



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 12, 2024, 5:30 P.M.
WASCO COUNTY SOIL & WATER CONSERVATION DISTRICT

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL Executive Assistant Toepke
- C. PLEDGE OF ALLEGIANCE
- D. AGENDA CORRECTIONS OR ADDITIONS Executive Director Klaas
- E. PUBLIC COMMENT OR QUESTION 3-minute limit per person per subject.
**The Commission does not respond to nor discuss issues raised during public comment.*
- F. DISCUSSION ITEM Bruce Lumpar & Dan Durow, The Dalles Riverfront Trail, Inc.
 - 1. The Dalles Riverfront Trail
 - o Update on Poplar Tree/Culvert Trail Repair Project
 - o Requests for In-Kind and Re-Monumenting Support
- G. ACTION ITEMS
 - 1. May 8, 2024, Regular Session Meeting Minutes
 - 2. May 2024 Financial Reports Commissioner Coburn
 - 3. Strategic Initiatives & Priorities, Fiscal Year 2024-2025
- H. REPORTS
 - 1. Director's Report Executive Director Klaas
 - 2. The Dalles Community Outreach Team Commissioner Weast
 - 3. Columbia Gateway Urban Renewal Agency Board Commissioner Coburn
 - 4. Wasco County Economic Development Commission Executive Assistant Toepke
 - 5. Dufur Commissioner Wallace
- I. UPCOMING MEETINGS/EVENTS
 - June 19, 2024: Office Closed, Juneteenth!
 - July 8, 2024: KHR Radio
 - July 4, 2024: Office Closed, Independence Day!
 - July 10, 2024: Port Commission Meeting
- J. 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 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
- K. ACTION REQUIRED FROM EXECUTIVE SESSION
- L. COMMISSION CALL
- M. ADJOURN

MEETING DATE June 12, 2024

DISCUSSION ITEM F-1.) The Dalles Riverfront Trail Bruce Lumpar & Dan Durow, The Dalles Riverfront Trail, Inc.

The Dalles Riverfront Trail

- Update on Poplar Tree/Culvert Trail Repair Project

In 2019, the Port of The Dalles Commission agreed to provide The Dalles Riverfront Trail, Inc. (TDRFT) with a \$50,000 donation, in support of a large, multi-year process, by the TDRFT, to address all major repairs needed for the Trail.

The City of The Dalles, Northern Wasco County PUD, Wasco County, Google, BPA, and many local Citizens also contributed generously to this fundraising effort.

After the repair funds were raised, TDRFT went to work, and in cooperation with the Northern Wasco County Parks and Recreation District (NWCPD), completed 3 of the 4 major trail repairs, and had the trail fully seal coated, except in the trail repair areas.

There is just one major trail repair project remaining at this time. This is the one TDRFT has been calling the Poplar Tree/Culvert Trail Repair Project. This Project proposes to relocate and raise the trail in order to end the on-going trail damage from the roots of a row of poplar trees located adjacent to the trail.

On October 14, 2020, in support of this specific project, the Port of The Dalles Commission voted unanimously to approve TDRFT's request for the adjustment of the Port's Trail Easement near the mouth of Chenoweth Creek. This action was taken to change the trail easement to accommodate the relocation of the trail.

On June 15, 2021, TDRFT Board and the NWCPD District applied to Oregon State Parks for a grant to provide the major portion of the funding for this Project (estimated by Tenneson Engineering at \$125,000). The application was for \$99,296, with TDRFT pledging \$24,824 as cash to cover the 20% local match requirement.

In November 2020, TDRFT was informed that they had not been selected to receive this grant!

Without the needed funding in hand for this Project, TDRFT undertook, and completed, the planned Taylor Lake Trail Repair Project. BPA provided the funding for this Project as a reimbursement to TDRFT and the NWCPD District, due to BPA's Contractor's damage to the trail while installing new power line poles in the vicinity.

Now, TDRFT is ready to resume, and hopefully complete, work on the Poplar Tree/Culvert Trail Repair Project this year.

The preliminary engineering plan and staking work on this Project was completed back in early 2021 by Tenneson Engineering. The next step will be to have Tenneson (now AKS) complete the final engineering plan and construction documents. If all goes according to estimates, we should then be able to go out for construction bidding by August 1st, have a contractor selected by September 1st, and the work completed in the late summer or fall of this year.

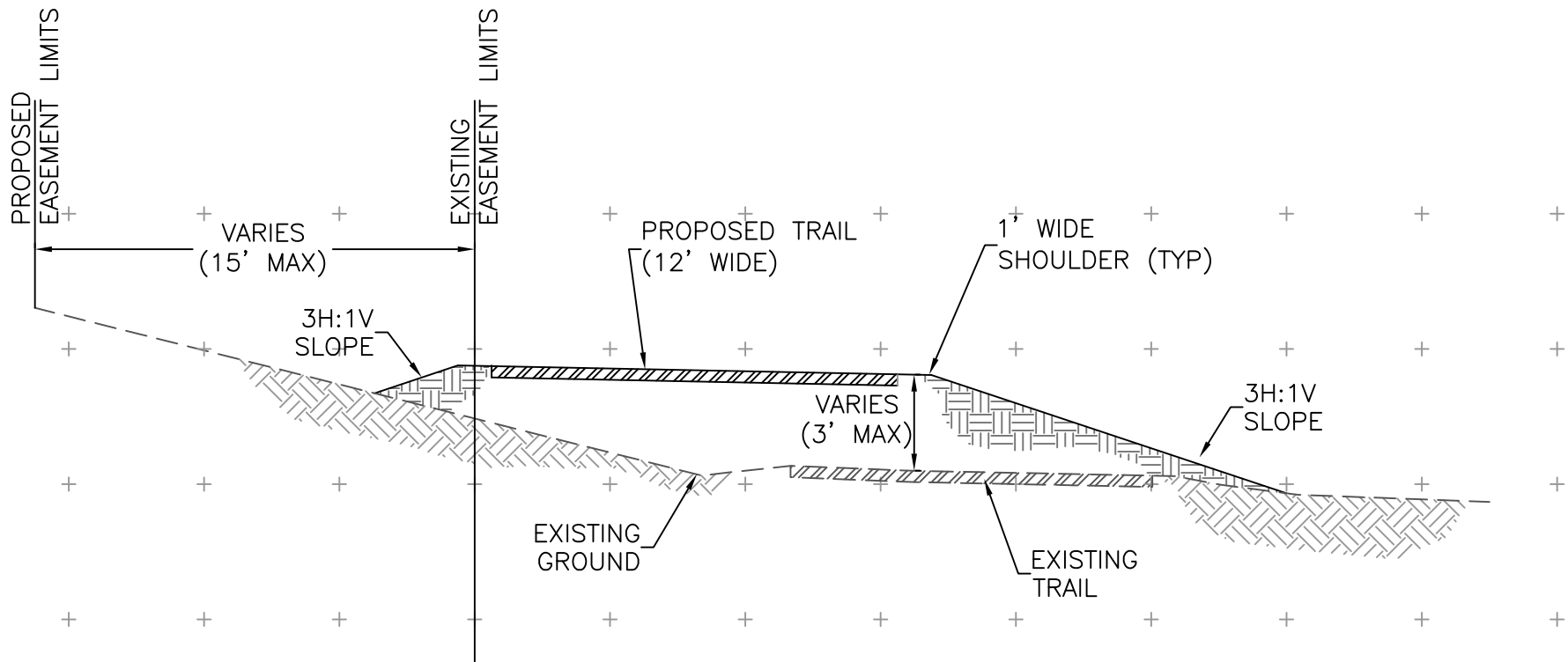
- Requests for In-Kind and Re-Monumenting Support

In addition to providing this update to the Port Commission as to the current status of this Project, TDRFT is also asking the Port Commission to consider 2 requests from TDRFT associated with this effort.

First, is to have the Commission authorize their Legal Counsel to prepare and have recorded the Easement Adjustment Documentation for this Project as In-Kind support.

Second, is to have the Commission authorize no more than \$4,000 (AKS estimate) for the re-setting and recording (by AKS) of the survey monuments for the Port's lot lines that will be disturbed and/or covered during the construction work.

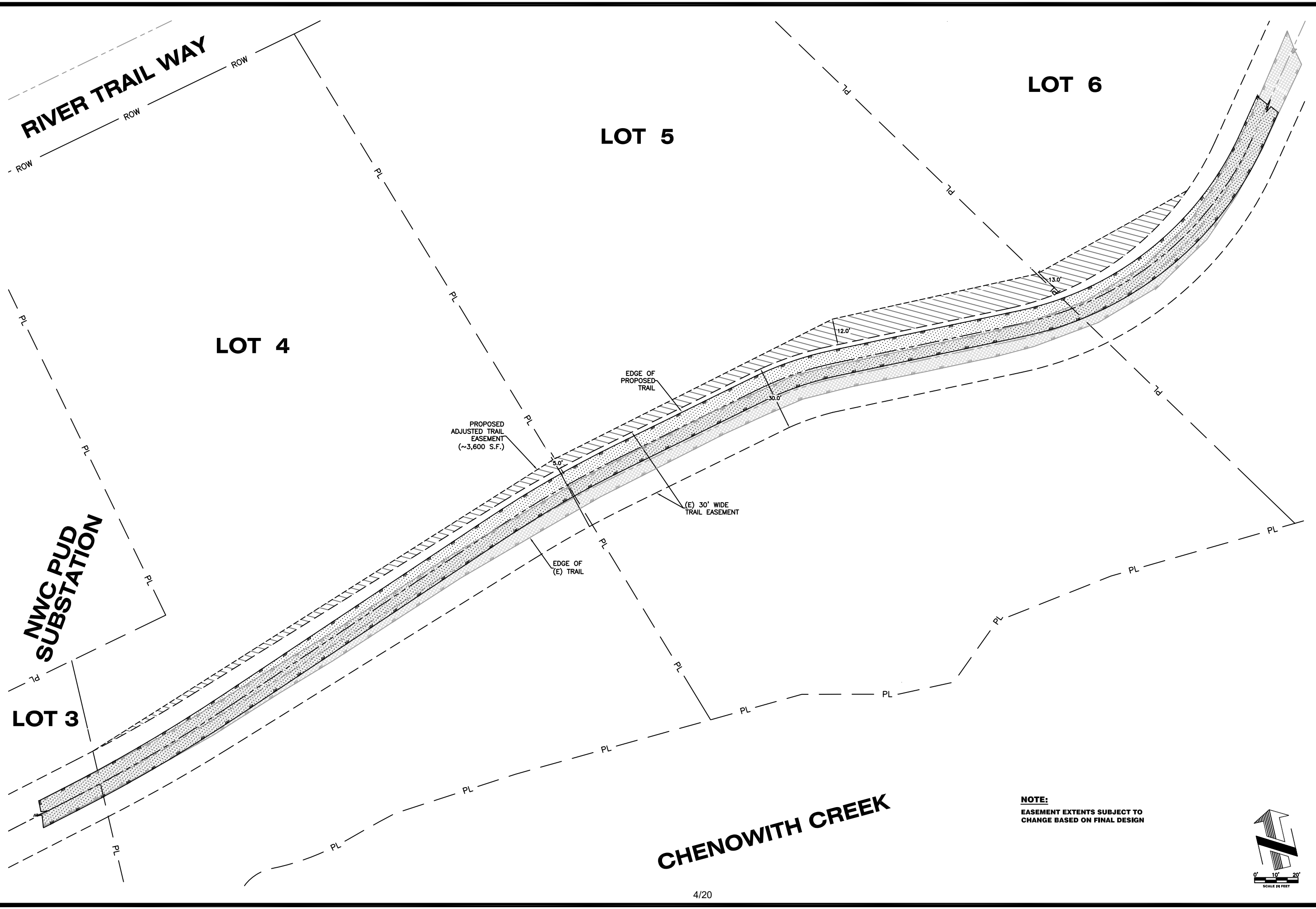
Of Note: TDRFT may also be returning to the Port Commission with an additional request for partial construction funding should those overall costs exceed the amount of construction funds that TDRFT currently has in hand.



TENNESON ENGINEERING CORP.
 CONSULTING ENGINEERS
 409 LINCOLN STREET
 THE DALLES, OREGON 97058
 541-296-9177 FAX 541-296-6657

Survey T.E.C.	Calc. T.E.C.	App.
Drawn K.W.C.	Date 10/05/20	Scale 1"=5'
Dwg. Name 15814_Base.dwg	Work Order No. 15814	Sheet 2 ^{3/20} of 2

EXHIBIT B
 RFT EASEMENT
 TD RIVERFRONT TRAIL COMMITTEE
 THE DALLES, OREGON



LOT 6

LOT 5

LOT 4

LOT 3

MWC PUD
SUBSTATION

CHENOWITH CREEK

PROPOSED
ADJUSTED TRAIL
EASEMENT
(~3,600 S.F.)

EDGE OF
PROPOSED
TRAIL

(E) 30' WIDE
TRAIL EASEMENT

EDGE OF
(E) TRAIL

NOTE:
EASEMENT EXTENTS SUBJECT TO
CHANGE BASED ON FINAL DESIGN

EXHIBIT A	DESIGN: T.E.C.	SURVEY: T.E.C.
	DWG. FILE: K:\WORK ORDERS\15814\ORDRINGS\15814_BASE.DWG	DATE: 10/2/2020
FOR RFT EASEMENT	DRAWN: K.W.C.	SCALE: AS NOTED
TD RIVERFRONT TRAIL COMMITTEE	WORK ORDER: WO #15814	
	THE DALLES, OREGON	
	PLOT DATE: 10/5/2020	
TENNESON ENGINEERING CORP.	CONSULTING ENGINEERS	
	3775 CRATES WAY	
	THE DALLES, OREGON 97058	
	PH. 541-296-9177	FAX 541-296-6657
PRELIMINARY ONLY		
	IF THIS BAR IS NOT ONE INCH, THEN ADJUST SCALES ACCORDINGLY	
REGISTERED PROFESSIONAL ENGINEER	51,430	
PRELIMINARY	OREGON	
	JULY 13, 1998	
	DARRIN O. ECKMAN	
	RENEWAL DATE: 12/31/21	
EXHIBIT A		
SHEET		
1 of 2		
Work Order No.		
WO #15814		



PORT OF THE DALLES AGENDA ITEM

MEETING DATE June 12, 2024

ACTION ITEM G-1.) May 8, 2024, Regular Session Meeting Minutes

STAFF RECOMMENDATION Approve May 8, 2024, Regular Session Meeting Minutes as presented

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Wednesday, May 8, 2024, 5:30 p.m.
Northern Wasco County Parks & Recreation District, The Dalles, Oregon

The Regular Session Meeting of the Port Commissioners was called to order by President Wallace at 5:32 p.m.

ROLL CALL Executive Director Klaas

- o COMMISSION Robert Wallace, President; Greg Weast, Vice-President; Staci Coburn, Treasurer; John Willer, Secretary
VIRTUAL: Mary Hanlon, Assistant Secretary/Treasurer
- o STAFF Andrea Klaas, Executive Director; Jennifer Toepke Executive Assistant; Bill Dick, Attorney, Dick, Dick & Corey
- o GUESTS Matt & Shannon Garrett, Hage Electric; Jacques Gagne, Co-Founder & Chief Technology Officer (CTO), 280 Earth; Dan Spatz, Economic Development Officer (EDO), City of The Dalles

PLEDGE OF ALLEGIANCE

AGENDA CORRECTIONS/ADDITIONS *Remove: Agenda M. Action Item 1. April 10, 2024, Regular Session Meeting Minutes*

PUBLIC COMMENT OR QUESTION *None*

REGULAR SESSION ADJOURNED AT 5:34 P.M. & EXECUTIVE SESSION COMMENCED AT 5:35 P.M.

EXECUTIVE SESSION as allowed by ORS 192.660(2)(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions, and 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 5:59 P.M. & REGULAR SESSION RESUMED AT 6:01 P.M.

ACTION FROM EXECUTIVE SESSION *None*

OPENED PUBLIC BUDGET HEARING for Fiscal Year 2024-2025 Budget approved by Port of The Dalles Budget Committee on April 17, 2024 at 6:02 p.m.

PUBLIC COMMENT for Fiscal Year 2024-2025 Budget approved by Port of The Dalles Budget Committee on April 17, 2024 *None*

REPORTS

1. Director's Report Executive Director Klaas *Stands as presented, plus Executive Director Klaas distributed print copies of the Strategic Planning Workshop Summary Report and Gorge Pitch Fest flyer. Klaas added: Rain gutters were installed on the Port Administrative Office Building; Tenneson Engineering inspected the building for an external solution to the flooding. Rod Huante of Get 'Er Done will be clearing the brush from the Marina Park (Port property between The Dalles Marina and the City Terminal). Still no news from the Victims Coordinator at the District Attorney's Office reference the Morelli Tree Cut Case.*
2. The Dalles Community Outreach Team Commissioner Weast *was unable to attend this month's meeting. EDO Spatz offered that the COT is planning their next trip to Washington, D.C. for the 2nd week of September.*
3. Columbia Gateway Urban Renewal Agency Board Commissioner Coburn *There was only a Budget Committee Meeting this month.*
4. Wasco County Economic Development Commission Executive Assistant Toepke *There was no meeting this month.*
5. Dufur Commissioner Wallace *City of Dufur's wastewater project is moving forward. A tour of the new community-based health center at the school is recommended.*

UPCOMING MEETINGS/EVENTS *Stand as included in meeting packet.*

CLOSE PUBLIC BUDGET HEARING for Fiscal Year 2024-2025 Budget approved by Port of The Dalles Budget Committee on April 17, 2024 at 6:19 p.m.

ACTION ITEMS

1. April 10, 2024, Regular Session Meeting Minutes Removed from Agenda
2. April 17, 2024, Budget Committee Meeting Minutes M/G. Weast S/J. Willer, Motion Approved Unanimously
3. April 26, 2024, Planning Session Meeting Minutes M/G. Weast S/J. Willer, Motion Approved Unanimously

4. April 2024 Financial Reports Commissioner Coburn Approved by Consensus
5. Resolution No. 2024-002 Adopting the Budget, Making Appropriations, Imposing the Tax, Categorizing the Tax, Fiscal Year 2024-2025 M/J. Willer S/S. Coburn, Motion Approved Unanimously
6. 280 Earth Phase II Development, Five-year Enterprise Zone Abatement Request Approved by Consensus
Jacques Gagne, Co-Founder & Chief Technology Officer (CTO), 280 Earth and Dan Spatz, Economic Development Officer (EDO), City of The Dalles answered Commission questions and Spatz clarified that the three partners, City of The Dalles, Wasco County & Port of The Dalles, did not need to approve the Five-year Enterprise Zone Abatement Request, but they needed to concur. Commissioner Wallace welcomed Gagne to return soon to present their progress/findings to the Commission.

COMMISSION CALL *Commissioner Hanlon appreciated the time to brainstorm during the recent strategic planning session and would like to concentrate on access to the river. Commissioner Willer added that he likes the idea of a dog park down at the Marina Park. Commissioner Wallace was impressed with the Regards to Rural Annual Event that he attended in the Tri-Cities, Washington. Tribal economic development work was at the forefront.*

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, *the meeting adjourned at 6:58 p.m.*

PORT OF THE DALLES:

ATTEST:

Robert Wallace, President
Board of Commissioners

John Willer, Secretary
Board of Commissioners

DATE APPROVED: June 12, 2024

Prepared by: Executive Assistant Toepke

PORT OF THE DALLES AGENDA ITEM

MEETING DATE June 12, 2024

ACTION ITEM G-2.) May 2024 Financial Reports Commissioner Coburn

STAFF RECOMMENDATION Approve May 2024 Financial Reports as presented

Notable

- Savings
 - Oregon State Treasury Short Term Fund: 5.20%
 - First Interstate Bank Money Market: 5.33%
- Uncommon Fund Activity
 - General Fund
 - ❖ Expense
 - C&M Gutters Inc, Rain Gutter Installation on Port Administrative Office Building: \$1,350.000
 - Columbia Gorge News LLC, Legal advertising–Budget Hearing Notice: \$54.00
 - Dick, Dick & Corey LLP, Confidential Matter: \$2,344.00
 - HR Answers, Inc., Confidential Matter: \$2,136.60
 - Mastercard, Zoom Video Communication: \$159.90; The Balch Hotel, Budget Committee Meeting Dinner: \$558.00; Apple, Office Computer Equipment: \$4,016.00
 - Mosier WiNet LLC, Internet-Port Administrative Office & Security Camera’s-1 Year: \$1,700.00
 - RADCOMP Technologies, Onboarding Fee, Hardware, Contracted Services: \$6,142.94
 - Two Dogs Plumbing & Drain Cleaning, Inc., Pressure gauge replacement, Marina Launch Ramp Restrooms Utility Room: \$365.00
 - ❖ Income
 - Business Oregon, Office Rent for January-June: \$1,200.00
 - Oregon Department of Revenue (DOR), Long-term Enterprise Zone Fund: \$12,463.83
 - Pikeminnow Fisherman, Transient Guest Moorage Fees: \$1,100.00
 - Special Districts Insurance Services, Water Damage Mitigation: \$5,100.00
 - Wasco County, DOR Heavy Equipment Rental Tax (HERT): \$507.40

PORT OF THE DALLES
Balance Sheet by Class
As of May 31, 2024

	<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	31,390.76	0.00	0.00	0.00	31,390.76
Marina Fund	0.00	1,275.11	0.00	0.00	1,275.11
Port Development Fund	0.00	0.00	5,663.85	0.00	5,663.85
Total FIB Checking	<u>31,390.76</u>	<u>1,275.11</u>	<u>5,663.85</u>	<u>0.00</u>	<u>38,329.72</u>
FIB Money Market					
General Fund	7,610.61	0.00	0.00	0.00	7,610.61
Marina Fund	0.00	1,003.18	0.00	0.00	1,003.18
Port Development Fund	0.00	0.00	27,219.27	0.00	27,219.27
Total FIB Money Market	<u>7,610.61</u>	<u>1,003.18</u>	<u>27,219.27</u>	<u>0.00</u>	<u>35,833.06</u>
LGIP					
General	1,620,316.42	0.00	0.00	0.00	1,620,316.42
Marina	0.00	280,980.20	0.00	0.00	280,980.20
Port Development	0.00	0.00	3,997,247.34	0.00	3,997,247.34
Total LGIP	<u>1,620,316.42</u>	<u>280,980.20</u>	<u>3,997,247.34</u>	<u>0.00</u>	<u>5,898,543.96</u>
Petty Cash	<u>66.28</u>	<u>28.48</u>	<u>55.24</u>	<u>0.00</u>	<u>150.00</u>
Total Checking/Savings	<u>1,659,384.07</u>	<u>283,286.97</u>	<u>4,030,185.70</u>	<u>0.00</u>	<u>5,972,856.74</u>
Total Current Assets	<u>1,659,384.07</u>	<u>283,286.97</u>	<u>4,030,185.70</u>	<u>0.00</u>	<u>5,972,856.74</u>
TOTAL ASSETS	<u>1,659,384.07</u>	<u>283,286.97</u>	<u>4,030,185.70</u>	<u>0.00</u>	<u>5,972,856.74</u>
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Credit Cards					
Mastercard-2549	-193.21	0.00	193.21	0.00	0.00
Mastercard-2556	704.00	0.00	-704.00	0.00	0.00
Total Credit Cards	<u>510.79</u>	<u>0.00</u>	<u>-510.79</u>	<u>0.00</u>	<u>0.00</u>
Other Current Liabilities					
Payroll Liabilities	230.50	0.00	0.00	0.00	230.50
Total Other Current Liabilities	<u>230.50</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>230.50</u>

Cash Basis

PORT OF THE DALLES
Balance Sheet by Class
As of May 31, 2024

	<u>General Fund</u>	<u>Marina Fund</u>	<u>Port Development Fund</u>	<u>Unclassified</u>	<u>TOTAL</u>
Total Current Liabilities	741.29	0.00	-510.79	0.00	230.50
Total Liabilities	741.29	0.00	-510.79	0.00	230.50
Equity					
Unrestricted Net Assets	1,385,010.15	254,837.72	3,832,821.27	0.00	5,472,669.14
Net Income	273,632.63	28,449.25	197,875.22	0.00	499,957.10
Total Equity	1,658,642.78	283,286.97	4,030,696.49	0.00	5,972,626.24
TOTAL LIABILITIES & EQUITY	<u>1,659,384.07</u>	<u>283,286.97</u>	<u>4,030,185.70</u>	<u>0.00</u>	<u>5,972,856.74</u>

PORT OF THE DALLES
Profit & Loss Budget vs. Actual-GENERAL FUND
 July 2023 through May 2024

	<u>Jul '23 - May 24</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	1,096,994.00	0.0%
Interest from Earnings	70,411.62	32,910.00	213.95%
Other Resources			
Grants	68,418.50	4,000,000.00	1.71%
Launch Ramp & Transient Moorage	2,230.00	3,000.00	74.33%
Leased Land & Facilities	95,822.80	60,000.00	159.71%
Loan Repayments			
Marina Fund	0.00	84,466.00	0.0%
Total Loan Repayments	0.00	84,466.00	0.0%
Other Income	6,616.34	15,000.00	44.11%
Total Other Resources	173,087.64	4,162,466.00	4.16%
Previously Levied Taxes	15,110.80	5,000.00	302.22%
Property Taxes	467,760.38	430,251.00	108.72%
Transfer from Other Funds			
Port Development Fund	0.00	200,000.00	0.0%
Transfer from Other Funds - Other	0.00	808,068.00	0.0%
Total Transfer from Other Funds	0.00	1,008,068.00	0.0%
Total Income	726,370.44	6,735,689.00	10.78%
Gross Profit	726,370.44	6,735,689.00	10.78%
Expense			
Capital Outlay	28,090.20	4,050,000.00	0.69%
Material & Services	153,749.39	296,000.00	51.94%
Personal Services	270,898.22	400,000.00	67.73%
Transfers & Contingency	0.00	1,400,000.00	0.0%
Total Expense	452,737.81	6,146,000.00	7.37%
Net Ordinary Income	273,632.63	589,689.00	46.4%
Net Income	273,632.63	589,689.00	46.4%

PORT OF THE DALLES
Profit & Loss Budget vs. Actual-MARINA FUND
 July 2023 through May 2024

	<u>Jul '23 - May 24</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	337,157.00	0.0%
Interest from Earnings	12,449.43	10,115.00	123.08%
Other Resources			
Fire Emergency	23,036.59	1,500,000.00	1.54%
Total Other Resources	23,036.59	1,500,000.00	1.54%
Total Income	35,486.02	1,847,272.00	1.92%
Gross Profit	35,486.02	1,847,272.00	1.92%
Expense			
Capital Outlay	7,036.77	900,000.00	0.78%
Debt Service	0.00	84,466.00	0.0%
Transfers & Contingency	0.00	808,068.00	0.0%
Total Expense	7,036.77	1,792,534.00	0.39%
Net Ordinary Income	28,449.25	54,738.00	51.97%
Net Income	28,449.25	54,738.00	51.97%

Profit & Loss Budget vs. Actual-PORT DEVELOPMENT FUND

July 2023 through May 2024

	<u>Jul '23 - May 24</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	2,089,343.00	0.0%
Interest from Earnings	174,978.95	62,680.00	279.16%
Other Resources			
Grants	0.00	4,000,000.00	0.0%
Land Sales & Contract Interest			
V&G			
Interest	3,014.13		
Principal	4,585.87		
Total V&G	<u>7,600.00</u>		
Land Sales & Contract Interest - Other	<u>35,000.00</u>	<u>2,500,000.00</u>	<u>1.4%</u>
Total Land Sales & Contract Interest	<u>42,600.00</u>	<u>2,500,000.00</u>	<u>1.7%</u>
Loan Repayments			
CGCC	0.00	464,014.00	0.0%
City of Dufur	<u>0.00</u>	<u>42,225.00</u>	<u>0.0%</u>
Total Loan Repayments	<u>0.00</u>	<u>506,239.00</u>	<u>0.0%</u>
Other Income	<u>2,873.57</u>	<u>4,000,000.00</u>	<u>0.07%</u>
Total Other Resources	<u>45,473.57</u>	<u>11,006,239.00</u>	<u>0.41%</u>
Transfer from Other Funds			
General Fund	<u>0.00</u>	<u>1,300,000.00</u>	<u>0.0%</u>
Total Transfer from Other Funds	<u>0.00</u>	<u>1,300,000.00</u>	<u>0.0%</u>
Total Income	<u>220,452.52</u>	<u>14,458,262.00</u>	<u>1.53%</u>
Gross Profit	<u>220,452.52</u>	<u>14,458,262.00</u>	<u>1.53%</u>
Expense			
Capital Outlay	0.00	9,000,000.00	0.0%
Material & Services	22,577.30	405,000.00	5.58%
Special Payments	0.00	2,000,000.00	0.0%
Transfers & Contingency	<u>0.00</u>	<u>400,000.00</u>	<u>0.0%</u>
Total Expense	<u>22,577.30</u>	<u>11,805,000.00</u>	<u>0.19%</u>
Net Ordinary Income	<u>197,875.22</u>	<u>2,653,262.00</u>	<u>7.46%</u>
Net Income	<u>197,875.22</u>	<u>2,653,262.00</u>	<u>7.46%</u>

PORT OF THE DALLES AGENDA ITEM

MEETING DATE	June 12, 2024
ACTION ITEM G-3.)	Strategic Initiatives and Priorities, Fiscal Year 2024-2025
STAFF RECOMMENDATION	Adopt <u>Strategic Initiatives and Priorities, Fiscal Year 2024-2025, as developed during the Strategic Planning Session</u> as presented

Strategic Initiatives and Priorities, Fiscal Year 2024-2025

Table 1
 Strategic Initiatives, Priorities and Time Horizons

Initiative / Title & Objectives	Scoring (points)	Priority (High, Med, Low)	Time Horizon (near term, mid-term, long-term)
<p><u>1. Dufur</u></p> <ul style="list-style-type: none"> • Obtain appraisal of property(ies) • Consult, as needed, to develop offer (e.g., timing, phasing, terms & conditions, rights) • Generate narrative of vision for plan • Coordinate with City on infrastructure needs 	7	High #1	Near-term efforts to provide foundation for mid-term and long-term actions
<p><u>2. Marina Strategy & Marina Master Plan</u></p> <ul style="list-style-type: none"> • Comprehensive strategy for marina area (private moorage, guest moorage, public launch ramp & beach) • Identify Port’s goals, objectives, criteria & values for Marina; help guide future actions • What is plan for future of management agreement for private moorage? • Provide focused vision of future of Marina • Begin stakeholder engagement as needed 	6	High #2	Near-term efforts to identify goals & strategy for management agreement; long-term actions to define & implement vision
<p><u>3. Criteria for Future Projects</u></p> <ul style="list-style-type: none"> • Generate list of criteria (see mtg notes) • Evaluate criteria against vision, mission & values • Provide template & “users guide” for application of criteria • Update criteria & process over time 	2	High #3	Near-term; group agrees this should be a near-term activity to support upcoming projects (“just get it done”)
<p><u>4. Community Development</u></p> <ul style="list-style-type: none"> • Inventory of developable land • Acquire target priorities • Identify & facilitate property exchanges • Develop target sites • Inventory of potential funders (e.g., Small Business Development of Oregon) 	5	Medium #1	Near-term efforts to identify & acquire target properties that support long-term goals

Table 1
 Strategic Initiatives, Priorities and Time Horizons

Initiative / Title & Objectives	Scoring (points)	Priority (High, Med, Low)	Time Horizon (near term, mid-term, long-term)
<p><u>5. Housing Summit</u></p> <ul style="list-style-type: none"> • Housing is impediment to economic growth • Past successes and challenges • Facts and available resources • Range of needs and priorities • Support for meaningful progress 	5	Medium #2	<p>Near-term effort to organize and hold summit. Long-term efforts to implement recommendations.</p>
<p><u>6. Waterfront Vision & Master Plan</u></p> <ul style="list-style-type: none"> • Comprehensive strategy for entire waterfront (approx. 5 miles from Lone Pine to Google) • Opportunity for partnerships with City, Parks & Rec, and Tribes • Connections with downtown, history & cultural resources 	5	Medium #3	Long-term
<p><u>7. History; Cultural Resources Center</u></p> <ul style="list-style-type: none"> • Overcome reputation as “The Dirty” • Build on history of community & culture • Plan for (acquire?) space for future cultural resources center (history, arts, food) • Need stakeholder engagement & partnerships • Port to compile its own history & stories 	3	Low #1	Long-term activity
<p><u>8. Communications & Public Information</u></p> <ul style="list-style-type: none"> • Highlight current issues & notable accomplishments • Counter-balance misinformation • Build on ‘storytelling’ of Port history and current issues • Partnership with Chamber’s and/or City’s existing outreach efforts 	2	Low #2	<p>Continue existing efforts with City & Chamber; Initiative is long-term activity ... but on the back burner for now</p>
<p><u>9. Gorge Works</u></p> <ul style="list-style-type: none"> • Regional internship program • Includes career development skills (e.g., resume & letter writing, interview skills) • Port as a supporter of community program; similar to program started before Covid 	0	Low #3	Maybe in the future

MEETING DATE June 12, 2024

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

Office

- Port Staff continue to address recovery from the water in the Port Administrative Office Basement (boardroom):
 - John's Waterproofing has completed the installation of the drainage system.
 - Next steps are electrical July 3rd and sheetrock July 8-12th; following that will be painting and installing new carpet.
 - Port staff are reviewing design proposals to add virtual meeting technology to the boardroom.
- Gorge Pitch Fest: The 2024 Gorge Pitch Fest will see 5 businesses vie for \$22,000 in cash prize money - First Place \$10,000, 2nd place \$3,000, 3rd place \$1,500, 4th place \$500. Additionally, there is a crowd favorite award of \$600 and new this year a \$6,000 prize that will be awarded to a woman or minority owned business. There were 46 applications received for 5 spots. The companies are: [Star Bars](#) shampoo and conditioner bars, [Sammy & Friends](#) children's safety curriculum, [Swell Gelato](#) for Dogs, [Ankhiale](#) Outdoors tents for winter camping, and chan'bla'ska native design inspired skateboards and clothing. The pitch event will take place June 6th at 5:30 p.m. at the Granada and if you are interested in attending, please preregister at <https://www.mcedd.org/2024-gorge-pitchfest/>. There is no cost to attend, the committee is just trying to get a head count. Update: And the winners are! 1st Place: Sammy & Friends; 2nd Place: Star Bars; 3rd Place: Swell Gelato; 4th Place: Ankhiale; 5th Place: chan 'bla 'ska
- Rod Huante of Get 'Er Done has been removing invasive blackberry thickets from the spit of Port land located between the commercial boat dock and The Dalles Marina. These bushes are both a fire hazard as well as an inviting location for unsanctioned camping. When he is done, the trail walkers will be able to see through that property to the water and the Port can then go in each spring for a short time and keep it cleared out.
- Mid-Columbia Fire and Rescue received a grant to help cut back brush to prevent wildfires. They are going to do some work, in coordination with Wasco County Soil and Water Conservation District, along Chenoweth Creek to remove underbrush.
- Sergio Construction have been at the Port Administrative Office repainting the entire inside. The upstairs is done, the main level will be completed this week, and the basement will be the final area which won't happen until July/August once the waterproofing project is completed.
- Mid-Columbia Fire and Rescue stopped by for an impromptu fire extinguisher/safety inspection. Not great timing as everything (including fire extinguishers) had been removed from the walls to paint. That said, we passed the inspection and have plenty of fire extinguishers and smoke vectors in the office and the shop.
- The Port received notice from the State of Oregon that the planning grant we received for the strategic plan has been successfully completed and closed out.
- Executive Director Klaas joined Jessica Metta, Executive Director of Mid-Columbia Economic Development District (MCEDD), for a training related to the Innovation HUB grant that MCEDD received. The State's innovation plan aims to orient the economy around better paying jobs with higher growth potential, help the State weather future economic challenges, and encourage participation among populations presently underserved in the innovation economy. The innovation hubs will facilitate networking, serving to connect a network of service providers and their collaborators throughout the designated region in order to assist Oregon's innovation-based companies in achieving growth. MCEDD will use this award to help address innovation-based entrepreneurial needs throughout the Mid-Columbia Region. The state funding will be used to encourage collaboration and community partnerships, create and expand existing innovation-based entrepreneurial services, and keep the Gorge moving forward toward a larger vision for our innovation ecosystem.
- Executive Director Klaas attended a webinar offered through the National Special Districts Association (NSDA) titled Unlocking Grant Potential. The NSDA is partnering with a company that focuses on identifying grants for projects and then can help write the grant. After the webinar Executive Director Klaas shared this information with other Special Districts in our region.
- Executive Director Scott Baker, Northern Wasco County Parks and Recreation District, hosted a lunch meeting and brought together eight agency administrators in Wasco County to talk about our future plans and learn more about what each of us are working on. We will be meeting quarterly.

The Dalles Marina

- After review by the Port Commission and applicable changes made, the 4th Amendment of the Concessionaire Agreement for the private side of The Dalles Marina, has been sent to The Dalles Marina, LLC, Angie & Eric Macnab, for their review, Port Staff is awaiting their feedback.
- The Washington Department of Fish & Wildlife's (WDFW) Northern Pikeminnow Sport Reward Program began in early May; three fishermen have opted to extend their stay through mid-June to continue fishing.

MEETING DATE June 12, 2024

REPORTS ITEM H-4.) Wasco County Economic Development Commission (EDC) Executive Assistant Toepke

The Wasco County Economic Development Commission Meeting for June was held at the Dew Drop Inn at the Wasco County Fairgrounds in Tygh Valley.

South Wasco County Updates

- South Wasco Alliance, Lesley Bennett
 - Main focus is food assistance and community development.
 - Recently received a grant to get a Tribal Market up and running. The market organization is volunteer based. Goods and services will be the core of the market.
 - Applying for a Community Economic Development (CEDS) Grant through the Federal Government, to establish what types of jobs the community needs.
- Tygh Valley School Community Center, Cindy Chastain
 - Roof replacement is nearly done.
 - Searching for grants to establish the community center as an emergency relief area.
 - 16 students attend the Head Start Program run by Mid-Columbia Children’s Council.
- Tygh Valley Water District, Dan Jaffe
 - Reservoir cleaning is scheduled for June. A company out of Texas handles the cleaning.
 - A 2nd reservoir may be needed in the future. The current reservoir serves 109 residents. The service is \$35 per month. One of the lowest in the State.
- Tour of Wasco County Fairgrounds by Park & Fair Manager, Nikki Lucas
 - Nikki Lucas’s company was contracted in 2023 to manage the fairgrounds, this year she was hired as an employee with Wasco County as the Park & Fair Manager.
 - Extensive refurbishment is underway in the fairground facilities, providing a much-needed facelift after 30-50 years of only basic maintenance.
 - The arena needs a considerable amount of attention. There are several safety issues related to the ground and rails. More funding is needed to bring the arena up to a standard that would allow it to be advertised in new markets to attract more business to the fairgrounds.

Executive Director Jessica Metta ran the meeting, as Deputy Executive Director Carrie Pippinich (EDC Staff) is no longer with Mid-Columbia Economic Development District (MCEDD). Pippinich’s replacement has been hired: Andrew Davies, he will be the new EDC Staff. Davies trained as an attorney for several years and most recently managed a winery.

Staff Report

- Vibrant and Diverse Local Economy
 - Brownfield Coalition Grant: Staff continues to partner with the coalition: the City, County & Port. All funds for this grant have been committed, however the City of The Dalles was awarded a \$500,000 assessment grant from Environmental Protection Agency (EPA) to continue this work.
 - MCEDD Brownfield Grant: MCEDD received its EPA contract for the \$1 million grant to support the region with brownfields assessments. A Stantec consultant has been selected, program webpage is on MCEDD’s website, and accepting property nominations through a form on the program webpage has begun.
 - Wasco County Innovation Initiative: The leadership group (Port, CGCC/SBDC, EDC/MCEDD, Business Oregon/Regional Solutions) is working to implement the Rural Opportunity Initiative (ROI) Grant by planning innovator drinks, the Pitch Fest attracted over \$22k in sponsorship, which will go directly to the small businesses.
 - The first Innovator Drinks event of 2024 was held on March 14th at Route 30 in The Dalles. 3 businesses were on the panel, and about 20 attendees. 14 of whom signed the sign-in sheet, networked and participated.
 - Staff has been participating in the South Wasco Alliance Business Bridge planning meetings. South Wasco Alliance (SWA), Maupin Works, and partners have hired a staff person and will be connecting startups to Maupin Works and other resources, including technical assistance, with support from the ROI Grant.
- Robust Infrastructure: Broadband, Water/Wastewater
 - Staff continue to support Pine Grove Water District and Tooley Water District in their search for funding.
 - City of Maupin discussed funding scenarios for their water and wastewater system improvement projects with staff. Together they outlined a process and timeline for seeking funding from state agencies.

- In Wamic, staff is in contact with Business Oregon regarding the status of SIPP application for an update to the feasibility study for water system improvements.
- Unfortunately, the QLife application staff helped with for a Broadband Technical Assistance Grant, was unsuccessful.
- Community Capacity, Information Source and Advocacy
 - Staff participated in the County Natural Hazard Mitigation Plan process to both support incorporation of economic resilience as appropriate and to provide additional capacity for Dufur, Maupin, and Mosier in the process of adding addendums to the plan this year for their communities. Having the addendum and adopting the plan will enable the Cities to access FEMA funding for projects during the five-year plan period.

Notable Commissioner Updates

- Fritz Ellett, At-Large: There will be a community information session held by ODF, OSU and our wildfire programs partner agencies in The Dalles on Monday, July 1st at the Oregon Military Department Armory, from 7:00-9:00 p.m. This event will provide an opportunity for Oregonians living in the highest hazard areas to talk with agency representatives and get their questions about the hazard map, defensible space, home hardening and insurance answered. [Oregon Statewide Wildfire Hazard Map](#)
- Tonya Brumley, Central: The Dufur Park District has had to cancel their plan to build a new bathhouse as the bid came in way over budget. The Splash Pad will still be installed, and someone has donated a slide for the new swimming pool.
- Lisa Farquharson, Chambers of Commerce: Latino Business Training is complete. 60 people attended from 15 different types of businesses. More training events are planned in the future.

Wasco County’s final 2024 Community Enhancement Project Priority List (top ten) has been acknowledged by the Wasco County Board of Commissioners, you can find it here [Wasco County 2024 Community Enhancement Project Priority List](#) and the full list of submitted projects for 2024 here [Wasco County 2024 Community Enhancement Project Submissions](#)

By The Numbers

- Unemployment rate (seasonally adjusted)

	April 2024	March 2024	April 2023
Oregon	4.2%	4.2%	3.4%
Wasco County	4.1%	4.2%	3.9%

- Total Nonfarm Payroll Employment (Not Seasonally Adjusted)

	April 2024	Change from March 2024	Change from April 2023	Change % -year-
Oregon	1,996,100	4,900	16,100	0.8%
Wasco County	10,320	-40	0	0.0%