Building (2nd and Monroe): Complete Phase I ESA, and if needed, SAP and Phase II ESA

Other

- Port Staff attended SDAO/Remote Access to your District's Meetings:
 - Permanent changes to remote meetings statutes (ORS 192.670) codified in House Bill 2560. What does that mean?
 - Even if public meetings are being held in-person, the governing body MUST provide members of the public an opportunity to:
 - Access and attend the meeting by virtual means, and by those means:
 - Submit oral testimony (if in-person oral testimony is being taken); and
 - Submit written testimony (usually by email) if in-person written testimony is being taken
 - HB 2560 does not apply to permissible Executive Sessions under ORS 192.660(2)
 - Accordingly, the Port will ensure remote access is available upon request
- Port Staff finished attending the State's series of virtual classes on Oregon Budget Law:
 - Covid-19 & Chapter 12 Oregon Laws 2020 First Special Session (HB 4212)
 - Meetings may be held virtually
 - No requirement of physical space for public
 - Record meetings if technology available
 - Social distancing for in person meetings
 - Allows for alternative methods of testimony
 - Quorum excludes absences due to COVID
 - Allows for emergency expenditures
 - Expires 30 days after end of emergency
- ED Klaas presented to The Dalles Lions Club. One outcome from the meeting is that several retired gentlemen are working to get the old Port truck running!
- ED Klaas was on KIIHR on April 11th & will be on KODL on April 15th