

NEWS

3636 Klindt Drive, The Dalles, OR 97058
Contact: Andrea Klaas

Phone: 541.298.4148
www.portofthedalles.com

FOR IMMEDIATE RELEASE
Contact: Andrea Klaas

Date: June 8, 2018

Port of The Dalles Commission to Hold Meeting

The Port of The Dalles Board will hold a Regular Board of Commissioners Meeting Wednesday, June 13, 2018 at the Port Administration Office, 3636 Klindt Dr., The Dalles, OR. The meeting will begin at 7:00PM. The Port Commission will dine at Clock Tower Ales before the meeting.

The meeting will address the main topics as follows (tentative agenda attached):

1. City of Dufur IGA/Loan
2. Resolution #2018-003
3. 2018-19 Port Budget Resolution #2018-004
4. Committee Representative Reports

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June 2018

May 2018							June 2018							July 2018						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
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6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14
13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21
20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28
27	28	29	30	31			24	25	26	27	28	29	30	29	30	31				

- ALK work
- US Holidays

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27 Memorial Day	28 John F. Kennedy's Birthday 10:00 AM Forth Executive Committee Meeting 4:00 PM Parra, Patrick, Tra	29 10:30 AM Meet w/ BUD & Design 5:30 PM Budget Committee Meeting	30 7:30 AM Nominating Committee Meeting	31 11:00 AM IFA Board Meeting	1	2
3 8:00 AM Erin Burnham	4	5 ALK out	6	7 7:00 AM Chamber Econ. Dev 4:00 PM Anne Madenbach/wetlands	8	9
10 8:30 AM KJHR Radio 9:00 AM Jerry out	11	12 Gorge Commission Meeting ... Jerry out 3:30 PM BPA/EPA/Corps meeting	13 ... Jerry out 9:00 AM Roger Kline 9:00 AM OR Regional Resiliency Assessment mtg 11:00 AM SDIS Trust Meeting 5:00 PM Port Meeting	14 Flag Day ... Jerry out	15 ... Jerry out 10:00 AM KODL Coffee Break	16 ... Jerry out
17 Father's Day ... Jerry out	18 ... Jerry out	19 ... Jerry out	20 ... Jerry out	21 ... Jerry out	22 Nate, Carolyn, DJ (SAPA) ... Jerry out 12:00 PM COT	23
24 9:00 AM Skip Rung - ONAMI	25	26	27 12:00 PM Julie Lunch	28	29	30

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July 2018

June 2018

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July 2018

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29	30	31				

August 2018

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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

- ALK work
- US Holidays

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Elect Port Officers	2	3 put up No Fireworks Signs	4 Independence Day	5	6	7
8 ■ 8:30 AM KIHR Radio	9	10 Gorge Commission Meetings	11 ■ 9:00 AM Roger Kline ■ 5:00 PM Port Meeting	12 ■ 7:00 AM Chamber Econ. Dev ■ 10:00 AM KODL Coffee Break	13	14
15	16	17	18	19	20 Man Land's on the Moon 1969	21 ■ 6:00 PM Brian's wedding
22	23	24	25 ■ 12:00 PM Julie Lunch	26 ■ 12:00 PM COT	27	28
29	30	31 Bayoán's last day				

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June 13, 2018 Meeting Agenda
Port Office

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. OPEN BUDGET HEARING**
- D. AGENDA CORRECTIONS or ADDITIONS**
- E. VISITOR BUSINESS** (For items not already on the agenda – 10 minutes)
- F. PORT CALENDAR/EVENTS**
- G. ACTION ITEMS:**
 - 1. May 9, 2018 Regular Meeting Minutes
 - 2. May, 2018 Financial Reports
 - 3. City of Dufur IGA/Loan Agreement
 - 4. Resolution 2018-003: Sponsor of the Re-Application for Designation of the Wasco County Joint Enterprise Zone.
- H. REPORTS**
 - 1. GorgeWorks Update
 - 2. Staff Report
 - 3. Reports of Committees
 - Chamber of Commerce – Griffith
 - Dufur – Wallace
 - Wasco County EDC – Ursprung
 - Urban Renewal - Coburn
 - R.A.R.E. - Ware
 - Community Outreach Team – Weast/Klaas
- I. CLOSE BUDGET HEARING**
 - 1. Adopt 2018-19 Port of The Dalles Annual Budget
 - 2. Approve Resolution #2018-004
- J. EXECUTIVE SESSION** *(as allowed by ORS 192.660 (2) (2) (f) (h). This will include discussion of real property transactions, legal rights and duties of a public body with regard to current litigation and privileged legal communication. Media representatives are instructed not to report or disclose matters discussed in executive session.*
- K. ACTION REQUIRED FROM EXECUTIVE SESSION DISCUSSION**
- L. COMMISSION CALL**
 - 1. President
 - 2. Other Commissioner business

PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: June 13, 2018

Subject: G-1.) Meeting Minutes

- May 9, 2018 Regular Meeting Minutes

Staff Recommendation:

- **Motion to approve the May 9, 2018 Regular Meeting Minutes as presented**

Fiscal Impact: None

PORT OF THE DALLES COMMISSION
Regular Meeting Minutes
May 9, 2018
Port Office

The Regular Meeting of the Port Commissioners was called to order by President Greg Weast at 7:15PM

ROLL CALL

Present: Greg Weast, Mike Courtney, Robert Wallace, Staci Coburn, David Griffith

Staff: Andrea Klaas, Executive Director; Kathy Norton, Director's Assistant; Kathy Ursprung, Marketing & Communications; Bayoan Ware, RARE Participant; Angie Wilson, Bookkeeper; Bill Dick, Attorney

Guests: Amanda Hoey, Matthew Klebes

Pledge of Allegiance: Commissioner Courtney

AGENDA CORRECTIONS or ADDITIONS

Andrea asked that Action item #5 – Budget Committee Application be added. Commissioner Weast stated an Executive Session would be added after Commission Call. Both items were approved by consensus.

VISITOR BUSINESS (for items not already on the agenda)

None

PORT CALENDAR/EVENTS

Andrea reviewed the May and June calendars. KODL Coffee Break on Friday, 5/11; Budget Committee meeting on 5/30 at the Mint; Gorge Commission meeting on 6/12 UGB expansion discussion. BPA mtg that day may be moved.

ACTION ITEMS

1. **Motion to approve the April 11, 2018 Regular Meeting Minutes. M/S.Coburn, S/M.Courtney. Motion approved unanimously.**
2. April 2018 Financial Reports: Commissioner Coburn reviewed financial reports stating they all looked good. Avg Interest Rate for LGIP is 2.10%; all funds 80% into budget year within budget in all categories.
 - a. **By consensus the April 2018 Financial Reports were approved as presented.**
3. **Motion to approve the 2018-19 Port Work Plan as developed at the April 11, 2018 Work Session and presented at this meeting. M/M.Courtney, S/S.Coburn. Motion approved unanimously.**
4. Resolution #2018-003 – Consent & Support of the Re-Application for Designation of the Wasco County Joint Enterprise Zone: Amanda Hoey and Matthew Klebes presented the City of The Dalles' request. Commission discussion on whether to Consent & Support or become a Sponsor of the Enterprise Zone. Staff was directed to research the pros and cons of becoming a Sponsor rather than Consent & Support. No vote on Resolution #2018-003.
5. **Motion to approve Ryan Bessette as a new member of the Port Budget Committee. M/M.Courtney, S/S.Coburn. Motion approved unanimously.**

STAFF REPORT

1. *The Dalles Marina:* Angie presented her request to have the Marina Concession Agreement changed from annual renewal for five years to two 3 years terms which allow longer term planning.
 - a. **Motion to change Marina Concession Agreement from year to year renewals to two 3 year terms. M/M.Courtney, S/R.Wallace. Motion approved unanimously.**
 - b. Angie updated the Commission on planning activities and maintenance at the marina
2. *Staff Report:* A full report was provided in the Agenda Packet. Gorge Works: Hiring is winding down. Six interns have been selected. Working on host sites for next year. There will be a debriefing with the steering committee and hos sites this month to discuss ways to improve the application and hiring process and lay out the plans for this summer; Marina: PUD is finalizing the design for the new electrical system; The Dalles Marina and the Port are working on a few maintenance projects and a few administrative projects; Anderson Perry has submitted specification need for the Marina sewer pumps replacement to Devco; Launch Ramp/Guest Moorage: Met with Dan Durrow and Scott Baker to update them about the proposed OSMB launch ramp upgrade and the PUD electrical system upgrade and discuss impacts to the Riverfront Trail and Park; OSMB staff will visit this month as the next step in the launch ramp upgrade; We received and OSMB Grant to replace the Guest Moorage Pumpout/Dump station; Klindt Cove Kiwanis Park: Met with Crestline, Hage Electric and Jordan/Chelsa to discuss expansion plans. A \$20,000 PUD Grant request was submitted to the PUD. The funds would pay for the parking lot lights, restroom heating and power pedestals.; Dufur: The Port is helping revamp the Dufur City website; Andrea and Bill Dick are working on the IGA with the City of Dufur for the water system improvements; BPA Meeting: The proposed date for the multi-agency meeting in The Dalles is June 12; Flowage Easement: There are two types of easements on Port property, "non-restrictive" which were acquired in 1938 and cover a large area of land, and "restrictive" which follow the shoreline at the 100 year floodplain elevation. The "non-restrictive" easements are the ones that Andrea will try to get extinguished and is working with the reality specialist from the Portland office of the Army Corps; Bayoan and Kathy have submitted a USDA Grant request for a financial feasibility study of value added ag as an industry in The Dalles; Andrea met with Representative Daniel Bonham to talk about issues that affect the Port and Port area businesses; Andrea met with Rich Mays, candidate for The Dalles mayor to talk about the Port and what our goals are; Andrea met with Dan Mahr and Jake Open-Berg, two of Senator Merkley's Oregon Staff, to discuss ways Senator Merkley might help in the area; Google project continuing until July 2019; V&G flex building ran into another road block; Kathy U and Matthew Klebes are working on an airport marketing and promotion plan.
3. *Reports of Committees*
 - a) Wasco EDC: Ursprung – Joined the Gorge Commission Economic Vitality Group, revising the Economic Development portion of the Gorge Commission Plan.
 - b) Chamber of Commerce: Commissioner Griffith – Working on the Strategic Plan, focusing on 1 issue each month. David will invite Lisa to make a report to the Port Commission at a future meeting.
 - c) Dufur: Wallace – Update on water system, school holding bond meeting, confirmed funding for solar project.
 - d) Urban Renewal: Coburn – Agreement to sell Recreation and Blue buildings.
 - e) R.A.R.E: Bayoan Ware - updated the Commission on his activities with regard to his tasks in April, 2018; he was interviewed as part of an article for Ruralite on the RARE program; and he is participating in a RARE Alumni Mapping project.
 - f) COT: Weast/Klaas – Representatives from Senator Merkley's staff met with the COT.

8:40PM - In to Executive Session

EXECUTIVE SESSION (as allowed by ORS 192.660 (2) (e) (f) (h)) This will include discussion of real property transactions, legal rights and duties of a public body with regard to current litigation and privileged legal communication. Media representatives are instructed not to report or disclose matters discussed in executive session.

9:20 PM – Back to Regular Session

DECISIONS FROM EXECUTIVE SESSION

None

COMMISSION CALL

1. President G. Weast: Will be gone for a few days. Due to the lateness of the meeting the executive session to follow Commission Call will be cancelled.
2. Other Commissioners:
 - a. Commissioner Griffith: Andrea has an article to share with the Commission on an innovation location in the Port. Bayoan will be visiting an innovation site in June Dave is invited to join him.
 - b. Commissioner Coburn: Appreciated Commissioner’s comments during the enterprise zone discussion.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 9:35 PM.

PORT OF THE DALLES:

ATTEST:

Greg Weast, President
Board of Commissioners

Robert Wallace, Secretary
Board of Commissioners

DATE APPROVED:
Prepared by: K.Norton

PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: June 13, 2018

Subject: G-2.) Financial Reports

An updated version of the Agenda packet with the Financial Reports will be posted to DropBox on Monday.

Staff Recommendation:

- **Motion to approve the May, 2018 Financial Reports as presented.**

Fiscal Impact:

PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: June 13, 2018

Subject: G-3.) City of Dufur IGA/Loan

As directed by the Commission at the May, 2018 Commission meeting and ss drafted by Port Attorney the Intergovernmental Agreement and Loan Agreement between Port of The Dalles and the City of Dufur are presented for signature.

Staff Recommendation:

- **Motion to approve the Intergovernmental Agreement between the City of Dufur and Port of The Dalles as presented.**
- **Motion to approve the Loan Agreement from Port of The Dalles to City of Dufur as presented.**

Fiscal Impact:

INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT is made and entered into by and between the CITY OF DUFUR, an Oregon municipal corporation, hereinafter referred to as "City", and PORT OF THE DALLES, a special district of the State of Oregon, hereinafter referred to as "Port", regarding the financing of a water system improvement of City and the use of Dufur water users generated funds owned by City, along with general fund monies, and other assets, if needed, to retire the City debt to Port, whose funds are utilized in constructing the water system improvement in 2018.

WHEREAS, ORS 190.420 provides that any power or powers, privileges, or authority exercised or capable of exercise by a public agency in the State of Oregon may be exercised jointly with any public agency in the state to the extent the laws permit such joint exercise or enjoyment, and that public agencies in Oregon may enter into agreements with one another for joint or cooperative action; and

WHEREAS, the City and Port concur that it is important for the development of the industrial capacity of City and Port that the water system improvement to City's water system be made, as well as for improvement of the community based infrastructure within the City and within the Port's district, improving with regard to water resiliency, capacity and safety to the water system which will be used by the general users of the water system and in furtherance of the industrial plans of Port and City within the geographical territories of both parties; and

WHEREAS, the City and the Port have agreed that City is obtaining funding from Port in the form of a loan, to provide a share of the funding of the water system improvement project; and

WHEREAS, the City pledges to utilize its water user fees as measured by meter usage and

collected, along with other funds including general funds, if needed, and other assets, if needed, to retire its loan from Port in full with interest;

NOW, THEREFORE, it is mutually agreed by both parties that:

Section 1. Port will loan \$175,000.00 to the City for water system improvements. The loan interest rate (the amount of interest charged and owing Port on the unpaid principal balance of the loan) will be determined by using the published one year LIBOR rate, plus 1.3%. The loan interest rate will be adjusted annually on June 30 of each year hereafter until the entire amount of principal and unpaid interest is paid in full to Port by City. The loan interest rate cannot fall below a rate of 4% per annum. The term of the loan will be for five (5) years with payments made annually including principal and interest. If the one-year LIBOR rate plus 1.3%, in determining the annual interest rate accruing on unpaid principal, exceeds 4% during the term of the loan, the interest rate on the unpaid debt will be increased to said rate above 4%. Annual payments will be adjusted accordingly based on the increased interest rate. The interest rate will be adjusted annually if the LIBOR rate goes above the present one year rate of 2.7%. At the time of this agreement, the LIBOR Index one (1) year rate is now 2.7% so in the first year of the contemplated loan, 1.3% added to the LIBOR rate equates to the minimum 4% interest rate on the principal accruing for the first year.

Section 2. The City will use the \$20,000.00 per year water meter fees as one of its sources to pay off the loan along with any new development connection fees, general funds, and other funds that may be available to it for payment of the Port loan. The City pledges its full faith and credit to pay off this loan to the Port as agreed as an important priority matter to the City and as part of this Intergovernmental Agreement.

Section 3. That the City will commit new development and connection fees to pay off the loan from Port to City for the water system improvement project, in addition to the meter fees,

general funds and other funds and assets of the City to assure timely and full payment of the loan to the Port as herein contemplated and agreed.

Section 4. The term of this agreement will be until the City has paid back the \$175,000.00 principal of the loan, with all interest and fees, if any, which should be within five (5) years. However, the agreement will not be considered terminated beyond the five year date if the loan has not been paid back. If the loan has been paid earlier than five years, then this term of agreement expires. There will be no penalty for early payoff of the loan to City by the Port should City decide to pay off the loan earlier than the five year deadline.

IN WITNESS WHEREOF the parties have caused this agreement to be signed by their duly authorized representatives as of this _____ day of June, 2018.

CITY OF DUFUR

By _____
Merle Keys, Mayor

Attest: _____
Kathy Bostick, City Clerk

Approved as to form:

City Attorney

PORT OF THE DALLES

By _____
Greg Weast, President

By _____
Robert Wallace, Secretary

Attest: _____
Andrea Klaas, Executive Director

Approved as to form:

William G. Dick II, Port Attorney

LOAN AGREEMENT

THIS AGREEMENT is made and entered into on the ____ day of June, 2018, by and between the City of Dufur, a municipal corporation of the State of Oregon, and the Port of The Dalles, a special district of the State of Oregon.

The following terms are defined and hereinafter referred to as follows:

LENDER: Port of The Dalles
3636 Klindt Drive
The Dalles, OR 97058

BORROWER: City of Dufur
175 N.E. Third Street
Dufur, OR 97021

PROJECT: Water system improvement project, Dufur Water System

PROJECT AREA: Dufur, Oregon

The debt which is the subject of this Loan Agreement is made pursuant to the Intergovernmental Agreement of this same date between the Parties hereto and is an unsecured debt, as evidenced by the promissory note of even date herewith and all liabilities of Borrower to Lender under this agreement or said note or any renewals or extensions thereof, hereinafter referred to as Obligations.

Section 1. Funding Provisions. Lender will loan to Borrower the sum of One Hundred Seventy-Five Thousand and No/100 Dollars (\$175,000.00). The obligation to repay which will be evidenced by the promissory note attached as Exhibit "A" and by this reference incorporated herein, will be for a maximum term of five (5) years from the date of the promissory note, and shall bear interest as provided in the Intergovernmental Agreement, "Section 1". The loan interest rate (the amount of interest charged and owing Port on the unpaid principal balance of the loan) will be determined by using the published one year LIBOR rate, plus 1.3%. The loan interest rate will be adjusted annually on June 30 of each year hereafter until the entire amount of principal and unpaid interest is paid in full to Port by City. The loan interest rate cannot fall below a rate of 4% per annum. The term of the loan will be for five (5) years with payments made annually including principal and interest. If the one-year LIBOR rate plus 1.3%, in determining the annual interest rate accruing on unpaid principal, exceeds 4% during the term of the loan, the interest rate on the unpaid debt will be increased to said rate above 4%. Annual payments will be adjusted accordingly based on the increased interest rate. The interest rate will be adjusted annually if the LIBOR rate goes above the present one year rate of 2.7%. At the time of this agreement, the LIBOR Index one (1) year rate is now 2.7% so in the first year of the contemplated loan, 1.3% added to the LIBOR rate equates to the

minimum 4% interest rate on the principal accruing for the first year. The proceeds for the loan shall be disbursed by Lender to Borrower upon execution of this Agreement. As work is completed upon the project of the water system improvement project, the Borrower shall submit paid invoices and other documentation to Lender for a report of progress. Lender and Borrower agree that Borrower's obligation to repay the loan shall be considered to commence as of the date this agreement is signed.

Section 2. Terms of Payment. Borrower agrees to pay the sum of \$175,000.00 evidenced by the obligation set forth in the promissory note attached as Exhibit "A" in accordance with the terms and conditions set forth in said promissory note, including delinquency charges of ten percent (10%) of any installment if past due more than thirty days, plus interest and reasonable costs of collection, including reasonable attorney fees. Each payment shall be applied first to accrued interest and then to principal. Borrower at its option may at any time and without penalty make advance payment of all or any part of the principal on the loan then remaining unpaid. Payments shall be made payable to the order of and sent to the Port of The Dalles, 3636 Klind6t Drive, The Dalles, OR 97058.

Section 3. Representations and Warranties. Borrower represents and warrants to Lender as of the date of this agreement, that the execution, delivery, and performance of this agreement by Borrower has been duly authorized by all necessary action by Borrower and does not conflict with, result in a violation of, or constitute a default under any provision of its charter, or any agreement or other instrument binding upon it or any governmental regulation or court decree or order applicable to Borrower. Borrower further warrants and represents that no litigation or claim (including unpaid taxes) against Borrower is pending or threatened and no other event has occurred which materially may adversely affect Borrower's financial condition, claim or other event, if any, as has been disclosed in writing to Lender.

Section 4. Events of Default. Borrower shall be in default under this agreement upon the happening of any of the following events:

A. Default by Borrower in the payment of any obligation contained herein or in any note secured hereby when the same shall be due and payable and such default shall have continued for a period of thirty (30) days.

B. Default by Borrower in the due observance or performance with any of the terms, conditions, covenants or agreements herein contained or a breach by Borrower of any representation or warranty herein contained (and such default shall have continued for a period of thirty (30) days after written notice thereof to the Borrower by the Lender).

C. Borrower shall be involved in financial difficulties as evidenced by:

1. An attachment made on the property or assets of Borrower which shall not be discharged within thirty (30) days from the making thereof; or

2. An admission in a written notice by Borrower to the Lender of Borrower's inability

to pay its debts generally as they become due; or

3. The making of an assignment by Borrower for the benefit of creditors; or

4. Borrower consenting to the appointment of a receiver for all or a substantial part of its property; or

5. Borrower filing a petition in bankruptcy or for reorganization or for the adoption of an arrangement under the Federal Bankruptcy Act or an answer or admission seeking the relief therein provided; or

6. Borrower being adjudicated as bankrupt; or

7. The entry of a court order appointing a receiver or trustee for all or a substantial part of the property of the Borrower, or approving a petition filed against Borrower for or affecting an arrangement in bankruptcy or for reorganization pursuant to the Federal Bankruptcy Act or for any other judicial modification or adjustment of the rights of creditors, which order shall not be vacated, set aside, or stayed within thirty (30) days of the date of entry.

D. If the Lender deems itself insecure; then in such event and at any time thereafter the Lender may declare all obligations secured hereby to be immediately due and payable without presentment, demand, protest or other notice of dishonor of any kind, all of which are hereby expressly waived by Borrower. No delay in accelerating the maturity of any obligation as aforesaid or in taking any other action with respect to any event of default shall affect the rights of the Lender later to take such action with respect thereto and no waiver as to one event of default shall affect rights as to any other default.

Section 5. Rights of Lender.

A. Upon default, or if Lender reasonably deems itself insecure, Lender may exercise any one or more of the following rights and remedies in addition to any other rights or remedies that may be available at law, in equity, or otherwise.

1. Lender may declare the entire indebtedness, including any late payment penalty which Borrower would be required to pay, immediately due and payable.

2. Lender may have a receiver appointed as a matter of right. The receiver may be an employee of Lender and may serve without bond. All fees of the receiver and his attorney shall be secured hereby.

3. Lender may obtain a judgment for any deficiency remaining in the indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this section.

B. Lender shall not be deemed to have waived any rights hereunder unless such waiver shall be in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by any party or a breach of a provision of this agreement shall not constitute a waiver of or prejudice the party's right otherwise to demand strict compliance with that provision or any other provision.

C. All of Lender's rights and remedies, whether evidenced hereby or by any other writing, shall be cumulative and may be exercised singularly or concurrently. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or take action to perform an obligation of Borrower under this agreement after Borrower's failure to perform shall not affect Lender's right to declare a default and exercise its remedies under this Section.

D. This Loan Agreement shall be binding upon and inure to the benefit of the parties, their successors and assigns, but whenever there is no outstanding indebtedness, Borrower may terminate this agreement upon written notice to Lender. The respective successors and assigns of Borrower shall be bound to observe the terms of this agreement.

Section 6. Notice. Any notice under this agreement shall be in writing and shall be effective when actually delivered or when deposited in the mail, registered or certified, addressed to the parties at the addresses stated herein or such other addresses as either party may designate by written notice to the other.

Section 7. Expenses, Costs and Attorney Fees. In the event Lender is required to commence any suit or action to enforce any of the terms of this agreement, Lender shall be entitled to recover from Borrower reasonable attorney's fees and legal expenses at trial and also such fees and expenses on appeal, in addition to all other sums provided by law. In the event that Lender is otherwise required to incur any expenses whatsoever to protect or enforce its rights hereunder, whether or not litigation is commenced, Lender shall be entitled to recover any and all such sums and all incidental expenses, including reasonable attorney's fees.

All such sums shall be part of the indebtedness secured hereby.

Section 8. Applicable Law. This agreement is accepted in and shall be governed by the laws of the state of Oregon.

BORROWER:

LENDER:

CITY OF DUFUR

PORT OF THE DALLES

By _____
Merle Keys, Mayor

By _____
Greg Weast, President

Attest: _____
Kathy Bostick, City Clerk

By _____
Robert Wallace, Secretary

Attest: _____
Andrea Klaas, Executive Director

EXHIBIT "A"

PROMISSORY NOTE

PRINCIPAL AMOUNT: \$175,000.00 DATE OF NOTE: June _____, 2018

FOR VALUE RECEIVED, the CITY OF DUFUR, promises to pay to the PORT OF THE DALLES, or order, the sum of One Hundred Seventy-Five Thousand and No/100 Dollars (\$175,000.00), payable as follows:

BORROWER shall make an annual payment of not less than \$39,309.74. The first payment shall be made on or before June 1, 2019. Annual payments of not less than \$39,309.74 shall be paid thereafter on or before the first day of June each and every year thereafter until the full balance of principal and accrued interest has been paid in full. The loan interest rate (the amount of interest charged and owing Port of The Dalles on the unpaid principal balance of the loan) will be determined by using the published one year LIBOR rate, plus 1.3%. The loan interest rate will be adjusted annually on June 30 of each year hereafter until the entire amount of principal and unpaid interest is paid in full to Port of The Dalles by Borrower. The loan interest rate cannot fall below a rate of 4% per annum. The term of the loan will be for five (5) years with payments made annually including principal and interest. If the one-year LIBOR rate plus 1.3%, in determining the annual interest rate accruing on unpaid principal, exceeds 4% during the term of the loan, the interest rate on the unpaid debt will be increased to said rate above 4%. Annual payments will be adjusted accordingly based on the increased interest rate. The interest rate will be adjusted annually if the LIBOR rate goes above the present one year rate of 2.7%. At the time of this agreement, the LIBOR Index one (1) year rate is now 2.7% so in the first year of the contemplated loan, 1.3% added to the LIBOR rate equates to the minimum 4% interest rate on the principal accruing for the first year.

If not sooner paid, the entire then remaining unpaid principal balance and accrued interest, if any, shall be due and payable in its entirety on the fifth anniversary date of this promissory note.

Borrower further agrees to pay interest on the outstanding balance at the rate of 4 percent per annum from the date of this Note. Accrued interest shall be paid to the first payment and thence forth, said interest shall be deducted from each installment payment and the balance of each payment applied in reduction of the principal.

Borrower's payment will be late if not received within 30 days of the due date. If a payment is late, Borrower will be charged 10% of said late payment as a penalty.

If any of said installments are not so paid, the Borrower will be in default and the whole sum of both principal and interest shall become due and payable at once without further notice, at the option of the holder thereof.

If this Note shall be placed in the hands of an attorney for collection, or if suit shall be brought to collect any of the principal or interest of the Note, Borrower promises to pay a reasonable attorney's fee and collection costs, even though no suit or action is filed hereon; however, if a suit or action is filed, the amount of such reasonable attorney's fees shall be fixed by the court or courts in which the suit or action, including any appeal therein, is tried, heard or decided.

Borrower waives presentment, demand for payment, protest, notice of dishonor, and notice of every other kind.

Promissor (Borrower) of this Note executes the same as a principal and not as a surety.

BORROWER:
CITY OF DUFUR

By _____
Merle Keys, Mayor

Date: _____

Attest: _____
Kathy Bostick, City Clerk

Date: _____

PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: June 13, 2018

Subject: G-4.) Resolution #2018-003

At the May, 2018 Commission meeting the City of The Dalles asked for the Port's consent and support of the re-application for designation of the Wasco County Joint Enterprise Zone which will include relevantly zoned areas in the City of The Dalles, Maupin, Mosier, Dufur as well as the unincorporated areas of Tygh Valley, Wamic and Pine Grove. Following Commission discussion the Port of The Dalles Commission decided to become a sponsor of the re-application for designation of the Wasco County Joint Enterprise Zone.

Staff Recommendation:

- **Motion to approve Resolution #2018-003 as presented.**

Fiscal Impact:

IN THE MATTER OF REQUESTING STATE)
 DESIGNATION OF THE WASCO COUNTY)
 JOINT ENTERPRISE ZONE; DESCRIBING)
 THE ENTERPRISE ZONE AREA; PROVIDING) Resolution No. 2018-003
 FOR LOCAL INCENTIVES AND ESTABLISHING)
 A CERTIFICATION FEE; ALLOWING EXEMPTIONS)
 FOR HOTELS, MOTELS, AND DESTINATION)
 RESORTS; DESCRIBING ZONE MANAGEMENT;)
 AND DESIGNATING ZONE MANAGERS)

WHEREAS, the Port of The Dalles, Cities of The Dalles, Maupin, Mosier, Dufur, and Wasco County are co-sponsoring an application for designation of an enterprise zone in Wasco County; and

WHEREAS, the above entities are interested in utilizing the enterprise zone to encourage new business investment including homegrown entrepreneurs and firms to start up and scale up; prompt larger investments than would otherwise occur; accelerate investment, expansion and hiring at firms; expand employment, job creation, and living wage jobs created; bolster early success of business projects; attract investment and facilities that would otherwise move or locate outside of Oregon; promote higher incomes for local residents; and enhance greater diversity in regional economic activity; and

WHEREAS, the proposed enterprise zone has a total area of 3.71 square miles and it meets other statutory limitations on size and configuration as permitted through waived considerations by Business Oregon due to the rural nature of the County, distance, and capacity limitations, and it is depicted on the drawn to scale map marked as "Exhibit A" and described in "Exhibit B" in the application; and

WHEREAS, the proposed enterprise zone contains significant land that is reserved for industrial and commercial use, as indicated by the land use zoning maps submitted with the application marked as "Exhibit C", consistent with the Comprehensive Plans of each community and Wasco County acknowledged by the Land Conservation and Development Commission. Such industrial and commercial sites are accessible, serviced or serviceable, and otherwise ready for use and further development. The designation of the enterprise zone does not grant or imply permission to develop land within the Zone without complying with local prevailing zoning, regulatory and permitting processes and restrictions for applicable jurisdictions; nor does it indicate any intent to modify those processes or restrictions; and

WHEREAS, the sponsoring communities appreciate the impacts that a designated enterprise zone would have and the property tax exemptions that eligible businesses firms might receive therein, as governed by the Oregon Revised Statutes (ORS) Chapter 285C and other provisions of Oregon Law; and

WHEREAS, all of the school districts and special service districts, that received operating revenue through the levying of ad valorem taxes on real and personal property in any area of the proposed enterprise zone were sent notice and invited to a public meeting regarding the proposal, in order for the co-sponsoring governments of the Port of The Dalles, the Cities of The Dalles, Maupin, Mosier, Dufur, and Wasco County to effectively consult with these local taxing districts; and

WHEREAS, at said public meeting, taxing districts requested that the impact of long-term enterprise zone abatements on said districts be taken into consideration when sponsors are deciding any distribution of enterprise zone fees; and

WHEREAS, local incentives are an important part of the success of an enterprise zone. The Wasco County Joint Enterprise Zone shall offer local incentives throughout the zone as determined by each sponsoring entity; and

WHEREAS, two Enterprise Zone Managers are required for the effective and efficient management of the Joint Wasco County Enterprise Zone due to local conditions, distance, and areas of staff focus; and

WHEREAS, sponsors are agreeable to a structure of zone management where the geographic location of the development determines which sponsor(s) approval is required for authorization of extended and long-term abatement agreements at the exclusion of others; and

WHEREAS, the Cities of Mosier and Maupin, and the communities of Tygh Valley, Pine Grove, and Chenoweth have been found to be distressed by the State of Oregon, and Wasco County continues to see lower wages per capita than Oregon as a whole while lower wage industry clusters continue to grow; and the Wasco County Economic Development commission and Zone Sponsors are committed to growing higher wage sectors; and

WHEREAS, the current The Dalles/Wasco County Enterprise Zone will terminate on June 30, 2018. This enterprise zone has been in place since 2007 and has been a useful and effective tool in the expansion and location of new industries in the zone; and

WHEREAS, the availability of enterprise zone exemptions to business firms that operate hotels, motels, or destination resorts would help diversify local economic activity, provide useful employment for some segments of the labor force, and facilitate the expansion and accommodations of visitors who in turn will spend time and money in the area for business, recreation, or other purpose.

WHEREAS, said entities shall adopt substantially the same resolution to sponsor the Joint Wasco County Enterprise Zone.

NOW, THEREFORE, BE IT RESOLVED BY THE PORT OF THE DALLES COMMISSION AS FOLLOWS:

Section 1. The Port of The Dalles, along with Wasco County, the City of The Dalles and the Cities of Maupin, Mosier, and Dufur as co-sponsors, propose and apply for an Oregon enterprise zone to be named: The Wasco County Joint Enterprise Zone; and request that the director of Oregon Business Development Department order the designation of this enterprise zone.

Section 2. The Port Director, is authorized to submit the enterprise zone application for the Port of The Dalles and to make any substantive or technical changes to the application materials, as necessary, after the adoption of this resolution.

Section 3. The City of The Dalles shall provide zone management for enterprise zone applications submitted for developments within City of The Dalles city limits. The Mid-Columbia Economic Development District (MCEDD), through its role as staff for the Wasco

County Economic Development Commission (EDC) shall provide zone management for enterprise zone applications submitted for developments outside the city limits of The Dalles.

Section 4. The Port of The Dalles will jointly comply with the requirements and provisions of ORS 285C105 and otherwise fulfill its duties under ORS 285C.050 to 285C.250.

Section 5. Any negotiated extended or long term enterprise zone payment distributions will be determined by the relevant geographic sponsors. Distribution of any fees as a result of approved agreements shall be determined by the geographic sponsors where the development occurs and may take into consideration potential impacts on affected taxing districts.

Section 6. Effective Date. This Resolution shall be effective as of the 13th of June, 2018.

APPROVED AND ADOPTED the 13th Day of June, 2018

PORT OF THE DALLES

Greg Weast, President

ATTEST:

Robert Wallace, Secretary

PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: June 13, 2018

Subject: H-1.) GorgeWorks Update

As reported at the last Commission meeting, the hiring outcome for our first year of Gorge Works was not as robust as we had hoped. We exceeded our minimum goal by one, with six interns securing positions; three at Oregon Cherry Growers, two at Insitu and one at SDS Lumber. However, we initially had nine employers offering positions. I have been able to debrief with most of those employers and learned some interesting things about why they were unable to make the connections and the reasons are almost as diverse as the businesses.

One thing we definitely learned is that the Gorge Works coordinators need to monitor the process after turning over applications to the employers. Our direction from McMinnville was to let the host sites follow their own process with minimal oversight. That was not what needed to happen for this group.

Business 1: Quality of candidates was disappointing and the one individual who was offered an internship did not follow up.

Business 2: Received applications, but apparently lost them in their email. Upon follow-up he checked with the available applicants without success. On the bright side, he made connections with the local mechanics teacher who brought a promising student to the business. The employer expects to hire this student after graduation next year.

Business 3 (in their own words): The reason why we chose not to fill the position was: on one of the applications the person looks overqualified. He was more qualified in a field that had to do with robotics, so we felt like this would not be something that would interest him. There were a few that looked like the person would just take any internship and weren't too interested in the position that we specifically listed. I believe in the future what we would've liked to see applications or letters of interest that were specific to our position instead of so general. Bayoan and I had previously discussed the "apply for all" issue and feel limiting applications to three positions each would be a good remedy.

Business 4: Their supervising manager will be out on family leave this summer and the employer did not feel there was anyone else available to oversee an intern.

Business 5: Confirmed receipt of applications, then lost them in her email. After our contact, they followed up with the applicants after the hiring period, but did not receive a response.

Business 6: Did not respond to inquiries.

To recap, most of the reasons for not hiring were either individual business issues or process related. We believe those issues will be resolved in our second year.

On the bright side, one of our most promising applicants was hired full-time by Insitu and we facilitated a connection between a teacher, a business owner and a student. I suspect we will find more opportunities for that to happen in the future. In addition, the applicants that were hired were very promising. I anticipate that they will be excellent representatives of Gorge Works in our Freshman year. Also, Bayoán has worked to pull together a very diverse group of presenters for our Professional Development sessions. We are excited for this summer!

PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: June 13, 2018

Subject: H-2.) Staff Report

Projects Update:

- **V&G:** Greg and I hosted a meeting at the Port with Paula and Patrick, their engineer Ira Martin, and their builder Eugene to get everyone in the room together in hopes of getting this project moving ahead by assigning tasks and deadlines to the different elements that were outstanding. New drawings have been submitted and the State has accepted the changes for the building construction to upgrade the rating from Exposure B to Exposure C and the builder has enough information to get bids from the electrical and plumbing contractors. Paula did let me know that she was told it will take 4-5 weeks (!) until they have an answer back from State building codes...
- **Columbia Gorge Veterinary Clinic:** This project is still moving a head, but a bit slower. Dr. Lindsay got bids back from her first design and is now "value engineering" the facility to reduce some of the costs.
- **BPA:** Received their lease agreement for parking on Tract B during the substation construction. We will receive \$1,200/month for that for 10 months.
- **UPRR/SAPA/GOOGLE:** Google and SAPA are working together and have a plan to present to UPRR. Essentially Google and SAPA will enter into an agreement that states there will be a new entrance constructed onto the NWA/SAPA property in two years so the request to UPRR is for a two year extension.
- **Dufur IGA/Loan:** Dufur has approved the agreement documents and the Port and City of Dufur will be signing them this month.

Marina:

- **Fire Recovery:** The marina is operational again. The fire that occurred was the first time this happened in Jerry's memory, and that is a long memory. The fire suppression stand pipe worked well and MCFR was able to contain the fire quickly.
- **Power upgrade:** The PUD is moving ahead with this project. One outstanding question was whether the whalers needed to be replaced before this project. Angie had an engineer opine on that and the answer was "no", so we are moving ahead.
- June 14th at 9:30am there will be a meeting at the Port to discuss the project in more detail.
- **Sewer/Anderson Perry:** I will have more information at the meeting, but DevCo still has not provided information to Anderson Perry as of June 8.

Marketing and Communications:

- Graduation promotion (annual) and Airport Fly-in promotion on Bicoastal Taking Dufur website to city council on June 12 for final approval to take it live
- Finalizing Dufur tourism map
- Working with Bayoan on request for funding through the Oregon Innovation Council for High-Impact Opportunity Projects as alternative feasibility funding due July 6
- Working with Bayoan on preparations for Gorge Works internship period (see separate report)
- Completed newsletter linking to five original Port website stories
- Completed an SEO review of the Port website and updated the Outreach Team website

Launch Ramp/Guest Moorage:

- The 2018-19 Oregon State Marina Board Maintenance Assistance Program (MAP) Grant in the amount of \$9,800.00 has been approved. This provides \$8,600 for maintenance on the Launch Ramp and restrooms and \$1,200 for the Pump-out/dump station located in Guest moorage.
- The Oregon State Marina Board Boating Facility Grant in the amount of \$15,000 has been approved for the replacement of the Guest moorage pump-out/dump station. The equipment has been ordered with a delivery time of 4-6 weeks.

Klindt Cove Park expansion:

- The Northern Wasco PUD Economic Development Grant in the amount of \$16,000 has been approved. This grant is part of the Klindt Cove Kiwanis Park project. The award will be used to install parking lot lights, add heat to the restrooms, and install 2 power pedestals.
- With the addition of the PUD Grant funds we may be able to get the top soil that Crestline has been donating spread out, seeded and the irrigation system installed.

Other:

- **OMIC:** (Oregon Manufacturing Innovation Center) This facility is located in Scappoose (an hour from Boeing in Portland with a regional airport near by - sound familiar?) and is Senator Betsy Johnson's pet project. The purpose is to train machinists and do R&D for industry. Some partners are Boeing, OIT, Portland Community College and a number of other industry partners. The concept is based off a project in Sheffield England ([AMRC](#)) which is also partnered with Boeing...
- **Gorge Commission Meeting** in The Dalles June 12th at the Readiness Center. Agenda for meeting follows.
- **SAPA:** There was some concern that SAPA could be impacted by the carbon cap tax that most likely will pass through the Oregon Legislature during the next session. While the legislation is still being formulated. SAPA's emission threshold is well below what is being proposed.
- **State revenue Forecast:** In case you didn't see this~
 - Projected 2017-19 net General Fund Resources are up \$833.1 million (4.1%) from the March forecast. Projected 2017-19 Lottery resources are up \$9. million (0.6%) from the last forecast. Combined net General Fund and Lottery resources are up \$842.1 million (3.9%) from the March forecast.
 - Personal income tax revenue was down \$1.1 billion (-0.6%) from the March forecast but is up \$547 million (3.2%) from the Close of Session (COS) estimate. Corporate tax revenue was up \$77 million from the March forecast and is up \$196.7 million (18.3%) from the COS forecast (due to TCJA). Net GF and Lottery resources are up \$1.097 billion (5.1%) from the COS forecast.
 - As a result of this forecast both the Personal and Corporate Kickers will kick. Based on these numbers a Personal Kicker of \$555.3 million will go back to those tax payers with a tax liability (2017's kicker was about \$464 million by comparison). The Corporate Kicker, which is directed to education rather than back to corporations will see an infusion of \$196.7 million.
 - The ending balance for this biennium is expected to be about \$911 million and is up nearly \$766 million from the last forecast.
- **Oregon Nanoscience and Microtechnologies Institute:** On June 25 I will be meeting with the Executive Director of ONAMI to explore partnership opportunities with ONAMI and Pacific Northwest National Labs in Richland WA.

UPCOMING MEETINGS / EVENTS / DATES:

- July 11, 2018: Port Commission Meeting – Port Office, 7:00PM

COLUMBIA RIVER GORGE COMMISSION

MEETING AGENDA – June 12, 2018

Fort Dalles Readiness Center
402 E. Scenic Drive, The Dalles, Oregon

- 9:00 a.m. Call to Order and Roll**
- 9:05 a.m. Welcome:** Commissioner Rod Runyon, Wasco County Commission
- 9:10 a.m. Approval of Minutes for May 8, 2018 Commission Meeting**
- 9:15 a.m. Opportunity for Treaty Tribe Nations to Address Commission**
As part of the Government-to-Government consultation process the Commission welcomes input from treaty tribe members on any issue on the agenda and any other matters.
- 9:20 a.m. Public Comment ***
- 9:30 a.m. WORKSHOP ITEM*: Foundational Questions for Urban Area Policy Focus Topic of “Gorge2020”--Part 2**
The Commission will continue its public workshop started at the May 2018 meeting on foundational questions that will help provide a framework for revising urban area boundary revision policy. The Commission will continue to use the PRES model for its discussion and will invite the public to offer its comments using the same model, as time allows. A staff report on foundational questions is available on the Commission’s website under the Meetings tab. The Commission will take a break during this workshop.
- 11:30 a.m. ACTION ITEM: 2019–21 Biennium Budget**
Krystyna U. Wolniakowski will give an update on the budget process for the Commission’s 2019–21 biennium budget, including projections and proposed policy option packages. After discussion, the Commission will be asked to adopt the proposed budget.
- 12:00 p.m. LUNCH**
- 1:00 p.m. INFORMATION ITEM: Economic Vitality in the Gorge**
Amanda Hoey, Executive Director for Mid-Columbia Economic Development District (MCEDD), will present an update on economic vitality with a focus on activities in the Wasco County portion of the NSA. She will be joined by economic development partners from Wasco County during her presentation.
- 1:45p.m. ACTION ITEM*: *Consistency of Revisions to County Land Use Ordinances:***
The Commission will hold a public hearing to consider amendments to Clark, Hood River, Wasco, Multnomah and Skamania counties’ land use ordinance adopting the revisions to the Management Plan related to cumulative effect analysis for proposed land uses. The Commission will hold a single hearing concerning all ordinances, but will issue separate final written orders after the hearing.
- 2:05 p.m. INFORMATION ITEM*: “Gorge2020” Update**
Jessica Gist will report on the work to date of the Natural Resources Technical Team and Krystyna U. Wolniakowski will report on the work to date of the Economic Vitality Work Group.
- 2:30 p.m. Executive Director’s Report:** Krystyna U. Wolniakowski will provide updates on:
- Legal Descriptions for the Exterior NSA boundary and SMA boundaries.
 - Four Treaty Tribes and Gorge Commission Annual Summit
 - Consultation meetings with Skamania and Klickitat County Commissions
- 2:45 p.m. U.S. Forest Service NSA Manager’s Report:** Lynn Burditt will provide an update on Forest Service activities in the National Scenic Area
- 3:00 p.m. Other Business**
- 3:15 p.m. Adjourn**

PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: June 13, 2018

Subject: H-3.) Reports of Committees

a) Chamber of Commerce – Griffith:

b) Dufur – Wallace:

c) Wasco EDC – Ursprung:

d) Urban Renewal – Coburn:

e) R.A.R.E – Ware:

f) COT – Weast/Klaas:

Resolution 2018 - 04

RESOLUTION ADOPTING THE BUDGET

BE IT RESOLVED that the Board of Directors of the Port of The Dalles hereby adopts the budget for fiscal year 2018 - 2019 in the total of

\$ 5,618,151.42

This budget is now on file at 3636 Klindt Drive, in The Dalles, Oregon.

RESOLUTION MAKING APPROPRIATIONS

BE IT RESOLVED that the amounts for the fiscal year beginning July 1, 2018, and for the purposes shown below are hereby appropriated:

General Fund		Port Development Fund	
Organizational Unit or Program:		Total	\$ 3,884,173.00
Administration	\$ 894,751.00		
		Marina Fund	
Not Allocated to Organizational Unit or Program:		Total	\$ 4,000.00
Transfers Out	\$ 0.00		
Contingency	\$ 0.00		
		Total Appropriations, All Funds	\$ 4,782,924.00
		Total Unappropriated and Reserve Amounts, All Funds	\$ 835,227.42
Total	\$ 894,751.00	TOTAL ADOPTED BUDGET	\$ 5,618,151.42

RESOLUTION IMPOSING THE TAX

BE IT RESOLVED that the following ad valorem property taxes are hereby imposed for tax year 2018-2019 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 IMPOSING THE TAX

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

General Government Limitation:

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

The above resolution statements were approved and declared adopted on this 13 day of June, 2018.

Greg Weast, President

D.M. Courtney, Vice President

Robert Wallace, Secretary

Staci Coburn, Treasurer

David A. Griffith, Assistant Secretary/Treasurer

FORM LB-1

NOTICE OF BUDGET HEARING

A public meeting of the Port of The Dalles Commission will be held on June 13, 2018 at 7pm at 3636 Klindt Drive, The Dalles, Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2018 as approved by the Port of The Dalles Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at 3636 Klindt Drive, The Dalles, Oregon, between the hours of 9:00 a.m. and 5:00 p.m. This budget is for an annual budget period.

Contact: Andrea Klaas Telephone: 541-298-4148 email: andrea@portofthedalles.com

FINANCIAL SUMMARY - RESOURCES			
TOTAL OF ALL FUNDS	Actual Amount	Adopted Budget	Approved Budget
	2016-2017	This Year 2017-2018	Next Year 2018-2019
Beginning Fund Balance/Net Working Capital	6,184,762	3,582,897	3,643,305
Fees, Licenses, Permits, Fines, Assessments & Other Service Charges	107,024	34,664	135,000
Federal, State and All Other Grants, Gifts, Allocations and Donations	273,516	215,800	265,800
Revenue from Bonds and Other Debt	27,344	9,449	66,081
Interfund Transfers / Internal Service Reimbursements	0	100,000	300,000
All Other Resources Except Property Taxes	209,683	1,053,307	886,832
Property Taxes Estimated to be Received	297,141	305,460	321,134
Total Resources	7,099,470	5,301,577	5,618,151
FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION			
Personnel Services	293,632	308,457	314,674
Materials and Services	262,915	363,000	328,250
Capital Outlay	1,135,165	3,135,000	3,590,000
Debt Service	1,687,041	150,000	150,000
Interfund Transfers	0	100,000	300,000
Contingencies	0	130,000	100,000
Special Payments			
Unappropriated Ending Balance and Reserved for Future Expenditure	3,720,717	1,115,120	835,227
Total Requirements	7,099,470	5,301,577	5,618,151
FINANCIAL SUMMARY - REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM			
Name of Organizational Unit or Program			
FTE for that unit or program			
Administration	965,370	976,422	1,200,109
FTE	2	2	2
Port Development Fund	5,962,040	4,270,155	4,363,457
FTE	1	2	2
Marina Fund	172,060	55,000	54,585
FTE	1	0	0
Total Requirements	7,099,470	5,301,577	5,618,151
Total FTE	4.00	4.00	4.00
STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING *			
The Port has completed a large capital construction project and is focusing on business retention and recruitment. The Port also divested itself from daily marina operations, but will retain ownership of the marina asset for the foreseeable future. The Port continues to focus on it's primary mission of increasing jobs and attracting private capital investment to the District. The Port will continue to look for grants to assist with all aspects of Port operations.			
PROPERTY TAX LEVIES			
	Rate or Amount Imposed	Rate or Amount Imposed	Rate or Amount Approved
Permanent Rate Levy.....(rate limit \$0.2007 per \$1,000)	\$0.2007	\$0.2007	\$0.2007
Local Option Levy	0	0	0
Levy For General Obligation Bonds	0	0	0
STATEMENT OF INDEBTEDNESS			
LONG TERM DEBT	Estimated Debt Outstanding on July 1, 2018	Estimated Debt Authorized, But Not Incurred on July 1, 2018	
General Obligation Bonds	\$0	\$0	
Other Bonds	\$0	\$0	
Other Borrowings	\$687,318	\$0	
Total	\$687,318	\$0	

**RESOURCES
GENERAL FUND**

Port of The Dalles

Historical Data			RESOURCE DESCRIPTION	Budget for Next Year 2018-2019					
Actual		Adopted Budget This Year 2017-18		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body			
Second Preceding Year: 15-16	First Preceding Year 16-17								
1	\$ 426,386	\$ 562,882	\$ 589,788	1	Beginning cash on hand* (cash basis) or	\$ 679,404	\$ 679,404		1
2				2	Net working capital (accrual basis)				2
3	\$ 13,183	\$ 10,477	\$ 12,000	3	Previously levied taxes estimated to be received	\$ 10,000	\$ 10,000		3
4	\$ 7,544	\$ 9,187	\$ 7,372	4	Interest from Cash in Bank	\$ 12,000	\$ 12,000		4
5			\$ 1,889	5	Interest from Marina Loan				5
6				6	Transfer from Other Funds				6
7	\$ 24,054	\$ 34,943	\$ 30,064	7	Lease Land & Facilities	\$ 131,000	\$ 131,000		7
8				8	Launch Ramp Revenues				8
9				9	Land Sales				9
10	\$ 9,800	\$ 9,800	\$ 9,800	10	MAP Grants	\$ 9,800	\$ 9,800		10
11	\$ 327	\$ 5,267	\$ 2,300	11	Miscellaneous Income	\$ 2,000	\$ 2,000		11
12				12	RV Dump Station				12
13				13	Sale Of Building Materials				13
14				14	Sale Of Equipment				14
15		\$ 6,000	\$ 6,000	15	SDAO Matching Grant	\$ 6,000	\$ 6,000		15
16	\$ 15,150	\$ 17,611		16	Airport Well Loan	\$ 15,150	\$ 15,150		16
17	\$ 930	\$ 2,329	\$ 2,300	17	Transient Moorage dock fees	\$ 2,000	\$ 2,000		17
18				18					18
19	\$ 2,999			19	OR State Marine Board Grant-Transient Moorage				19
20				20	OR State Marine Board Facility Improvements				20
21	\$ 9,449	\$ 9,733	\$ 9,449	21	Marina Loan	\$ 11,621	\$ 11,621		21
22				22					22
23	\$ 509,822	\$ 668,229	\$ 670,962	23	Total resources, except taxes to be levied	\$ 878,975	\$ 878,975		23
24			\$ 305,460	24	Taxes estimated to be received	\$ 321,134	\$ 321,134		24
25	\$ 278,373	\$ 297,141		25	Taxes collected in year levied				25
26	\$ 788,195	\$ 965,370	\$ 976,422	26	TOTAL RESOURCES	\$ 1,200,109	\$ 1,200,109		26

*The balance of cash, cash equivalents and investments in the fund at the beginning of the budget year

FORM
OR-LB-30

**REQUIREMENTS SUMMARY
GENERAL FUND**

Port of The Dalles

Historical Data			REQUIREMENTS For: Administration	Budget for Next Year 2018-2019			
Actual		Adopted Budget This Year 2017-18		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body	
Second Preceding Year:15-16	First Preceding Year 16-17						
1			1	PERSONAL SERVICES		1	
2	\$ 47,985	\$ 50,994	\$ 75,000	2	Executive Director	\$ 75,000 \$ 75,000	2
3	\$ 19,881	\$ 29,868	\$ 21,500	3	Admin/Special Projects	\$ 25,000 \$ 25,000	3
4	\$ 19,481	\$ 25,382	\$ 29,750	4	Maintenance Supervisor	\$ 30,000 \$ 30,000	4
5		\$ 2,136	\$ 10,000	5	Marketing and Communications	\$ 10,000 \$ 10,000	5
6	\$ 7,010			6	Contracted Services		6
7	\$ 6,833	\$ 8,392	\$ 10,000	7	FICA- Employer	\$ 10,000 \$ 10,000	7
8	\$ 2,573	\$ 4,378	\$ 4,000	8	PERS-Employer	\$ 11,000 \$ 11,000	8
9	\$ 10,233	\$ 20,737	\$ 28,483	9	Health Insurance	\$ 28,000 \$ 28,000	9
10		\$ -00	\$ 1	10	Unemployment	\$ 1 \$ 1	10
11	\$ 1,720	\$ 3,635	\$ 2,500	11	Workman's Comp	\$ 2,500 \$ 2,500	11
12				12			12
13	\$ 115,716	\$ 145,522	\$ 181,234	13	TOTAL PERSONAL SERVICES	\$ 191,501 \$ 191,501	13
14	2	2	2.5	14	Total Full-Time Equivalent (FTE)	2.5 2.5 2.5	14
15				15	MATERIAL AND SERVICES		15
16	\$ 14,000	\$ 15,191	\$ 18,000	16	Account & Audit	\$ 10,000 \$ 10,000	16
17	\$ 1,885	\$ 8,212	\$ 34,750	17	Contracted Services	\$ 25,000 \$ 25,000	17
18	\$ 6,244	\$ 4,362	\$ 10,000	18	Development & Communication	\$ 10,000 \$ 10,000	18
19	\$ 7,746	\$ 11,586	\$ 10,000	19	Dues, Fees, Subscriptions	\$ 24,000 \$ 24,000	19
20	\$ 11,725	\$ 10,486	\$ 15,000	20	Insurance- Prop Liability	\$ 15,000 \$ 15,000	20
21	\$ 2,905	\$ 4,155	\$ 5,000	21	Legal	\$ 5,000 \$ 5,000	21
22	\$ 18,103	\$ 25,738	\$ 27,000	22	Maintenance	\$ 27,000 \$ 27,000	22
23	\$ 10,175	\$ 10,004	\$ 12,000	23	Launch Ramp	\$ 20,000 \$ 20,000	23
24	\$ 4,550	\$ 7,402	\$ 7,500	24	Office Supplies	\$ 7,250 \$ 7,250	24
25	\$ 3,107	\$ -00	\$ 3,000	25	Office Equipment	\$ 3,000 \$ 3,000	25
26	\$ 2,711	\$ 2,557	\$ 5,000	26	Staff Development/Enhancement	\$ 5,000 \$ 5,000	26
27	\$ 10,263	\$ 8,734	\$ 10,000	27	Travel	\$ 10,000 \$ 10,000	27
28	\$ 12,601	\$ 11,845	\$ 14,000	28	Utilities- Office	\$ 9,000 \$ 9,000	28
29	\$ 3,348	\$ 662	\$ 4,000	29	Utilities- Industrial	\$ 2,000 \$ 2,000	29
30	\$ 234	\$ 203	\$ 1,000	30	Transient Moorage Utilities	\$ 1,000 \$ 1,000	30
31				31			31
32				32			32
33	\$ 109,597	\$ 121,137	\$ 176,250	33	TOTAL MATERIALS AND SERVICES	\$ 173,250 \$ 173,250	33
34				34	CAPITAL OUTLAYS		34
35		\$ 6,772	\$ 30,000	35	Building Improvements	\$ 30,000 \$ 30,000	35

36				36	Land Improvement					36
37		\$ 50,840		37	Marina Water System re-build					37
38				38	Marina Sewer Pumps	\$ 150,000	\$ 150,000			38
39				39	Launch Ramp					39
40	\$ -00	\$ 57,612	\$ 30,000	40	TOTAL CAPITAL OUTLAYS	\$ 180,000	\$ 180,000			40
41				41	TRANSFERRED TO OTHER FUNDS & DEBT					41
42			\$ 100,000	42	Transfer to other funds	\$ 300,000	\$ 300,000			42
43				43	Debt Service					43
44			\$ 50,000	44	General Operating Contingency	\$ 50,000	\$ 50,000			44
45	\$ -00	\$ -00	\$ 150,000	45	TOTAL TRANS, DEBT AND CONTINGENCY	\$ 350,000	\$ 350,000			45
46	\$ 225,313	\$ 324,271	\$ 537,484	46	TOTAL EXPENDITURES	\$ 894,751	\$ 894,751			46
47				47	Prior Period Adjustment					47
48	\$ 562,882	\$ 641,099	\$ 438,938	48	UNAPPROPRIATED ENDING FUND BALANCE	\$ 305,358	\$ 305,358			48
49	\$ 788,195	\$ 965,370	\$ 976,422	49	TOTAL REQUIREMENTS	\$ 1,200,109	\$ 1,200,109			49

150-504-030 (Rev 10-16)

RESOURCES
PORT DEVELOPMENT FUND
(Fund)

Port Of The Dalles

	Historical Data			RESOURCE DESCRIPTION	Budget for Next Year 2018-2019		
	Actual		Adopted Budget This Year 2017-18		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body
	Second Preceding Year:15-16	First Preceding Year 16-17					
1	\$ 2,105,996	\$ 5,516,590	\$ 2,938,609	1 Beginning cash on hand* (cash basis) or	\$ 2,910,307	\$ 2,910,307	1
2				2 Net working capital (accrual basis)			2
3				3 Previously levied taxes estimated to be received			3
4	\$ 10,147	\$ 16,096	\$ 26,000	4 Interest from Earnings	\$ 53,841	\$ 53,841	4
5				5 Flex/Tenant Bldg Const-Ln/GamtPriv			5
6	\$ 280,952	\$ 257,716	\$ 200,000	6 Matching Grants	\$ 250,000	\$ 250,000	6
7	\$ 35,724		\$ 1,652	7 Misc. Income			8
8			\$ 100,000	8 Transfer from Other Funds	\$ 300,000	\$ 300,000	9
9	\$ 4,365,246	\$ 168,424	\$ 960,000	9 Land Sales	\$ 800,000	\$ 800,000	10
10	\$ 11,274	\$ 3,214	\$ 11,046	10 Interest from Contracts	\$ 5,000	\$ 5,000	11
11				11 Loan			12
12				12 Federal appropriation			13
13				13 Building Sales			14
14			\$ 32,848	14 Principal from contract sales	\$ 5,000	\$ 5,000	15
15				15 Prior Period Adjustment			16
16	\$ 250,000			16 Donations			17
17				17 City of Dufur Water system repayment	\$ 39,310	\$ 39,310	18
18				18			19
19				19			20
20				20			21
21				21			22
22				22			23
23				23			24
24				24			25
25				25			26
26				26			27
27				27			28
28				28			30
29				29			31
30	\$ 7,059,339	\$ 5,962,040	\$ 4,270,155	30 TOTAL RESOURCES	\$ 4,363,457	\$ 4,363,457	32

*The balance of cash, cash equivalents and investments in the fund at the beginning of the budget year

**REQUIREMENTS SUMMARY
PORT DEVELOPMENT FUND**

Port Of The Dalles

Historical Data			REQUIREMENTS For: Development and Marketing	Budget for Next Year 2018-2019					
Actual		Adopted Budget This Year 2017-18		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body			
Second Preceding Year:15-16	First Preceding Year 16-17								
1			1	PERSONAL SERVICES			1		
2	\$ 44,466	\$ 44,176	\$ 25,000	2	Executive Director	\$ 25,000	\$ 25,000		2
3	\$ 47,000	\$ 44,864	\$ 45,900	3	Marketing/Communications	\$ 42,000	\$ 42,000		3
4			\$ 21,500	4	Admin/Special Projects	\$ 15,000	\$ 15,000		4
5			\$ 5,250	5	Maintenance Supervisor	\$ 5,000	\$ 5,000		5
6	\$ 6,756	\$ 6,812	\$ 8,000	6	FICA- Employer	\$ 8,000	\$ 8,000		6
7			\$ 400	7	PERS-Employer	\$ 7,000	\$ 7,000		7
8	\$ 26,218	\$ 27,289	\$ 21,053	8	Health Insurance	\$ 21,053	\$ 21,053		8
9	\$ 42	\$ 67		9	Unemployment				9
10	\$ 80	\$ 73	\$ 120	10	Workman's Comp	\$ 120	\$ 120		10
11	\$ 124,562	\$ 123,281	\$ 127,223	11	TOTAL PERSONAL SERVICES	\$ 123,173	\$ 123,173		11
12	1	1.5	1.5	12	Total Full-Time Equivalent (FTE)	1.7	1.7		1.7
13				13	MATERIAL AND SERVICES			13	
14				14	Audit	\$ 10,000	\$ 10,000		14
15	\$ 23,943	\$ 6,468	\$ 55,000	15	Marketing-Media/Promoional	\$ 30,000	\$ 30,000		15
16	\$ 8,175	\$ 15,076	\$ 15,000	16	Marketing-Travel	\$ 20,000	\$ 20,000		16
17	\$ 3,051	\$ 4,001	\$ -00	17	Marketing-Other				17
18	\$ 8,629	\$ 2,180	\$ 36,750	18	Contracted Services	\$ 35,000	\$ 35,000		18
19	\$ 19,800	\$ 19,308	\$ 20,000	19	Legal	\$ 20,000	\$ 20,000		19
20			\$ 35,000	20	Land Sale Commissions	\$ 20,000	\$ 20,000		20
21			\$ 14,000	21	Land Sale Closing Costs	\$ 10,000	\$ 10,000		21
22	\$ 287	\$ 577	\$ 2,000	22	Development and Communications	\$ 2,500	\$ 2,500		22
23			\$ 2,000	23	Office Supplies and Equipment	\$ 2,000	\$ 2,000		23
24			\$ 900	24	Utilities	\$ 1,500	\$ 1,500		24
25				25					25
26	\$ 63,885	\$ 47,610	\$ 180,650	26	TOTAL MATERIALS AND SERVICES	\$ 151,000	\$ 151,000		26
27				27	CAPITAL OUTLAYS			27	
28	\$ 32,590	\$ 465	\$ 100,000	28	Engineering/Consultants	\$ 100,000	\$ 100,000		28
29	\$ 1,082,337	\$ 1,025,504	\$ 2,500,000	29	Land Acquistion/Development	\$ 3,000,000	\$ 3,000,000		29
30	\$ 16,783	\$ 51,584	\$ 5,000	30	Facility Improvements	\$ 10,000	\$ 10,000		30
31			\$ 500,000	31	Partnership Projects	\$ 300,000	\$ 300,000		31
32	\$ 1,131,710	\$ 1,077,553	\$ 3,105,000	32	TOTAL CAPITAL OUTLAYS	\$ 3,410,000	\$ 3,410,000		32

33				33	DEBT SERVICE			33
34	\$ -00	\$ -00		34	Building Construction-Loan			34
35	\$ -00	\$ 1,687,041	\$ 150,000	35	Other Debt Service	\$ 150,000	\$ 150,000	35
36	\$ -00	\$ 1,687,041	\$ 150,000	36	TOTAL DEBT SERVICE	\$ 150,000	\$ 150,000	36
37				37	TRANSFERRED TO/FROM OTHER FUNDS			37
38	\$ -00	\$ -00		38	Transfer to Other Funds			38
39	\$ -00	\$ -00	\$ 50,000	39	General Operating Contingency	\$ 50,000	\$ 50,000	39
40	\$ -00	\$ -00	\$ 50,000	40	TOTAL TRANSFERS AND CONTINGENCY	\$ 50,000	\$ 50,000	40
41	\$ 1,320,157	\$ 2,935,485	\$ 3,612,873	41	TOTAL EXPENDITURES	\$ 3,884,173	\$ 3,884,173	41
42	\$ (222,592)			42	<i>Prior Period Adjustment</i>			42
43	\$ 5,516,590	\$ 3,026,555	\$ 657,282	43	UNAPPROPRIATED ENDING FUND BALANCE	\$ 479,284	\$ 479,284	43
44	\$ 7,059,339	\$ 5,962,040	\$ 4,270,155	44	TOTAL REQUIREMENTS	\$ 4,363,457	\$ 4,363,457	44
150-504-031 (Rev 12/09)								

**SPECIAL FUND RESOURCES
RESOURCES AND REQUIREMENTS**
Marina

Port Of The Dalles

Historical Data			DESCRIPTION RESOURCES AND REQUIREMENTS	Budget for Next Year 2018-2019		
Actual		Adopted Budget This Year 2017-18		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body
Second Preceding Year:15-16	First Preceding Year 16-17					
RESOURCES						
1	\$ 69,810	\$ 105,290	\$ 54,500	1	Beginning cash on hand* (cash basis) or	\$ 53,594 \$ 53,594
2				2	Net working capital (accrual basis)	
3				3	Previously levied taxes estimated to be received	
4	\$ 678	\$ 1,489	\$ 500	4	Interest from Earnings	\$ 991 \$ 991
5	\$ 129,702	\$ 64,485		5	Marina Revenue	
6				6	Grants	
7	\$ 60	\$ 64		7	Miscellaneous Income	
8	\$ 1,050	\$ 732		8	Special Project Assessment	
9	\$ 201,100	\$ 172,060	\$ 55,000	9	TOTAL RESOURCES	\$ 54,585 \$ 54,585
10	1	0.5	0	10	Total Full-Time Equivalent (FTE)	\$ -00
REQUIREMENTS- Marina Operations						
PERSONAL SERVICES						
12	\$ 7,639	\$ 4,830		12	Executive Director	
13	\$ 16,775	\$ 9,652		13	Admin/Marina Specialist	
14	\$ 10,539	\$ 6,293		14	Maintenance Supervisor	
15				15	Maintenance Personnel	
16	\$ 2,715	\$ 1,590		16	FICA- Employer	
17				17	PERS-Employer	
18	\$ 10,584	\$ 2,444		18	Health Insurance	
19	\$ 37	\$ 20		19	Workman's Comp	
20				20		
21	\$ 48,289	\$ 24,829	\$ -00	21	TOTAL PERSONAL SERVICES	\$ -00 \$ -00
22	1.25	1.25	0	22	Total Full-Time Equivalent (FTE)	0
MATERIAL AND SERVICES						
24	\$ 302		\$ 500	24	Account & Audit	\$ 500 \$ 500
25	\$ 1,680	\$ 70,717		25	Contracted Services	
26				26	Bad Debt Expense	
27	\$ 185	\$ 41		27	Development & Communication	
28	\$ 113			28	Dues, Fees, Subscriptions	
29			\$ 3,000	29	Insurance- Prop Liability	\$ 3,000 \$ 3,000
30	\$ 3,113	\$ 5,856	\$ 500	30	Legal	\$ 500 \$ 500
31	\$ 6,272	\$ 4,561	\$ 2,100	31	Maintenance	
32	\$ 15			32	Travel	
33	\$ 22,393	\$ 12,977		33	Utilities	
34	\$ 99	\$ 16		34	Office Supplies and Equipment	
35				35		
36	\$ 34,172	\$ 94,168	\$ 6,100	36	TOTAL MATERIALS AND SERVICES	\$ 4,000 \$ 4,000
CAPITAL OUTLAYS						
38	\$ 1,728		\$ -00	38	Facility Improvements/Equipment	
39	\$ 1,728	\$ -00	\$ -00	39	TOTAL CAPITAL OUTLAYS	\$ -00 \$ -00
TRANSFERRED TO OTHER FUNDS & DEBT						
41	\$ 11,621		\$ -00	41	Debt Service	
42			\$ 30,000	42	General Operating Contingency	
43	\$ 11,621	\$ -00	\$ 30,000	43	TOTAL TRANS, DEBT AND CONTINGENCY	\$ -00
44	\$ 95,810	\$ 118,997	\$ 36,100	44	TOTAL EXPENDITURES	\$ 4,000 \$ 4,000
45				45	Prior Period Adjustment	
46	\$ 105,290	\$ 53,063	\$ 18,900	46	UNAPPROPRIATED ENDING FUND BALANCE	\$ 50,585 \$ 50,585
47	\$ 201,100	\$ 172,060	\$ 55,000	47	TOTAL REQUIREMENTS	\$ 54,585 \$ 54,585

* The balance of cash, cash equivalents and investments in the fund at the beginning of the budget year.