



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, OCTOBER 11, 2023, 7:00 P.M.
PORT ADMINISTRATIVE OFFICE

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. COMMUNITY PARTNER UPDATES
 - 1. Brad Lohrey, Commodore, The Dalles Yacht Club
 - 2. Kristi Timmons, Community Advisory Committee Member, The Dalles High School Bond
- G. ACTION ITEMS
 - 1. August 9, 2023, Regular Session Meeting Minutes
 - 2. September 13, 2023, Regular Session Meeting Minutes
 - 3. September 2023 Financial Reports Commissioner Coburn
- H. REPORTS
 - 1. Director's Report Executive Director Klaas
 - 2. The Dalles Marina, LLC, Q1/FY 2023-2024 Concessionaire Report Owner/Operator Angie Macnab
 - 3. The Dalles Community Outreach Team Commissioner Weast
 - 4. Columbia Gateway Urban Renewal Agency Board Commissioner Coburn
 - 5. Wasco County Economic Development Commission Executive Assistant Toepke
 - 6. Dufur Commissioner Wallace
- I. UPCOMING MEETINGS/EVENTS
 - October 13, 2023: KODL Radio
 - November 8, 2023: Port Commission Meeting
 - December 6, 2023: Port Commission Meeting & Christmas Party!
 - January 10, 2023: Port Commission Meeting
 - February 7-11, 2023: SDAO 2024 Annual Conference
 - February 21, 2023: Port Commission Meeting
- J. EXECUTIVE SESSION Pursuant to ORS 192.660(2)(e) Real Property Transactions & ORS 192.660(2)(h) Conferring with Legal Counsel regarding litigation *Media representatives are instructed not to report or disclose matters discussed in Executive Session
- K. ACTION REQUIRED FROM EXECUTIVE SESSION
- L. COMMISSION CALL
- M. ADJOURN

PORT OF THE DALLES AGENDA ITEM

MEETING DATE

October 11, 2023

COMMUNITY PARTNER UPDATE F-1.)

Brad Lohrey
Commodore, The Dalles Yacht Club

Following submitted by Brad Lohrey

THE DALLES YACHT CLUB

Oct 3rd, 2023

The Dalles Yacht Club
Boat Launch Road / P.O. Box 775
The Dalles, OR 97058
Tdyc.commodore@gmail.com

Board of Commissioners
The Port of The Dalles
3636 Klindt Drive The Dalles, OR 97058

Dear Members of Port of The Dalles Board of Commissioners,

It is with great pleasure that I write to provide you with an update on the activities and initiatives of The Dalles Yacht Club, as well as to emphasize the valuable role our club plays in economic development and why it is beneficial for the Port of The Dalles to have a yacht club located at The Dalles Marina.

First and foremost, we would like to commend the Port of The Dalles and The Dalles Marina, LLC for their exceptional stewardship of the marina. The dedication and hard work put forth by the LLC in managing the marina have resulted in significant improvements. The marina has become a clean and safe haven for recreational boaters and enthusiasts alike. The ongoing construction of new boathouses only adds to the appeal and attractiveness of the marina, drawing more visitors and generating economic activity in the area.

Economic Development: The Dalles Yacht Club serves as a hub for the local boating community, attracting boat owners and enthusiasts from near and far. This influx of visitors has a positive impact on the local economy. Our club members and guests frequent local businesses, including restaurants, shops, and service providers. This increased foot traffic helps stimulate economic growth, job creation, and increased tax revenue for the community.

In addition to our role in supporting local businesses, The Dalles Yacht Club actively engages in community events and charitable initiatives, contributing to the overall well-being of The Dalles. Our club members often participate in clean-up efforts, river cleanups, and other volunteer activities that enhance the quality of life for residents and visitors alike.

Future Enhancements: To further strengthen our contribution to the community and the marina, The Dalles Yacht Club has several exciting projects on the horizon. We are eager to upgrade the marina's fuel pumps by installing credit card readers. This enhancement will make fueling more convenient for boaters and encourage more vessels to choose The Dalles Marina as their refueling destination. Additionally, we are committed to continuing our efforts to upgrade our clubhouse, providing a welcoming space for members and guests to gather and enjoy the marina.

We believe that these projects will not only improve the overall experience for boaters but also contribute to increased revenue for the Port of The Dalles and the city of The Dalles.

The Dalles Yacht Club has been an integral part of The Dalles since 1937, and we are deeply committed to the economic development of The Dalles and the success of The Dalles Marina. We are dedicated to fostering a vibrant and thriving boating community that benefits the local economy and enhances the quality of life in our beautiful city.

On behalf of The Dalles Yacht Club, we thank you for your continued support and collaboration and look forward to working closely with the Port of The Dalles to achieve our shared goals.

Sincerely,

Brad Lohrey, Commodore

THE DALLES YACHT CLUB

Oct 3rd, 2023

The Dalles Yacht Club
Boat Launch Road / P.O. Box 775
The Dalles, OR 97058
Tdyc.commodore@gmail.com

Board of Commissioners
The Port of The Dalles
3636 Klindt Drive The Dalles, OR 97058

Dear Port of The Dalles,

I am writing on behalf of The Dalles Yacht Club, and I would like to extend our sincerest apologies for an unforeseen circumstance that has arisen regarding our scheduled meeting on October 11th, 2023.

Due to circumstances beyond our control, we find ourselves in the regrettable position of having to reschedule our meeting originally set for October 11th. We understand the importance of punctuality and reliability, and we deeply apologize for any inconvenience this may cause.

Our organization highly values our partnership and collaboration with the Port of The Dalles. We are committed to maintaining the professionalism and cooperation that have characterized our relationship thus far. We hope you can appreciate our situation and understand that this decision was not taken lightly.

We would like to reschedule the meeting to a mutually convenient date and time in the near future. Rest assured that we will do our utmost to ensure this situation does not recur in the future.

Once again, we sincerely apologize for any inconvenience this change may have caused, and we appreciate your understanding and flexibility during this time. If you have any questions or concerns, please do not hesitate to contact me directly at (541) 980-9110 or bradlohrey@yahoo.com.

Thank you for your continued support and cooperation.

Sincerely,

Brad Lohrey Commodore
The Dalles Yacht Club

PORT OF THE DALLES AGENDA ITEM

MEETING DATE

October 11, 2023

COMMUNITY PARTNER PRESENTATION F-2.)

Kristi Timmons

Community Advisory Committee Member, The Dalles High School Board

Following submitted by Kristi Timmons



TDHS BOND BASICS

Overview

If passed the \$140 million dollar bond would cost the average property owner approximately \$2.73 per thousand dollars of assessed property value. A bond oversight committee, composed of citizens who live in the district, would monitor bond spending and regular audits would be required.

What is a School Bond?

A bond issue is used by a public school district to finance school facility projects or other capital projects. Measures are placed on the ballot along with information about the specific projects that would be completed by the district if approved by the voting public.

Why a 30 year bond and not a 20 year?

We understand that our community is sensitive to tax increases. By going with the longest possible bond maturity rate, we can minimize the tax burden to the community as best we can.

Would any bond money go to athletics?

Yes. Bond money would be used for some athletics such as new fields, facility upgrades, and sporting areas on a new High School campus.

Where would the new High School be located?

The new building would be located on the Wahtonka Campus.

Will we need to acquire any property?

No, the new high school campus would be on district property that is already owned.

What are the plans for the other district properties?

(Chenowith Middle School, Columbia Heights, District Office)

The district recently conducted a market value analysis on several properties. This includes the 64 acres on Columbia Heights that has already been surplused. Funds from the sale of this property would be added to the Capital Improvements Fund to supplement project budgets in schools across the district.

A market value analysis was also conducted on the current District Office property, located on W 10th St. The future of this property would be determined by the passage of the bond and whether or not this additional space is still needed.

We will continue to utilize the Chenowith Middle School site for various athletics. The district is actively collaborating with other community partners who may be able to utilize other portions of the facility and bring it back into use.

School Site	Acres	Notes:
Colonel Wright Elementary	2.76	
Columbia View Drive	35.73	
Columbia View Drive	64.02	***Surplused - Preparing for sale
District Office	4.37	Could potentially surplus should bond pass
Chenowith Middle School	15.78	
Dry Hollow Elementary	13.75	
Heritage Loop	0.10	Sold - Vocational Fund 2023
Quinton St. Ballpark	5.90	
The Dalles High School	7.27	
The Dalles Middle School	13.82	
Thompson Track	9.53	
Wahtonka/Chenowith Elementary	30.75	
Transportation/Maintenance Office	1.89	

Why can't we just renovate the current building?

The district looked closely at the potential of renovating the current High School building and found that a rebuild/remodel would not address many of the problems of the existing site including:

- **The site is too small to support a full athletics program on campus.**
- **The site is too small to support the required parking for a comprehensive High School.**
- **There is no room for site expansion. Some alternative learning and CTE/Vocational programs are remotely located.**
- **Would still require major ADA accessibility improvements.**

In addition to not meeting these needs, the total cost of renovating the current building was estimated to be \$129 million, just to bring the building up to current standards; and would potentially require the demolition of a historic structure.

The district also analyzed the facilities assessments of all D21 buildings. When looking at overall facilities assessments there are two big factors. First, the overall building condition, measured by the Facilities Condition Index (FCI), and second, the programming and operational deficiencies of the building, measured by the Educational Adequacy Score. Both scores for the current TDHS building indicated the building was in need of replacement. Those assessments can be viewed [here](#).

By building a new school we can address all educational, programming, and operational deficiencies as well as other physical characteristics limited by the current campus.

What is the current square footage of The Dalles High School?

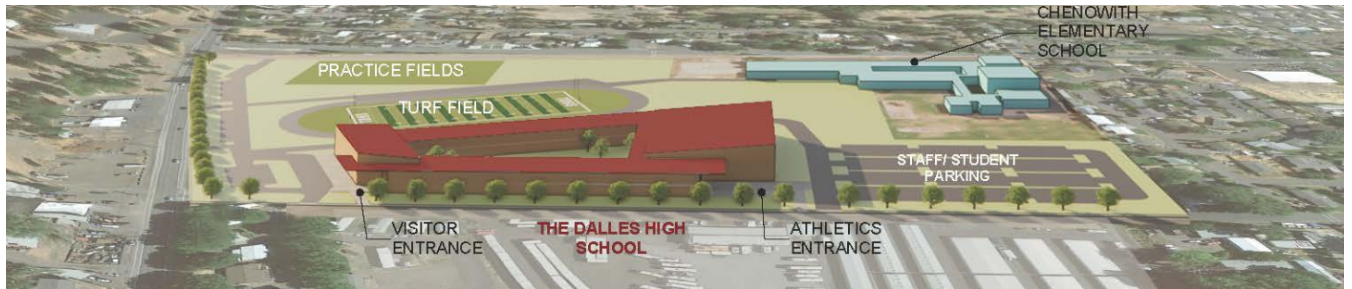
The total square footage of the current High School Building is 115,327 square feet. The on-campus square footage with Kurtz Gym and the Cafeteria included totals 153,283 square feet. While not small, the current layout and design do not maximize the square footage of the building. For example, rooms that are too small to serve as classrooms.

How large would the new school be?

We estimate the total square footage for the new high school to be 167,000 square feet with a student capacity of 950.

What would the new High School look like?

If the bond passes and funding is secured, the district would begin the process of bringing on an architect to facilitate the final master planning and design. Just like building your own home, funds are needed to secure a blueprint or rendering prior to building. During this time, the district would again solicit public feedback to help inform the final plan, and bring together a Site Design Committee. Below are a few concept images of other new high school builds in our state, as well as a site map that shows the square footage of what a new school would look like on the Wahtonka campus.





How will the original building be repurposed if the bond passes?

Our hope is that the existing TDHS building will essentially become a mixed-use building with a focus on youth services. We plan on consolidating various departments and programs here, such as our district offices and nutrition services. This would allow us to surplus other district buildings that the district could then sell and put towards the Capital Projects Fund or repayment of the bond. We hope to also engage other local community partners to centralize their services here. By breaking up the building and its use, we can better navigate some of the building's ADA limitations, as well as lighten the strain on our systems. An example of this model would be [The Gladstone Center for Children and Families](#), which is a partnership between public and private agencies to address the needs of families and young children from birth to six years of age. While following this model, we hope to expand the concept and create an all-encompassing “services center” for youth 0-18.

Why can't we just move students to the current Wahtonka Building?

We've seen some suggestions that we should just transfer students over to the existing Wahtonka building. This won't work for several reasons. First, the Wahtonka School was built with a much smaller student body in mind, with a maximum capacity of 450. Our current high school enrollment at the TDHS campus is approximately 840, with another 70-80 high schoolers at Innovations Academy.

The Wahtonka building also has a number of significant structural issues, such as severe water damage on both the roof and internal structure of the building. Inside, the plumbing, finishes and flooring show extreme amounts of wear and are in need of complete replacement.

What will happen to the Wahtonka building?

The current plan is to demolish the Wahtonka Building to make room for future campus and athletic upgrades.

By demolishing the Wahtonka Building we have the opportunity to expand the High School Campus and create an all encompassing, 21st century learning environment with additional onsite athletics. This will allow for a safer, more secure school with more equitable opportunities for all of our students.

Practically speaking, this will also decrease the need to bus students to and from sporting practices/games. This will relieve some of the transportation burden on the district, as well as keep student athletes in class. Currently, athletes are often released early to allow for travel time, even for our home games, which cuts into educational learning time.

If passed, when would construction begin?

Following a passing bond, the school district would immediately begin the process of soliciting and hiring an architecture firm to lead the project. This would be followed by the planning and design phase. We anticipate beginning construction mid-year of 2025 with potential occupancy by the 2027 school year.

How will bids/contracts be handled and can these be locally sourced?

We will follow all state procurement laws to ensure that contracts are obtained in the most efficient and cost-effective manner. We will accept bids from any business with the appropriate insurance and bonding capacity.

How does the district plan on addressing the other district buildings in need of maintenance as outlined in the 2019 long-range facilities plan?

Taking a deep dive into the long-range facilities planning (LRFP) process is one of the key areas of focus for our Director of Facilities Improvement and the Facilities Advisory Workgroup. We hope to create a more in-depth and strategic LRFP in the near future that will help us define, and prioritize the needs across the district. The current plan, which was created in 2019, is due for renewal this coming year.

What steps has the district taken to address other needs across the district and ensure facilities continue to be maintained?

The district has taken a number of added steps over the past two years to create extra layers of sustainability and stability, particularly around our facilities, including:

1. Establishing a Capital Projects Fund
2. Applying for, and receiving, multiple grants to address district facility needs. This includes two seismic rehabilitation grants totaling over 4.5 million dollars.
3. Creating a Director of Facilities Improvement position with a focus on the development of comprehensive and strategic long-term facilities plans.
4. Creating a Facilities Advisory Workgroup. The purpose of this group, which includes public, parent and staff participation, is to review current facility condition reports and assist with prioritizing and recommending repairs and renovations.

What is the estimated cost to property owners?

A \$140 million dollar bond would cost the average homeowner approximately \$2.73 per thousand dollars of assessed property value.

The average assessed property value in the North Wasco County High School Bond Zone is \$220,000. This equates to an estimated additional tax assessment of \$600.60 per year or \$50.05 per month.

For more information about how property taxes work in Oregon you can [check out the state website here](#).

Will there be independent oversight to ensure bond funds are spent properly?

Yes. An independent citizen Bond Oversight Committee would be established to oversee the use of bond funds if the bond passes in addition to regular, independent audits.

Did the district apply for other sources of funding?

Yes, the State of Oregon has awarded a matching funds grant of \$4 million to help fund Bond Projects from the [OSCIM Program](#). The district only receives the matching grant if the bond measure passes.

The district continues to explore and apply for alternate funding options to help address additional needs across the district and other potential upgrades to a new high school campus such as:

- [ODE Seismic Rehab Grant](#)
- Energy Incentives
- Renew America's Schools Grant

What percentage of the district's annual budget is typically set aside for capital outlay?

Our district allocates approximately 5% of the total budget to facilities improvement and capital outlay.

School districts can choose how they prioritize non-restricted funds from the state school fund. However, the majority of our budget is allocated to salaries and other associated payroll costs, adding up to roughly 79% of our total budget; followed by purchased services and supplies. This is typical in districts across the nation. The reality is that state school funds do not cover much beyond our basic daily operations and leave little to address the many needs in all of our school buildings.

Funding for new school buildings remains, primarily, the responsibility of the local school district and is usually financed through bond sales, and not through state school funds. That means for the most part, districts in Oregon are at the mercy of voters to finance capital projects, like extensive repairs/renovations and of course, new school buildings.

What cost savings would a new facility have?

We anticipate having a more cost-efficient and eco-friendly building that will help lower operating costs. We will have a better idea of these cost savings when we enter the planning and design phase.

What is the purpose of the Capital Projects Fund and how are funds allocated to this account?

The Capital Projects Fund was created with the purpose of intentionally earmarking some income for capital projects. Contributing funds include the construction excise tax dollars from the state, and fees received by the district for premise use. Prior to the establishment of this fund, these dollars would go directly toward the district's General Use Fund. This is also where the district plans to allocate funds received from the next round of the Google Data Centers Community Service Fee, which we anticipate in 2025.

How will the district utilize funds coming in from the Google agreements?

The district currently has an enterprise zone agreement with the City of The Dalles and Wasco County relating to one of the Google data centers. The agreement provides \$240,000 for 15 years for the district to use. The only restriction was the first 5-years were committed to beautification projects. The district began receiving funds in the 2017 fiscal year, making the district now on year 8 of the agreement. These funds are still used to address capital projects and/or the many building needs across the district. For example, this year the district intends to replace the fire alarm system at Chenowith Elementary.

The district will receive another allocation from the next Google Data Center Community service fee, which we anticipate to begin in 2025. This was initially estimated to be \$400,000 a year, however, it is dependent on their construction of the project. This agreement will provide funding for the district's newly formed Capital Projects Fund and be part of the continued long-term strategic building planning process.

These funds are a great benefit in addressing these critical needs across the district, but would not add up to the total amount needed for a new school. If the district saved every dollar allocated from the incoming Google funds, and the term was not limited to the 15 year-time frame on either agreement, it would take over 218 years for the district to save up to meet the \$140 million dollar bond amount.

Are there any current debts on district properties

No, there are no outstanding debts on any district properties.

What is the cost breakdown of the bond?

The scope of the bond was developed by the Community Advisory Committee. During the last work session, the group participated in a Build-a-Bond Exercise which prioritized the various needs/projects and identified what the committee felt should be included in the bond package. You can see those priorities, price estimations, and rankings below.

Note, that the estimated base price of the New High School is estimated at \$120 million. The top identified priorities in addition to that base are as follows:

****Yellow border indicates priority/project at new school site. Red border indicates priority/project at the existing TDHS campus.*

This would bring the grand total of all projects to \$147.8 million. The district is proposing a \$140 million dollar bond to cover the majority of this cost and will receive \$4 million in matching funds should the bond pass (see above). The remainder could potentially be addressed by alternative funding sources such as grants, the sale of district properties, income from the Google agreements, and other dollars from the district's Capital Improvement Fund.

How does a large construction project affect local jobs and the economy?

Large-scale construction projects similar to those in this bond proposal can have many positive impacts on the local economy. A typical new school construction project will employ hundreds of people during the design and construction phases.

Additional indirect benefits to the economy can come from increased patronage to local restaurants, stores and service providers. School construction projects also provide fee revenue for the city.

How could investing in schools impact me, even if I don't have kids in school?

Communities with good schools can impact home values, encourage people to stay (and invest in) the local area, and can supply the local economy with a larger pool of skilled professionals. Good schools can improve community pride, connections, and a sense of belonging.

How could investing in schools impact me, even if I don't have kids in school?

A community with good schools can positively affect home values, area pride, and business attractiveness. They also help shape the future workforce. Students can go on to be skilled workers and engaged citizens who contribute to the local economy and community in various ways.

School facilities provide community organizations with gathering spaces for sporting activities and various events.

For More Information, or to submit a question or comment, visit our bond information page:

<https://www.nwasco.k12.or.us/apps/pages/tdhsbond>

Breaking Down the \$140 Million Bond

Who came up with the scope of the new high school project?

- Community Advisory Committee of 60 community members worked through 5 meetings, facilitated by OPSIS the firm that recently completed Hood River's May Street Elementary and many other projects.

<p>New High School 167,000 Sqft High School</p> <p>Increased Capacity to ~950 Students Classrooms Science Labs Gym Space Performance Space Career and Technical Education Spaces Outdoor Spaces Large Commons Spaces for Eating & Congregating HVAC Enabled CCTV, Security & Access Control Enabled ADA Accessible Parking and Paving</p>	<p>\$128.9 million</p>
<p>Wahtonka Demolition and New Athletics Practice Fields</p> <p>Additional Year-round practice fields &, New athletic facilities</p>	<p>\$5.9 million</p> <p>\$7.6 million</p>
<p>East 10th St High School Repairs & Upgrades</p> <p>Electrical Upgrades (\$1m) ADA Accessibility Improvements and reconfiguration of some spaces (\$2m) Roof Repairs (\$2.4m)</p>	<p>\$5.4 million</p>
<p>Total</p>	<p>\$147.8 million</p>

This would bring the grand total of all projects to \$147.8 million. The district is proposing a \$140 million bond to cover most of this cost and will receive \$4 million in matching funds should the bond pass (see above). The remainder would be addressed through alternative funding sources such as grants, the sale of district properties, income from the Google agreements, and other dollars from the district's Capital Improvement Fund.

What is the price per Square Foot?

Note

Pricing per Sqft can be misleading with different builders and architects including different costs into the sqft price.

Typically, in the pricing of public buildings, a building's sqft price doesn't include the soft costs as they can be variable by state, city, and county and don't provide a very helpful comparison.

When costing the construction of public buildings, it's standard to break the costing down into "hard costs" (2 thirds) and "soft costs" (1 third).

Hard costs are materials like concrete and roofing

Soft costs are things like architectural, engineering, and other professional services, taxes, equipment rentals, and fees.

So the first calculation is $\$128,900,000 / 167,000$ sqft (sqft of the building) - $\$771.85$ - and when you take 2 thirds of that by multiplying it by 0.66 - we get $\$509.42$ per sqft.

Then with $\$509.42/\text{sqft}$, let's understand what it's slated to pay for:

- Groundwork, parking, and traffic layout. With the learned lessons of the other schools, and now a state-funded specific staff role of "Safe Routes to School Coordinator" and a traffic study commitment from the city of The Dalles.
- Signage & Sidewalks, and Traffic Safety

- An earthquake-resistant and energy-efficient building that's designed with up-to-date research in supportive environments and learning spaces.
- School security enabled doors & entryways, glass, CCTV and lockdown systems.
- HVAC systems, plumbing, engineering.
- Soft furnishings such as built-in desks, lockers, eating spaces, science labs, library/media centers,
- Learning tools, such as whiteboards.
- CTE - Vocational Learning Spaces - such as Autoshop, Culinary Arts, and many more.
- Specialty finishes in other areas such as athletic & performing arts spaces.
- Cafeteria & Nutrition Services Facilities.
- CCTV and Safety Measures.

Wahtonka Demolition and Athletic Practice Facilities - \$5.9 Million

Sports facilities are in high demand in The Dalles. The community advisory committee was faced with understanding the trade-offs of how big or small this investment in school sports should be when considering price impacts and limitations.

The plan presented balances, managing old buildings in a responsible way, with the needs of students in our district.

Look out for a project in the pipeline at the Wasco County Commission that's looking at building a sports complex within walking distance from this campus that would offer a competition space to the entire community.

Go Riverhawks.

East 10th St. High School Repairs & Upgrades

Electrical Upgrades (\$1m)

Currently, the building is at its maximum electrical capacity, and to start looking at any HVAC improvements in the building, electrical capacity upgrades first need to be realized.

ADA Accessibility Improvements and reconfiguration of some spaces (\$2m)

According to the State of Oregon, Title IX, and the American Disabilities Act, any plan to continue to use the current 10th St school must include this project.

Roof Repairs (\$2.4m)

Due to its current age and condition, and with multiple repairs, continued use of the building also must include extensive roof repairs.

Other known high school building needs on East 10th that are not included in the 2023 bond initiative.

- Windows
- HVAC improvements
- Seismic Upgrades
- Additional Security Measures
- Nutrition Services Spaces
- Ground Work & Parking
- CTE Upgrades

\$140 Million Dollar Bond

How does it compare to other bonds?

The Dalles Middle School Bond, Passed in early 2000's at a rate of \$1.65/\$1000, when you align that \$1.65 with the inflation to now (2023) you get a rate of \$2.74.

The difference is, that was a 20-year bond, and this is a 30-year bond.

Here's a full list of bonds in the district.

TCA 97	
Columbia Gorge CC UR	0.2545
Columbia Gorge ESD UR	0.4404
N Wasco Co SD 21 UR	4.9322
Education Total	5.6271
City of The Dalles UR	2.8388
Columbia Gateway Urban Renewal	1.0206
Mid Columbia Fire & Rescue UR	1.9773
N Wasco Co Parks & Rec UR	0.6399
Port of The Dalles UR	0.189
Wasco Co 4H & Ext UR	0.2354
Wasco Co Library UR	0.6402
Wasco Co Soil & Water UR	0.2354
Wasco County UR	4.0031
Gen Govt Total	11.7797
Columbia Gorge CC Bonds	0.3711
Mid Columbia Fire & Rescue Bonds	0.1401
N Wasco Co Parks & Rec Bonds	0.2086
Bond Total	0.7198
CONSOLIDATED RATE	18.1266

Will the Bond Rate Go down with the new Google Projects?

As taxable properties and assessed values are added to the tax rolls, collectively bond rates go down as more people are paying those rates.

1. D21's first bond estimate didn't include the Google project as it wasn't yet on the tax rolls and "couldn't be properly assessed to estimate the change in tax rate." it was \$3.12 / \$1000 assessed real value.
2. The second estimate, done by Piper Sandler Public Finance included the taxable impact of the first Google project added to the tax rolls. The homeowner's bond rate of \$3.12 went to \$2.73 - a reduction of 39¢.

Hypothetically;

3. If we assume the second Google property to be exactly the same value as the first when it comes on the tax rolls. We also assume all other financial conditions are the same, the addition of the second Google property would bring the cost of the high school on the taxpayer down another 39¢ to: \$2.34

4. Adding a third Google property with the same 2 previous assumptions, and after it's tax break period, another 39¢, very hypothetically, would bring the rate down to: \$1.95/\$1000.

In addition to and irrespective of the tax reduction, the school district would also be benefiting from the 2 negotiated fees through Wasco County and The City of The Dalles of \$240k per year for the first 15 years of each project.

Other bonds and their expiration dates.

MCFR last year to levy the current bond is tax year 2033-34

Park & Rec 2029-30

Col. Gorge Community College 2025-26

CAC Feedback: Bond Scope

Highest Priority

- Increased capacity of new high school, creating a comprehensive campus

Second Highest Priority

- Accessibility, Envelope Improvements (Energy Efficiency), and Athletic Fields at the new High school

Third Highest Priority

- Upgrades to TDHS, and removal of Wahtonka for additional site improvements

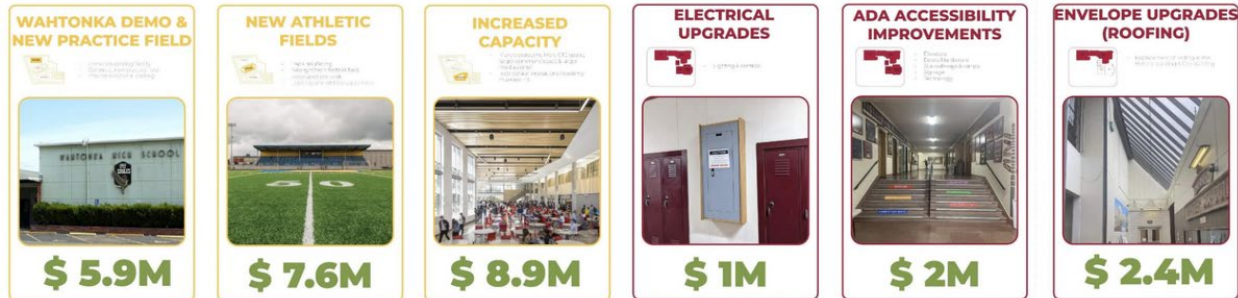
Bond Scope:
New High School on Wahtonka Site

- Additional Priorities:**
- Increased HS Capacity
 - New Athletic Fields
 - New Practice Fields
 - Existing HS ADA Accessibility Improvements
 - Existing HS Envelope Upgrades
 - Existing HS Electrical Upgrades

Scope Prioritization

Scope Prioritization	\$\$	OVERALL	
		Base	Additional Priorities
New High School (Base)	\$120M	5	0
Existing HS Scope			
Critical HVAC Upgrades		0	1
Non Critical HVAC Upgrades		0	0
Plumbing Upgrades		0	1
Electrical Upgrades	\$1M	2	1
Safety/ Security		1	1
Restroom Renovations		1	0
ADA Accessibility Improvements	\$2M	3	1
Envelope Upgrades - Windows		1	1
Envelope Upgrades - Roof	\$2.4M	4	0
Auditorium Upgrades		0	0
Interior Finishes - CTE Building		0	0
Interior Finishes - Historic Building		0	1
Cafeteria Refresh		0	0
Parking and Paving		0	0
New HS			
Increased Capacity	\$8.9M	4	1
New Athletic Fields	\$7.6M	3	1
New Stadium/ Bleachers		2	0
Wahtonka Demo & New Practice Field	\$5.9M	2	1
400 Seat Theater		0	0
New Auxillary Gym		0	0

Note, that the estimated base price of the New High School is estimated at \$120 million. The top identified priorities in addition to that base are as follows:



***Yellow border indicates priority/project at new school site. Red border indicates priority/project at the existing TDHS campus.

This would bring the grand total of all projects to \$147.8 million. The district is proposing a \$140 million dollar bond to cover the majority of this cost and will receive \$4 million in matching funds should the bond pass (see above). The remainder could potentially be addressed by alternative funding sources such as grants, the sale of district properties, income from the Google agreements, and other dollars from the district's Capital Improvement Fund.

PORT OF THE DALLES AGENDA ITEM

MEETING DATE	October 11, 2023
ACTION ITEM G-1.)	August 9, 2023, Regular Session Meeting Minutes
STAFF RECOMMENDATION	Approve <u>August 9, 2023, Regular Session Meeting Minutes</u> as presented

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Wednesday, August 9, 2023, 5:30 p.m.
Port Administrative Office, The Dalles, Oregon

The Regular Session Meeting of the Port Commissioners was called to order by President Wallace at 5:34 p.m.

ROLL CALL Executive Assistant Toepke

- COMMISSION Robert Wallace, President; Greg Weast, Vice-President; Staci Coburn, Treasurer; John Willer, Secretary; Mary Hanlon, Assistant Secretary/Treasurer
- STAFF Andrea Klaas, Executive Director; Jennifer Toepke, Executive Assistant/Bookkeeper; Bill Dick, Attorney, Dick, Dick & Corey
- GUESTS Becky Bryant, Business Oregon; Jessica & Ed Devlaeminck

PLEDGE OF ALLEGIANCE Commissioner Weast

AGENDA CORRECTIONS/ADDITIONS *None*

PUBLIC COMMENT OR QUESTION *Brief introduction by Becky Bryant of Business Oregon*

ACTION ITEMS

1. July 12, 2023, Regular Session Meeting Minutes Stand as presented, after correction made on Page 4: raise should be raze.
2. July 2023 Financial Reports Treasurer Coburn Stand as presented.
3. Resolution No. 2023-004 Adopting a Supplemental Budget for Fiscal Year 2023-2024 M/G. Weast S/J. Willer, Motion Approved Unanimously

REPORTS

1. Director's Report Executive Director Klaas *Stands as included in meeting packet.*
2. Strategic Business Plan Update Report Executive Director Klaas *Stands as included in meeting packet.*
3. The Dalles Community Outreach Team Commissioner Weast & Executive Director Klaas **Brief verbal report given.*
4. Columbia Gateway Urban Renewal Agency Board Commissioner Coburn **Brief verbal report given.*
5. Dufur Commissioner Wallace **Brief verbal report given.*
6. The Dalles Area Chamber of Commerce Board *No Report; waiting to attend first meeting.*
7. Wasco County Economic Development Commission Executive Assistant Toepke *No report; next meeting in September.*

REGULAR SESSION ADJOURNED AT 5:57 P.M. & EXECUTIVE SESSION COMMENCED AT 5:57 P.M.

EXECUTIVE SESSION as allowed by ORS 192.660(2)(e) Real Property Transactions and ORS 192.660(2)(h) Conferring with Legal Counsel regarding litigation *Media representatives are instructed not to report or disclose matters discussed in Executive Session *None*

EXECUTIVE SESSION ADJOURNED AT 6:45 P.M. & REGULAR SESSION RESUMED AT 6:47 P.M.

ACTION FROM EXECUTIVE SESSION *Reject proposed purchase offer; staff to work with buyers to amend offer.*

UPCOMING MEETINGS/EVENTS *Stands as presented.*

COMMISSION CALL

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 6:47 p.m.

PORT OF THE DALLES:

ATTEST:

Robert Wallace, President
Board of Commissioners

John Willer, Secretary
Board of Commissioners

**Minute taker not in meeting room.*

DATE APPROVED: October 11, 2023

Prepared by: Jennifer Toepke, Executive Assistant/Bookkeeper

PORT OF THE DALLES AGENDA ITEM

MEETING DATE	October 11, 2023
ACTION ITEM G-2.)	September 13, 2023, Regular Session Meeting Minutes
STAFF RECOMMENDATION	Approve <u>September 13, 2023, Regular Session Meeting Minutes</u> as presented

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Wednesday, September 13, 2023, 4:30 p.m.
Dufur High School, Dufur, Oregon

The Regular Session Meeting of the Port Commissioners was called to order by President Wallace at 4:34 p.m.

ROLL CALL Executive Assistant Toepke

- COMMISSION Robert Wallace, President; Greg Weast, Vice-President; Staci Coburn, Treasurer; John Willer, Secretary; Mary Hanlon, Assistant Secretary/Treasurer
- STAFF Andrea Klaas, Executive Director; Jennifer Toepke, Executive Assistant/Bookkeeper; Bill Dick, Attorney, Dick, Dick & Corey
- GUESTS Jack Henderson; Merle Keys; Kathy Bostick; Elaine Albrich; Josiah Dean; Barbara McKenzie; Michael Kluz; Lanier Fussell

PLEDGE OF ALLEGIANCE Commissioner Coburn

AGENDA CORRECTIONS/ADDITIONS *None*

PUBLIC COMMENT OR QUESTION *None*

ACTION ITEMS

1. August 2023 Financial Reports Treasurer Coburn *Stand as presented.*

REPORTS

1. Director's Report Executive Director Klaas *Stands as included in meeting packet.*
2. The Dalles Community Outreach Team Commissioner Weast *Washington, D.C. trip is next week. Kudos to staff. Meeting with four senators. 6 congress people. In the last years over \$20 million has come into the community from the COT's work. Executive Director Klaas A quick overview of projects being brought back to D.C.:*

 - *Port: Industrial Land Acquisition & Marina Launch Ramp Upgrade. Marina Launch Ramp Upgrade: The Oregon State Marine Board (OSMB) did a design for the Port a few years. \$4.2 million has now been revised to \$5.2 million. OSMB will pitch in – they have 25-35% of the project. But that leaves a gap in funding. Pitching the project as a tourism project – but also is an emergency project, as if there is an emergency on the water, it can be used for that. Also broader, the Columbia River will be the transportation corridor if there is an event in Portland. Marina: Traffic pattern flow is not good – needs to be changed. The restrooms need to be remodeled. The launch ramp itself needs to be replaced – the concrete ramp needs fixing/replacing – because of the change of the level of the water due to the dams. The docks are old – they need to be revamped and modernized.*
 - *Columbia Gorge Community College, Workforce Training: Expanded project that was on the list previously. So that the aviation mechanics program can expand over at the airport.*
 - *Columbia Gorge Early Learning Center, Columbia Gorge Community College: Chenoweth Middle School is still being used so that it doesn't fall into disrepair. The intent is to turn that into an early learning center.*
 - *Q-Life: to build a new collocation facility. To move it out of the basement of the City of The Dalles. A lot of our internet is being routed through the Pitak Mansion and a collocation place in Seattle. Those are the two big trunk areas for fiber communication.*
 - *Kramer Field Athletic Field – the whole move and shuffle between hospital, athletic field, etc.*

3. Columbia Gateway Urban Renewal Agency Board Commissioner Coburn *Approved the 5th amendment for Mr. Carpenter's project to March of 2024. Awarded a grant of \$1 million for the incentive program to TD3rd – the project of 108 apartments being built off 3rd Street and Laughlin. In addition, the Board also approved a development funding agreement for \$730,000 to get that done – with escalating costs, we felt it is important to help.*

COMMUNITY PARTNER UPDATES & INTRODUCTIONS

- Jack Henderson, Superintendent, Dufur School District
 - *355 students enrolled in K-12, up quite a bit from last year; including the Dufur Sprouts Preschool Program, there are 400 kids at school most every day.*
 - *A full-time nurse was hired. Plus, the school has a mental health counselor and a wellness person.*
 - *The high school is ranked 22nd in the State by the US World News Report.*
 - *Scholarship gave away nearly \$200,000 to twelve Dufur High School graduates.*
 - *A \$2.5 million seismic rehabilitation grant will cover the cost to redo the gym roof. It should be finished prior to the start of the school year in 2024.*
 - *Just held a successful Oregon 8 Man Classic despite the rain; it has a huge economic impact on Dufur and the surrounding area.*
 - *School based Health Center is in the works. Funding: \$25,000 Ford Family; \$25,000 Google; looking for other streams of funding. The plan is to have it open by January 2024. The school is partnering with One Community Health in The Dalles.*
 - *ESD got at \$100,000 grant from Google a couple of years ago, so a mobile health center comes every two weeks or so – so at least the kids could get their physicals in on time.*

- Jerry Walker Foundation have the school \$85,000 last year. The Jerry Fest this Saturday we expect to make \$25,000. The money continues to grow in the stock market. The Ranger Pride Education Foundation – which is the umbrella organization for all of the school’s scholarships – this fund has \$2 million in it now.
- Merle Keys, Mayor, City of Dufur
 - Currently working on two projects: 1) To upgrade the sewer system. Mandated by the Federal Government. Acquire a piece of property. Where we can put a pond and another area where we can irrigate alfalfa. We had a pilot project for the last 20 years. The government has received our application for some funding. Put the project to bid in the spring, to finish in the fall. Expansion of Dufur from 602 to 800/900. Have to expand the sewer system. 2) 5th Street Project with funds that Greg Smith helped the City obtain. The second round of Covid money. A series of sidewalks up to WE3 and a small piece on the other side. Safer for children to go to and from school. Plus new more modern streetlights.
- Kathy Bostick, City Recorder, City of Dufur
 - Wastewater project, the funding that came in was \$1.625 million through USDA. Senator Merkley \$1 million. Estimated engineer costs are \$4.8 million. Cleaned out on cell 1. Schedule A has already been done. Funding request sent to Steve Kramer. They sent that request to Bentz. For the new well. A well on City property that the school uses for the FAA. South basin has 32 connections. Need a new reservoir. Strategic moving on our part. Get the sewer project off the ground before we go into a new project. Community projects: the new fire siren is up and working. Speed limit signs need upgrading. We need new signs.
 - How can the Port help? Possible charging stations for Dufur – in front of the City Parking Lot. Josiah has one at his hotel. So, if you put a charging station at the City parking lot so that then they can charge and walk around town.
- Ann Ferguson, Secretary/Treasurer, Dufur Recreation District
 - Ann could not make the meeting but kindly sent this update: Our bathhouse project is still in the planning stages, getting all the different engineers’ work done and the whole thing ready to go to the OHA for approval. Some work has been done on the parking expansion portion and the extra parking has been in use for a while; I think border fencing is the only major step left for that part of the project. We hope to have plans for the bathhouse and splash pad ready to submit to OHA very soon.
- Elaine Albrich, Wasco County Appointed Commissioner, Columbia River Gorge Commission
 - Recently moved to Dufur with husband. Appointed to the Columbia River Gorge Commission (CRGC) by Wasco County (replacing Roger Nichols who served for several years.). Land Use and Permitting Attorney with Davis, Wright, Tremaine. Worked for Port of The Dalles for the last round of the update of the CRGC Management Plan, to balance their plan for economic development purposes. To be more accessible to Wasco County residents, I’ve suggested to Wasco County leadership that we hold some listening sessions with residents; we need to hear about their needs. Looking forward to getting more integrated into the community.

UPCOMING MEETINGS/EVENTS Stands as presented.

COMMISSION CALL Commissioners thankful all around to Dufur for the warm welcome, and appreciative of the informative community partner updates.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 5:35 p.m.

PORT OF THE DALLES:

ATTEST:

Robert Wallace, President
Board of Commissioners

John Willer, Secretary
Board of Commissioners

TOUR OF DUFUR COMMUNITY

DATE APPROVED: October 11, 2023

Prepared by: Jennifer Toepke, Executive Assistant/Bookkeeper

PORT OF THE DALLES AGENDA ITEM

MEETING DATE October 11, 2023

ACTION ITEM G-3.) September 2023 Financial Reports Executive Assistant Toepke

STAFF RECOMMENDATION Approve September 2023 Financial Reports as presented

Notable

- Savings
 - The Oregon State Treasury Short Term Fund (OSTF) Rate yielded 4.63%
 - ❖ Accordingly, the remainder of funds in the First Interstate Bank Money Market Account were moved to the Local Government Investment Pool OSTF Account.
- Uncommon Fund Activity
 - General Fund
 - ❖ Income
 - First monthly rent for lease of Lot 25: \$3,125.00
 - First monthly rent for lease of Lot 10: \$5,000.00
 - ❖ Expense
 - First progress payment for Audit FY 2022-2023: \$6,500.00
 - Marina Fund
 - ❖ First insurance claim reimbursement received from Marina Fire 07-03-2021: \$22,608.59.

Cash Basis

PORT OF THE DALLES
Balance Sheet by Class
As of September 30, 2023

	<u>General Fund</u>	<u>Marina Fund</u>	<u>Port Development Fund</u>	<u>Unclassified</u>	<u>TOTAL</u>
ASSETS					
Current Assets					
Checking/Savings					
CSB Checking					
General Checking	4,952.40	0.00	0.00	0.00	4,952.40
Total CSB Checking	<u>4,952.40</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,952.40</u>
FIB Checking					
General Fund	18,446.66	0.00	0.00	0.00	18,446.66
Marina Fund	0.00	3,103.13	0.00	0.00	3,103.13
Port Development Fund	0.00	0.00	3,619.90	0.00	3,619.90
Total FIB Checking	<u>18,446.66</u>	<u>3,103.13</u>	<u>3,619.90</u>	<u>0.00</u>	<u>25,169.69</u>
FIB Money Market					
Port Development Fund	0.00	0.00	9,762.07	0.00	9,762.07
Total FIB Money Market	<u>0.00</u>	<u>0.00</u>	<u>9,762.07</u>	<u>0.00</u>	<u>9,762.07</u>
LGIP					
General	1,300,558.00	0.00	0.00	0.00	1,300,558.00
Marina	0.00	276,454.52	0.00	0.00	276,454.52
Port Development	0.00	0.00	3,858,577.46	0.00	3,858,577.46
Total LGIP	<u>1,300,558.00</u>	<u>276,454.52</u>	<u>3,858,577.46</u>	<u>0.00</u>	<u>5,435,589.98</u>
Petty Cash	66.28	28.48	55.24	0.00	150.00
Total Checking/Savings	<u>1,324,023.34</u>	<u>279,586.13</u>	<u>3,872,014.67</u>	<u>0.00</u>	<u>5,475,624.14</u>
Total Current Assets	<u>1,324,023.34</u>	<u>279,586.13</u>	<u>3,872,014.67</u>	<u>0.00</u>	<u>5,475,624.14</u>
TOTAL ASSETS	<u>1,324,023.34</u>	<u>279,586.13</u>	<u>3,872,014.67</u>	<u>0.00</u>	<u>5,475,624.14</u>
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Credit Cards					
Mastercard-2556	1,233.69	0.00	0.00	0.00	1,233.69
Total Credit Cards	<u>1,233.69</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,233.69</u>
Other Current Liabilities					
Payroll Liabilities	314.28	0.00	0.00	0.00	314.28
Total Other Current Liabilities	<u>314.28</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>314.28</u>
Total Current Liabilities	<u>1,547.97</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,547.97</u>
Total Liabilities	<u>1,547.97</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,547.97</u>

Cash BasisPORT OF THE DALLES
Balance Sheet by Class
As of September 30, 2023

	General Fund	Marina Fund	Port Development Fund	Unclassified	TOTAL
Equity					
Unrestricted Net Assets	1,385,051.00	254,837.72	3,832,821.27	0.00	5,472,709.99
Net Income	-62,575.63	24,748.41	39,193.40	0.00	1,366.18
Total Equity	<u>1,322,475.37</u>	<u>279,586.13</u>	<u>3,872,014.67</u>	<u>0.00</u>	<u>5,474,076.17</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,324,023.34</u></u>	<u><u>279,586.13</u></u>	<u><u>3,872,014.67</u></u>	<u><u>0.00</u></u>	<u><u>5,475,624.14</u></u>

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

	<u>Jul - Sep 23</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	16,331.12	32,910.00	49.62%
Other Resources			
Grants	0.00	4,000,000.00	0.0%
Launch Ramp & Transient Moorage	590.00	3,000.00	19.67%
Leased Land & Facilities	30,275.00	60,000.00	50.46%
Loan Repayments			
Marina Fund	0.00	84,466.00	0.0%
Total Loan Repayments	<u>0.00</u>	<u>84,466.00</u>	<u>0.0%</u>
Other Income	0.00	15,000.00	0.0%
Total Other Resources	<u>30,865.00</u>	<u>4,162,466.00</u>	<u>0.74%</u>
Previously Levied Taxes	3,757.47	5,000.00	75.15%
Property Taxes	1,762.19	430,251.00	0.41%
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	<u>0.00</u>	<u>1,008,068.00</u>	<u>0.0%</u>
Total Income	<u>52,715.78</u>	<u>6,735,689.00</u>	<u>0.78%</u>
Gross Profit	52,715.78	6,735,689.00	0.78%
Expense			
Capital Outlay	174.91	4,050,000.00	0.0%
Material & Services	46,213.58	296,000.00	15.61%
Personal Services	68,902.92	400,000.00	17.23%
Transfers & Contingency	0.00	1,400,000.00	0.0%
Total Expense	<u>115,291.41</u>	<u>6,146,000.00</u>	<u>1.88%</u>
Net Ordinary Income	<u>-62,575.63</u>	<u>589,689.00</u>	<u>-10.61%</u>
Net Income	<u><u>-62,575.63</u></u>	<u><u>589,689.00</u></u>	<u><u>-10.61%</u></u>

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

	<u>Jul - Sep 23</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	2,920.57	10,115.00	28.87%
Other Resources			
Fire Emergency	22,608.59	1,500,000.00	1.51%
Total Other Resources	<u>22,608.59</u>	<u>1,500,000.00</u>	<u>1.51%</u>
Total Income	<u>25,529.16</u>	<u>1,847,272.00</u>	<u>1.38%</u>
Gross Profit	25,529.16	1,847,272.00	1.38%
Expense			
Capital Outlay	780.75	900,000.00	0.09%
Debt Service	0.00	84,466.00	0.0%
Transfers & Contingency	0.00	808,068.00	0.0%
Total Expense	<u>780.75</u>	<u>1,792,534.00</u>	<u>0.04%</u>
Net Ordinary Income	<u>24,748.41</u>	<u>54,738.00</u>	<u>45.21%</u>
Net Income	<u><u>24,748.41</u></u>	<u><u>54,738.00</u></u>	<u><u>45.21%</u></u>

Profit & Loss Budget vs. Actual-PORT DEVELOPMENT FUND

July through September 2023

	<u>Jul - Sep 23</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	40,851.87	62,680.00	65.18%
Other Resources			
Grants	0.00	4,000,000.00	0.0%
Land Sales & Contract Interest			
V&G			
Interest	923.01		
Principal	1,356.99		
Total V&G	<u>2,280.00</u>		
Land Sales & Contract Interest - Other	0.00	2,500,000.00	0.0%
Total Land Sales & Contract Interest	<u>2,280.00</u>	<u>2,500,000.00</u>	<u>0.09%</u>
Loan Repayments			
CGCC	0.00	464,014.00	0.0%
City of Dufur	0.00	42,225.00	0.0%
Total Loan Repayments	<u>0.00</u>	<u>506,239.00</u>	<u>0.0%</u>
Other Income	61.03	4,000,000.00	0.0%
Total Other Resources	<u>2,341.03</u>	<u>11,006,239.00</u>	<u>0.02%</u>
Transfer from Other Funds			
General Fund	0.00	1,300,000.00	0.0%
Total Transfer from Other Funds	<u>0.00</u>	<u>1,300,000.00</u>	<u>0.0%</u>
Total Income	<u>43,192.90</u>	<u>14,458,262.00</u>	<u>0.3%</u>
Gross Profit	<u>43,192.90</u>	<u>14,458,262.00</u>	<u>0.3%</u>
Expense			
Capital Outlay	0.00	9,000,000.00	0.0%
Material & Services	3,999.50	405,000.00	0.99%
Special Payments	0.00	2,000,000.00	0.0%
Transfers & Contingency	0.00	400,000.00	0.0%
Total Expense	<u>3,999.50</u>	<u>11,805,000.00</u>	<u>0.03%</u>
Net Ordinary Income	<u>39,193.40</u>	<u>2,653,262.00</u>	<u>1.48%</u>
Net Income	<u><u>39,193.40</u></u>	<u><u>2,653,262.00</u></u>	<u><u>1.48%</u></u>

MEETING DATE October 11, 2023

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

Projects

- Whiting-Turner is interested in leasing lots 1 and 2 for parking.
- 280 Earth is interested in leasing additional lots for parking in Q3 2024.

Office

- Executive Director Klaas did the monthly radio talk shows on KIHHR and KODL.
- Executive Director Klaas and Commissioner Weast traveled to Washington, D.C. September 17-21 as part of The Dalles Community Outreach Team (COT); details on that trip can be found below under The Dalles Community Outreach Team.
- Executive Director Klaas and Executive Assistant Toepke attended the Oregon Public Ports Association (OPPA) meeting held in Astoria, Oregon this year. Presentations included:
 - Update on the Abandoned and Derelict Vessel funding/legislation. While not a huge issue at the Port of The Dalles, we have had a few abandoned vessels in our marina. The cost and process of removal is quite expensive, even for small boats. More of an issue is with the coastal ports when old, large fishing vessels get left behind. The legislation identified funds to help with removal costs.
 - Oregon Department of Energy Grant Programs
 - American Society of Civil Engineers (ASCE) presentation on the condition of Oregon port's infrastructure. Based on the ASCE analysis, Oregon ports received a C-. For inland ports, it was noted that many of the facilities need upgrades or repairs. Another issue raised for inland ports is the need to protect river flow through a renewed agreement with Canada and the Columbia River Treaty.
 - Oregonians for Floodplain Protection presented the possible consequences of the proposed new rules being imposed along waterways and floodplains as an outcome from a lawsuit filed against the Environmental Protection Agency. This is a complex issue, but could have serious impacts on ports and our ability to repair and maintain docks, harbors, do development, etc. OPPA membership voted to support the efforts of the Oregonians for Floodplain Protection advocacy work.
 - Federal Update by Ray Bucheger
 - Pacific Northwest Waterway Association (PNWA) update. PNWA is a trade association that advocates for federal policies and funding in support of regional economic development. PNWA advocates for efficient, reliable, and environmentally sustainable waterways.
- The Port of The Dalles will be hosting next year's Oregon Public Ports Conference!

The Dalles Marina

- The Port has received a bid from Bellingham Marine for replacement of the D dock. The estimate is \$760,000. This dock would only accommodate boats, no boathouses. Bellingham Marine was the contractor that installed the existing dock system, so this new dock would be compatible with what is currently in place. The Port has begun conversations with Business Oregon about a loan to cover this cost. A detailed financing analysis will be brought to the November meeting for discussion and deliberation.
- The Port has been working with the Oregon State Marine Board (OSMB) to upgrade the launch ramp and bathrooms. The OSMB provided the Port with a preliminary design to use for rough cost estimate. That estimate today is about \$5.5 million. This upgrade is one of the projects that the Community Outreach Team (COT) presented in Washington, D.C. The Port has also been meeting with Business Oregon to identify possible funding options at the State level, but one standard that the State requires is that a project is "ready to go". The OSMB has indicated that if the Port had funding today, this project has a 5-year lead time due to permitting and various studies that need to be completed even before the actual work begins. The OSMB provided guidance that a first step could be studies and permits for the project. They estimate that the cost will be \$150,000-\$200,000. Ports have a few Port only funding streams through Business Oregon that are being explored to help cover the cost of this permitting work. Once complete, this would then allow the Port to apply for funds for projects that "are ready to go".
- Marina Concessionaire Agreement: In 2016 the Port of The Dalles entered into a concessionaire agreement with Angie Wilson, DBA The Dalles Marina, LCC; to manage the day-to-day operations of the Port of The Dalles Marina (gated/private side of the Marina). The concessionaire agreement allows The Dalles Marina, LLC to retain all revenue generated from the operation of the Marina (gated/private side of the Marina) and to make operational decisions for the ongoing operation and maintenance of the Marina (gated/private side of the Marina). The Port granted two, 3-year extensions to the original term of the agreement, which is now set to expire June 2024. Through discussions with The Dalles Marina, LLC, they have indicated that they would

like to enter into a long-term agreement with the Port, possibly 45 years. For the November meeting Port staff will bring forward various concepts for ongoing marina management for commission discussion.

Brownfield Coalition Update

- The coalition is exploring applying for additional funds from the Environmental Protection Agency (EPA). The group feels that the first tranche of money was well spent and there are still several projects in the queue that will not get done with this first funding round.

The Dalles Community Outreach Team

- Washington, D.C. Trip Dates: September 18-21, 2023
- The travel team consisted of Greg Weast, Vice-President, Port of The Dalles Commission & Andrea Klaas, Executive Director, Port of The Dalles; Scott Hege, Vice-Chair, Wasco County Commission; Rich Mays, Mayor, City of The Dalles & Darcy Long, City Councilor, City of The Dalles; Lisa Farquharson, CEO/President; The Dalles Area Chamber of Commerce; and Cyndi Gentry, Director Corporate Services, Northern Wasco County PUD
- Meetings:
 - Senators: Wyden (OR), Merkley (OR), Cantwell (WA), Murray (WA)
 - Representatives: Bentz (OR-2), Chavez-DeRemer (OR-5), Newhouse (WA-4), Gluesencamp-Perez (WA-3). Commissioner Hege and Executive Director Klaas also had a brief meeting with staff from Representative Blumenauer's office (OR-3)
 - Other: National Association of Counties, US Chamber of Commerce, Annie McColaugh (Federal Affairs Director for Governor Kotek)
- Projects Outcomes:
 - Columbia Gorge Community College Workforce Training - Columbia Gorge Community College
 - Issue: Project received Economic Development Administration (EDA) grant, but award came 2 years after submission and construction costs have increased.
 - Solutions offered:
 - Approach EDA for a "plus up" to the current award to fill the gap. The challenge is where would that money come from?
 - May be some new Federal Aviation Administration (FAA) funds coming for tech training.
 - CHIPS and Science Act has a workforce component, might be a possibility.
 - American Rescue Plan Act (ARPA) funds can be used for items like this.
 - Columbia Gorge Early Learning Center - Columbia Gorge Community College
 - Issue: Renovation costs to transform Chenoweth Middle School into a childcare facility are about \$7 million.
 - Solutions offered:
 - CHIPS and Science Act has a childcare component as it relates to the workforce.
 - Community Development Block Grant (one issue is that these dollars are State specific, so a usage census would need to be implemented to subtract out WA resident usage)
 - Key words for Congressionally Directed Spending (Senate version of earmarks) application - "strong low-income impact", "early childhood", "childcare desert."
 - Transportation Housing and Urban Development (T-HUD) funded 2 childcare facilities in Oregon this session.
 - Ag Committee has a "rural construction account" this might be a possible funding source.
 - One question that came up is, "is The Dalles rural according to the Economic Development Administration"?
 - Port of The Dalles Industrial Land Acquisition - Port of The Dalles
 - Issue: The Port needs financial assistance to purchase additional industrial land in The Dalles.
 - Solutions offered:
 - Environmental Protection Agency (EPA) brownfields could help with planning costs.
 - The House of Representatives is working on a Port Infrastructure Development program.
 - Economic Development Administration (EDA) has funds that can be used to get ready land for a specific business.
 - Port of The Dalles Launch Ramp Upgrade - Port of The Dalles
 - Issue: Costs to upgrade the launch ramp have increased to \$5.5 million. Oregon State Marine Board will contribute \$1.5 million, balance needed \$4 million. Will aid in emergency response and river rescue.
 - Solutions offered:
 - Building Resiliency In Communities (BRIC) funding
 - Federal Emergency Management Administration (FEMA) disaster preparedness
 - Department of Transportation "protect program", focuses on resilience.
 - Congressionally Directed Spending from FEMA account

- Oregon Emergency Management is receiving Federal funds.
 - May be additional support through Senator Crapo's office (Idaho)
 - Focus on "it's an economic driver", "emergency services", "public safety", "disaster resilience."
- Q-Life Collocation Facility for Disaster Recovery - Q-Life
 - Issue: \$1.75 million is needed to cover capital construction costs of new facility to house carrier-neutral fiber collocation
 - Solutions offered:
 - Oregon Broadband Office - reaching Federal funds that can be used for construction.
 - Department of Commerce
 - Federal Communication Committee has disaster aid funding focus.
 - FEMA - Telecom and facility focus.
 - Wasco County Kramer Field Athletic Field Redevelopment Project - Wasco County
 - Issue: Funding is needed for site master planning and design work.
 - Solutions offered:
 - ARPA funds would work for this project.
 - Athletic field planning is an eligible use for Land and Water Conservation funds.
 - Governor Kotek is interested in behavioral health. This project may appeal to her due to the project's behavioral health component.
- Policies brought forward:
 - Federal Forest Fire Fuels Reduction for Improved Watershed Management - City of The Dalles
 - Payment In Lieu of Taxes (PILT) and Secure Rural Schools (SRS) - Wasco County
 - U.S. Economic Development Administration Support – Mid-Columbia Economic Development District

Overall seemed like good meetings. As always, we met with both Oregon and Washington legislators. Because the government shutdown was looming while we were there, that was a common discussion point, in part because any funds that were earmarked by legislators were caught up in the possible government shutdown, so would not be distributed to the projects that were awarded the funds.

Most legislators felt that Congressionally Directed Spending (Senate earmarks) and Congressionally Directed Funding (Representative earmarks) would continue into this next funding cycle. This legislatively directed funding is funded through a 1% set aside of agency budgets. It is not new money, just a reallocation of existing funds. Also, any funding award that comes about through this process still needs to meet the rigor and requirements of the agency that funds the project. i.e., if a project is directly awarded funds from the FEMA bucket of money, that project will still need to meet FEMA funding requirements, in other words, not just a blank check with no oversight.

PORT OF THE DALLES AGENDA ITEM

MEETING DATE October 11, 2023

REPORTS ITEM H-2.) The Dalles Marina, LLC Q1/FY 2023-2024 Concessionaire Report Owner/Operator Angie Macnab

Following submitted by Angie Macnab

Meeting Date: **October 11, 2023**

Subject: **Marina Report for July-September 2023**

Items completed this quarter:

- Repaired two Pedestals. With the new pedestals being delayed, I ordered parts through Eaton and had Hage Electric fix them.
- Water lines were repaired from fire
- Continue to maintain Landscaping and remove garbage from the parking lot and down the ramps for both docks.
- Coordinated and had Algae treated for the guest moorage dock and the private side of the Marina.
- Work with Marina tenants throughout the summer to major repairs to minor repairs on their boathouses
- Worked with tenants and I have cut down all obnoxious weeds from their boathouses.
- Had the float contractor out and he worked for several days refloating boathouses and making them level.
- Hired outside company to pressure wash all of the docks
- Maintained sea weed for the guest Moorage and private side. Removed logs from guest moorage.

Projects in Progress:

- Continue to work with tenants having boathouse numbers on their boathouses
- Updating the Lock system with a security app instead of locks.
- Meeting with Andrea to give update on the Marina progress and to discuss future of leasing the Marina.
- Working on getting more cameras for water view to try to help with the theft issues that we currently have had in the marina due to the camps on the property next to the marina
- We are beginning to winterize for the season.
- Working with Marina tenants to make sure they have fire extinguishers on their boathouses.
- Working with Fire District in getting grants for services at the Marina

What's going on at the Marina:

- B finger has been super busy with new construction. Everything looks amazing.
- B7 boathouse is 100% completed and has sold.
- B9 has brought his logs and stringers in and moving slowly but continuing to see progress.
- A14 has had major progress. The Boathouse is being worked on daily
- B10 has almost completed all repairs after fire
- C17 boathouse has been completely removed. They are moving along quickly with building a new one in its place.
- To date there are four boathouses for sale at the Marina.

	Unclassified
Ordinary Income/Expense	
Income	
Moorage Fee	172,572.14
Open Moorage Fee	8,021.40
Rental Income	0.00
Total Income	180,593.54
Expense	
Automobile Expense	216.88
Background Checks	-164.00
Bank Service Charge	107.00
Contracted Services	
Algae	1,500.00
Total Contracted Services	1,500.00
Credit Card Fee	10,266.21
Diving Inspection	450.00
Insurance Expense	
Liability	4,558.52
Total Insurance Expense	4,558.52
Interest Expense	1,261.49
Landscaping and Groundskeeping	5,030.00
Maintenance and Supplies	
Asset for Port	1,536.47
Winter	370.00
Maintenance and Supplies - Other	4,015.10
Total Maintenance and Supplies	5,921.57
Marina Clean up	24,402.12
Meals and Entertainment	112.29
Office Supplies	584.45
Professional Fees	
legal Fees	17,284.00
Website	380.00
Total Professional Fees	17,664.00
Rent Expense	36.00
Repairs and Maintenance	2,437.13
Small Tools and Equipment	254.97
Utilities	
Electricity	2,449.71
Garbage	2,094.03
Internet	660.00
Water	9,440.06
Total Utilities	14,643.80
Total Expense	89,282.43
Net Ordinary Income	91,311.11
Other Income/Expense	
Other Income	

	Unclassified
Interest Income	52.07
Other Income	36.00
Total Other Income	88.07
Net Other Income	88.07
Net Income	91,399.18