

AGENDA
PORT COMMISSION REGULAR SESSION MEETING
WEDNESDAY, NOVEMBER 9, 2022, 7:00 P.M. AT PORT ADMINISTRATIVE OFFICE

- A. CALL TO ORDER
- B. ROLL CALL Executive Assistant Toepke
- C. PLEDGE OF ALLEGIANCE
- D. AGENDA CORRECTIONS OR ADDITIONS Executive Director Klaas
- E. COMMUNITY PARTNER UPDATE City of The Dalles, City Manager Klebes
- F. PUBLIC COMMENT OR QUESTION
- G. EXECUTIVE SESSION Pursuant to ORS 192.660(2)(e) Real Property Transactions
*Media representatives are instructed not to report or disclose matters discussed in Executive Session
- H. ACTION REQUIRED FROM EXECUTIVE SESSION
- I. ACTION ITEMS
1. October 12, 2022, Regular Session Meeting Minutes
 2. October 2022 Financial Report Treasurer Coburn
 - a. Wasco County Assessment & Tax, 2022-23 Year Property Taxes, Table 4A, 2022 Summary of Assessments and Levies (SAL) Report
- J. REPORTS
1. The Dalles Marina, LLC Q1/FY 2022-2023 Concessionaire Report Owner-Operator Macnab
 2. Director's Report Executive Director Klaas
 3. Committee Reports: COT, Urban Renewal, Chamber of Commerce, Dufur, EDC
- K. EXECUTIVE SESSION Pursuant to 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
- L. ACTION REQUIRED FROM EXECUTIVE SESSION
- M. UPCOMING MEETINGS/EVENTS
- November 11, 2022: Veterans Day, Office Closed
 - November 14, 2022: Executive Director Klaas on KIHR Radio
 - November 18, 2022: Executive Director Klaas on KODL Radio
 - November 24, 2022: Thanksgiving, Office Closed
 - November 25, 2022: GMC Truck in Starlight Parade, Office Closed
 - December 14, 2022: Port Commission Regular Session Meeting
 - February 9-12, 2023: SDAO 2023 Annual Conference
- N. COMMISSION CALL
- O. ADJOURN

PORT OF THE DALLES AGENDA ITEM

| | |
|----------------------|---|
| MEETING DATE | November 9, 2022 |
| ACTION ITEM I-1.) | October 12, 2022, Regular Session Meeting Minutes |
| STAFF RECOMMENDATION | Approve <u>October 12, 2022, Regular Session Meeting Minutes</u> as presented |

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Wednesday, October 12, 2022, 7:00 p.m.
Port Administrative Office
The Dalles, Oregon

The Regular Session Meeting of the Port Commissioners was called to order by President Greg Weast at 7:02 p.m.

ROLL CALL Executive Assistant Toepke

- COMMISSION Greg Weast, Robert Wallace, Staci Coburn, David Griffith, John Willer
- STAFF Andrea Klaas, Executive Director; Jennifer Toepke, Executive Assistant; Bill Dick, Attorney
- GUESTS Scott Baker, Executive Director, Northern Wasco County Parks & Recreation District and Steve Light, Owner/Operator, Freebridge Brewing
- MEDIA Alana Lackner, Columbia Gorge News

PLEDGE OF ALLEGIANCE President Greg Weast

AGENDA CORRECTIONS/ADDITIONS None

COMMUNITY PARTNER UPDATE

\$5 million projects in The Dalles:

- Largest project is Sorosis Park: Crestline is the contractor. 785 pines lost to ponderosa pine beetle. Irrigation intact. Planting 70 trees in first phase. #1 request in community survey was a basketball court. Tree top playground, useful life to end in 2024. Replacement cost is roughly \$700k.
- Skate Park. Similar in Bend. \$500k+ project. \$260k from Oregon State. Remaining from General Fund & System Development Charges. Hope to develop Thomson Park to keep out people that utilize the park in the wrong way. Culture Survey was required, nothing was found.
- Mill Creek Greenway: Bike & footpath, from Riverfront Trail through The Dalles, ----- The first part to be built will be the hardest section. In 2020 it was a \$3mil project, plus a match from the Parks – Urban Renewal, ODOT.

PUBLIC COMMENT OR QUESTION

REGULAR SESSION ADJOURNED AT 7:25 P.M. & EXECUTIVE SESSION COMMENCED AT 7:26 P.M.

EXECUTIVE SESSION as allowed by ORS 192.660(2)(e) Real Property Transactions *Media representatives are instructed not to report or disclose matters discussed in Executive Session

EXECUTIVE SESSION ADJOURNED AT 7:40 P.M. & REGULAR SESSION RESUMED AT 7:41 P.M.

ACTION REQUIRED FROM EXECUTIVE SESSION None

UPCOMING MEETINGS/EVENTS Port Commission Regular Session Meeting amended to November 9, 2022

ACTION ITEMS

1. September 14, 2022, Regular Session Meeting Minutes Stand as amended: President Willer to Asst. Secretary-Treasurer Willer, 9-man Football to 8-man Football
2. September 2022 Financial Reports Treasurer Coburn Stand as presented
3. Offer from Rod Huante: \$4,000.00 cash to purchase Port's 2003 Chevrolet Silverado Pickup Truck RW/DG Surplus and post for public to bid on

REPORTS

1. Staff Report Executive Director Klaas Stands as included in packet
 - Obsidian Pacific NW Hydrogen Hub
 - Port of The Dalles 2022 Strategic Business Plan RFP & Scope of Work

2. Committee Reports

- Community Outreach Team Commissioner Weast Cliff Bentz is now aware of the COT & Port of The Dalles as is Newhouse.
- Urban Renewal Commissioner Coburn Awaiting word on a grant for the Tony's building. Rec building: ice cream and apothecary shops are now open, 3rd building to be completed in mid-January. Blue building was paid off earlier than normal. ODOT has a project on 1st street, sooner & cheaper – 2 years faster and \$800k quicker to do the upgrade – more to come, not finalized yet.
- Chamber of Commerce Commissioner Griffith
- Dufur Commissioner Wallace Kramer's Market closed for business. The apartments above Kramer's Market are nearly done, six apartments in total. Dufur Visioning: Steering Committee is underway. The wastewater project is still moving forward.
- Wasco County EDC Executive Assistant Toepke EA Toepke to continue Port representation on the EDC. Nan Wimmers stepping down as Vice-Chair. EA Toepke nominated Lisa Farquarhson, The Dalles Area Chamber of Commerce. Nan Wimmers nominated Tonya Brumley, NW Natural Gas. Tonya Brumley declined due to her workload; Lisa Farquarhson happily accepted the nomination and was elected the next Vice-Chair of the EDC. Community Enhancement Project Process was reviews. Community meetings are getting scheduled for the Winter.

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

ACTION REQUIRED FROM EXECUTIVE SESSION None

COMMISSION CALL Thanks to staff for taking time to travel for Port business. Commissioner Wallace (Executive Director, Wy'east Resource Conservation and Development) to speak at the 2022 Columbia Gorge Economic Symposium as a member of the panel presentation on Renewable Energy Industry in the Gorge.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 8:12 p.m.

PORT OF THE DALLES:

ATTEST:

Greg Weast, President
Board of Commissioners

David A. Griffith, Secretary
Board of Commissioners

DATE APPROVED: November 9, 2022

Prepared by: Jennifer Toepke, Executive Assistant

PORT OF THE DALLES AGENDA ITEM

MEETING DATE November 9, 2022

ACTION ITEM I-2.) October 2022 Financial Reports Treasurer Coburn

STAFF RECOMMENDATION Approve October 2022 Financial Reports as presented

Local Government Investment Pool

- Current Oregon Short Term Fund Rate is 2.10%

General Fund

- Income
 - Transient Guest Moorage Fee's-Boater's: \$340.00
 - Special Districts Insurance Services Operations-Reimbursement ED Klaas Travel: \$826.72
- Expenses
 - Bohn's Printing, Inc.-Bind COT Program Enhancement Book: \$132.95
 - Lindsey N. Hegemann-New Port Part-time Office Assistant: \$553.96

Port Development Fund

- Income
 - Wasco County-Reimbursement COT Washington, D.C. Travel, Scott Hege: \$218.17
 - City of The Dalles-Reimbursement COT Washington, D.C. Travel, Matthew Klebes: \$194.32
 - Matthew Klebes-Reimbursement COT Washington, D.C. Travel, Matthew Klebes: \$59.00
 - Daniel Spatz-Reimbursement COT Washington, D.C. Travel, Daniel Spatz: \$57.97
- Expenses
 - Elias Lawn Maintenance-Butterfly Park Weed Removal: \$200.00
 - Friend & Reagan, P.C.-1st Progress Payment FY 2021-2022 Audit: \$4,000.00

Marina Fund

- Income
 - Nothing unusual
- Expenses
 - Nothing unusual

PORT OF THE DALLES

Account QuickReport

As of October 31, 2022

Cash Basis

| Type | Num | Name | Paid Amount |
|----------------------------------|-------|------------------------------|------------------|
| CSB Checking | | | |
| General Checking | | | |
| Check | EFT | Ameritas Life Insurance ... | -47.60 |
| Liability Check | EFT | PERS | -842.05 |
| Liability Check | EFT | Oregon Dept Revenue | -467.00 |
| Liability Check | E-pay | United States Treasury | -1,798.16 |
| Transfer | | | 50,000.00 |
| Deposit | | | 1,266.72 |
| Paycheck | 24902 | Andrea L Klaas | -3,578.54 |
| Paycheck | 24903 | Jennifer C Toepke | -1,756.63 |
| Bill Pmt -Check | 24905 | Andrea L. Klaas | -128.44 |
| Bill Pmt -Check | 24906 | Bohn's Printing, Inc. | -132.95 |
| Bill Pmt -Check | 24907 | City of The Dalles | -584.32 |
| Bill Pmt -Check | 24908 | Elias Lawn Maintenance | -300.00 |
| Bill Pmt -Check | 24909 | Jennifer C. Toepke | -116.62 |
| Bill Pmt -Check | 24910 | Northern Wasco County ... | -222.66 |
| Bill Pmt -Check | 24911 | Special Districts Insuran... | -4,566.06 |
| Bill Pmt -Check | 24912 | Streamline | -75.00 |
| Bill Pmt -Check | 24913 | The Dalles Disposal | -191.79 |
| Liability Check | EFT | Oregon Dept Revenue | -432.00 |
| Liability Check | E-pay | United States Treasury | -1,670.82 |
| Liability Check | EFT | PERS | -797.38 |
| Check | EFT | Verizon Wireless | -102.75 |
| Paycheck | 24914 | Andrea L. Klaas | -3,578.44 |
| Paycheck | 24915 | Jennifer C Toepke | -1,881.64 |
| Paycheck | 24916 | Lindsey N Hegemann | -553.96 |
| Liability Check | EFT | Oregon Department of R... | -43.88 |
| Liability Check | EFT | Oregon Dept Revenue | -23.72 |
| Total General Checking | | | 27,374.31 |
| Marina Checking | | | |
| Total Marina Checking | | | |
| Port Development Checking | | | |
| Deposit | | | 529.46 |
| Bill Pmt -Check | 23319 | Andrea L. Klaas | -96.38 |
| Bill Pmt -Check | 23320 | Elias Lawn Maintenance | -200.00 |
| Bill Pmt -Check | 23321 | Friend & Reagan, P.C. | -4,000.00 |
| Bill Pmt -Check | 23322 | Jennifer C. Toepke | -67.61 |
| Total Port Development Checking | | | -3,834.53 |
| CSB Checking - Other | | | |
| Total CSB Checking - Other | | | |
| Total CSB Checking | | | 23,539.78 |
| TOTAL | | | 23,539.78 |

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

Cash Basis

July through October 2022

| | Jul - Oct 22 | Budget | % of Budget |
|---------------------------------|-------------------|-------------------|---------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| Beginning Fund Balance | 0.00 | 924,904.00 | 0.0% |
| Interest from Earnings | 6,154.08 | 5,549.00 | 110.9% |
| Other Resources | | | |
| Grants | 0.00 | 4,000,000.00 | 0.0% |
| Launch Ramp & Transient Moorage | 1,266.00 | 3,000.00 | 42.2% |
| Leased Land & Facilities | 11,600.00 | 95,000.00 | 12.2% |
| Loan Repayments | 0.00 | 12,000.00 | 0.0% |
| Other Income | 11,934.01 | 2,000.00 | 596.7% |
| Total Other Resources | 24,800.01 | 4,112,000.00 | 0.6% |
| Previously Levied Taxes | 2,778.39 | 5,000.00 | 55.6% |
| Property Taxes | 1,278.16 | 357,666.00 | 0.4% |
| Transfer from Other Funds | 0.00 | 200,000.00 | 0.0% |
| Total Income | 35,010.64 | 5,605,119.00 | 0.6% |
| Gross Profit | 35,010.64 | 5,605,119.00 | 0.6% |
| Expense | | | |
| Capital Outlay | 0.00 | 4,050,000.00 | 0.0% |
| Material & Services | 28,892.06 | 216,000.00 | 13.4% |
| Personal Services | 89,900.28 | 330,000.00 | 27.2% |
| Transfers & Contingency | 0.00 | 600,000.00 | 0.0% |
| Total Expense | 118,792.34 | 5,196,000.00 | 2.3% |
| Net Ordinary Income | -83,781.70 | 409,119.00 | -20.5% |
| Net Income | -83,781.70 | 409,119.00 | -20.5% |

PORT OF THE DALLES
Profit & Loss Budget vs. Actual-PORT DEVELOPMENT FUND
 July through October 2022

Cash Basis

| | Jul - Oct 22 | Budget | % of Budget |
|---|--------------|---------------|-------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| Beginning Fund Balance | 0.00 | 1,433,744.00 | 0.0% |
| Interest from Earnings | 10,770.21 | 8,602.00 | 125.2% |
| Other Resources | | | |
| Grants | 0.00 | 4,000,000.00 | 0.0% |
| Land Sales & Contract Interest | | | |
| V&G | | | |
| Interest | 985.05 | | |
| Principal | 1,294.02 | | |
| Total V&G | 2,279.07 | | |
| Land Sales & Contract Interest - Other | 0.00 | 1,505,000.00 | 0.0% |
| Total Land Sales & Contract Interest | 2,279.07 | 1,505,000.00 | 0.2% |
| Loan Repayments | | | |
| CGCC | | | |
| Interest | 3,684.80 | | |
| Principal | 105,280.10 | | |
| CGCC - Other | 0.00 | 539,310.00 | 0.0% |
| Total CGCC | 108,964.90 | 539,310.00 | 20.2% |
| City of Dufur | 0.00 | 39,310.00 | 0.0% |
| Total Loan Repayments | 108,964.90 | 578,620.00 | 18.8% |
| Other Income | 529.46 | 5,000,000.00 | 0.0% |
| Total Other Resources | 111,773.43 | 11,083,620.00 | 1.0% |
| Transfer from Other Funds | 0.00 | 500,000.00 | 0.0% |
| Total Income | 122,543.64 | 13,025,966.00 | 0.9% |
| Gross Profit | 122,543.64 | 13,025,966.00 | 0.9% |
| Expense | | | |
| Capital Outlay | 0.00 | 8,500,000.00 | 0.0% |
| Material & Services | 17,290.89 | 390,500.00 | 4.4% |
| Special Payments | 0.00 | 3,000,000.00 | 0.0% |
| Transfers & Contingency | 0.00 | 400,000.00 | 0.0% |
| Total Expense | 17,290.89 | 12,290,500.00 | 0.1% |
| Net Ordinary Income | 105,252.75 | 735,466.00 | 14.3% |
| Net Income | 105,252.75 | 735,466.00 | 14.3% |

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

Cash Basis

July through October 2022

| | Jul - Oct 22 | Budget | % of Budget |
|--------------------------------|-----------------|------------------|-------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| Beginning Fund Balance | 0.00 | 127,956.00 | 0.0% |
| Interest from Earnings | 1,464.12 | 768.00 | 190.6% |
| Other Resources | | | |
| Fire Emergency | 0.00 | 1,500,000.00 | 0.0% |
| Total Other Resources | 0.00 | 1,500,000.00 | 0.0% |
| Total Income | 1,464.12 | 1,628,724.00 | 0.1% |
| Gross Profit | 1,464.12 | 1,628,724.00 | 0.1% |
| Expense | | | |
| Capital Outlay | 0.00 | 300,000.00 | 0.0% |
| Debt Service | 0.00 | 800,000.00 | 0.0% |
| Transfers & Contingency | 0.00 | 473,986.00 | 0.0% |
| Total Expense | 0.00 | 1,573,986.00 | 0.0% |
| Net Ordinary Income | 1,464.12 | 54,738.00 | 2.7% |
| Net Income | 1,464.12 | 54,738.00 | 2.7% |

PORT OF THE DALLES AGENDA ITEM

| | |
|----------------------|---|
| MEETING DATE | November 9, 2022 |
| ACTION ITEM I-2.a.) | Wasco County Assessment & Tax, 2022-23 Year Property Taxes, Table 4A, 2022 Summary of Assessments and Levies (SAL) Report |
| STAFF RECOMMENDATION | n/a |



511 Washington St., Ste. 208 • The Dalles, OR 97058 • www.co.wasco.or.us
assessment: [541] 506-2510 • tax: [541] 506-2540 • fax: [541] 506-2511

Pioneering pathways to prosperity.

DATE: October 21, 2022
TO: All Wasco County Taxing Districts
FROM: Jill Filla Amery, Assessor / Tax Collector
RE: 2022-23 Year Property Taxes

RECEIVED
OCT 25 2022
BY: *JFA*

Please find enclosed "Table 4a of the 2022 Summary of Assessments and Levies (SAL) Report" for your district. Table 4A shows your billing rate, taxes imposed, and the net total taxes to be received by your district. It also shows the distribution percentage for your district. The Table 4a's are also located on our website for your convenience.

At this time I also wanted to provide an update to our appeal status. All large scale utility account appeals; Charter Communications, Burlington Northern Santa Fe, Lumen Technologies/CenturyLink and Gas Transmission NW have been settled. There are currently no outstanding Potential Refund Credit Accounts. You should have seen a distribution from the Wasco County Finance/Treasurer's office at the end of July or first part of August 2022, for the funds that were remaining in the Potential Refund Accounts for these appeals.

We are rolling right into tax collection season. You will be seeing the October month end distribution and subsequent weekly tax distributions during the month of November. If you have questions about the information provided you can contact me at jilla@co.wasco.or.us or call 541-506-2512.

Sincerely,

Jill Filla Amery
Assessor/Tax Collector

TABLE 4a - DETAIL OF TAXING DISTRICT LEVIES

Tax Year: 2022 - 2023

NOTE: Where urban renewal excess value impacts the district, report any reduced rate levies on a separate table 4a.

County: Wasco

District Abbreviation 002PORT_0

| | |
|-----------------------------------|--------------------------|
| 1 Taxing District Code | 330002190 |
| 2 Taxing District Name | 002 - PORT OF THE DALLES |
| 3 Counties in which District lies | |

| 4 Levy Approved Before or After 10/6/01 | PERMANENT | LOCAL OPTION | "GAP" BONDS OR UR SPECIAL LEVY | BONDS | TOTAL |
|---|-----------------|-----------------|-----------------------------------|------------------|-------|
| | Inside M5 Limit | Inside M5 Limit | Inside M5 Limit | Outside M5 Limit | |
| 5 Permanent Levy (if dollar amount) | 0 | | | | 0 |
| 6 Local Option Levy (if dollar amount)* | | 0 | | | 0 |
| 7 "GAP" Bond Levy | | | 0 | | 0 |
| 8 Urban Renewal Special Levy | | | 0 | | 0 |
| 9 Bond Levy* | | | | 0 | 0 |
| 10 TOTAL DOLLAR LEVY (add lines 5 thru 9) | 0 | 0 | 0 | 0 | 0 |

| Adjustments | | | | | |
|---|------|------|------|------|------|
| 11 Amount Raised in Other Counties | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 12 NET DOLLAR LEVY FOR TAX RATE (line 10 minus line 11) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| Taxable Property Value (if an urban renewal plan is involved, report reduced rate levies separately) | | | | | |
|--|--|--|--|--|---------------|
| 13 Total Assessed Value | | | | | 2,519,947.007 |
| 14 Add: Non-Profit Housing Value | | | | | 0 |
| 15 Add: Fish and Wildlife Value | | | | | 1,422.568 |
| 16 Subtract: Urban Renewal Excess (amt. used only)** | | | | | 104,132.166 |
| 17 VALUE TO COMPUTE THE TAX RATE | | | | | 2,417,237.409 |

| Tax Computations | | | | | |
|--|------------|-----------|-----------|-----------|------------|
| 18 Tax Rate (for dollar levies, line 12 divided by line 17)*** | 0.0002007 | 0.0000000 | 0.0000000 | 0.0000000 | 0.0002007 |
| 19 Amount Tax Rate Will Raise (line 17 times line 18) | 485,139.55 | 0.00 | 0.00 | 0.00 | 485,139.55 |
| 20 Truncation Loss (for dollar levies only) (line 19 minus line 12) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 21 Total Timber Offset Amount (county district only) | 0.00 | | | | 0.00 |
| 22 Timber Tax Rate (line 21 divided by line 17) | 0.0000000 | | | | 0.0000000 |
| 23 Billing Rate (line 18 minus line 22) | 0.0002007 | 0.0000000 | 0.0000000 | 0.0000000 | 0.0002007 |
| 24 Calculated Tax for Extension for District (line 23 times line 17) | 485,139.55 | 0.00 | 0.00 | 0.00 | 485,139.55 |
| 24a Gain from UR Division of Tax Rate Truncation | 117.03 | 0.00 | 0.00 | 0.00 | 117.03 |
| 24b Gain or Loss from UR Division of Tax Across Counties | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 24c Net Tax for Extension (24 + 24a + 24b) | 485,256.58 | 0.00 | 0.00 | 0.00 | 485,256.58 |
| 25 Actual Tax Extended for District | 485,256.58 | 0.00 | 0.00 | 0.00 | 485,256.58 |
| 26 District's Gain or Loss from Individual Extension (25 - 24c) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 27 District's Compression Loss (Enter as a negative number)**** | -16,456.79 | 0.00 | 0.00 | 0.00 | -16,456.79 |
| 28 DISTRICT TAXES IMPOSED (line 24c+line 26+line 27) | 468,799.79 | 0.00 | 0.00 | 0.00 | 468,799.79 |

| Additional Taxes/Penalties | | | | | | |
|--|--|--|--|--|--------|--------|
| 29 Farmland (ORS 308A.703) | | | | | 52.78 | 52.78 |
| 30 Forestland (ORS 308A.703) | | | | | 0.27 | 0.27 |
| 31 Small Tract Forestland (STF) (ORS 308A.703) | | | | | 0.00 | 0.00 |
| 32 Open Space (ORS 308.770) | | | | | 0.00 | 0.00 |
| 33 | | | | | | |
| 34 Historic Property (ORS 358.525) | | | | | 162.61 | 162.61 |
| 35 Other | | | | | 0.00 | 0.00 |
| 36 Late Filing Fee County Only (ORS 308.302) | | | | | 0.00 | 0.00 |
| 37 Roll Corrections (ORS 311.206), incl. omitted property/other roll corrections, but excl. roll corrections under ORS 311.208. | | | | | 0.00 | 0.00 |
| 38 TOTAL ADDITIONAL TAXES/PENALTIES (lines 29 thru 37) | | | | | 215.66 | 215.66 |

| | | | | | |
|---|------------|------|------|--------|-------------|
| 39 TOTAL TO BE RECEIVED (line 28 plus line 38) | 468,799.79 | 0.00 | 0.00 | 215.66 | 469,015.45 |
| 40 Percentage Schedule (ORS 311.390) [OPTIONAL, SEE INSTRUCTIONS] | | | | | 0.91988052% |

* If district has multiple Local Option or Bond levies, please show each levy on a separate 4a page (see instructions about combining in some cases).

** For urban renewal special levies, enter zero on this line: excess value is not subtracted.

*** Line 12/Line 17 computation applies ONLY to dollar levies; if district has a rate levy, enter the tax rate certified.

**** Enter only the district or U.R. special levy compression loss. Urban renewal division of tax compression loss is reported on table 4e. See instructions.

PORT OF THE DALLES AGENDA ITEM

| | |
|----------------------|---|
| MEETING DATE | November 9, 2022 |
| REPORTS ITEM J-1) | The Dalles Marina, LLC Q1/FY 2022-2023 Concessionaire Report <u>Owner-Operator Macnab</u> |
| STAFF RECOMMENDATION | n/a |

Meeting Date: **November 9, 2022**

Subject: **Marina Report for July-Sept 2022**

Items completed this quarter:

- Top of the docks de-winterized and hoses put out
- Meeting with Yacht Club
- Parking lot swept
- Two Algae treatments in the Marina. Coordinated Guest Moorage also
- Water line repairs on C and A finger
- New Security lights on the walkways before entering the gates to give more security
- Fire Clean up completed

Projects in Progress:

- Blowing out of the sprinkler system for winter
- Coordinated fire extinguisher annual test
- Working on payment of Fire Clean up.
- Working on plan for rebuild of B finger.
 - Boathouse plans
 - Need to order new pedestals for Electrical

What's going on at the Marina:

- 2 Boathouse for sale at the Marina. It is currently located on B finger.
- Continuing meetings with the Yacht Club.
- Leases are all paid

The Dalles Marina
Profit & Loss
 July through September 2022

| | Jul - Sep 22 |
|---------------------------------------|------------------|
| Ordinary Income/Expense | |
| Income | |
| Moorage Fee | 105,326.43 |
| Total Income | 105,326.43 |
| Expense | |
| Accounting Fees | 750.00 |
| Bank Service Charge | 0.03 |
| Contracted Services | |
| Algae | 1,300.00 |
| Total Contracted Services | 1,300.00 |
| Credit Card Fee | 6,771.43 |
| Landscaping and Groundskeeping | 2,100.00 |
| Maintenance and Supplies | |
| Asset for Port | 3,811.85 |
| Winter | 370.00 |
| Maintenance and Supplies - Other | 145.00 |
| Total Maintenance and Supplies | 4,326.85 |
| Office Supplies | 2,511.31 |
| Professional Fees | |
| legal Fees | 284.00 |
| Total Professional Fees | 284.00 |
| Repairs and Maintenance | 2,221.64 |
| Utilities | |
| Electricity | 791.68 |
| Garbage | 1,132.12 |
| Internet | 660.00 |
| Water | 4,640.62 |
| Total Utilities | 7,224.42 |
| Total Expense | 27,489.68 |
| Net Ordinary Income | 77,836.75 |
| Net Income | 77,836.75 |

| | |
|----------------------|---|
| MEETING DATE | November 9, 2022 |
| REPORTS ITEM J-2.) | Director's Report <u>Executive Director Klaas</u> |
| STAFF RECOMMENDATION | n/a |

Tree Cut on Port Property along Riverfront Trail

- On October 31, 2022, Anthony Morelli had a pre-trial meeting with Judge Stauffer and DA Ellis. At that time, he plead guilty to Criminal Mischief 2nd Degree, which is a misdemeanor. Next steps are a restitution hearing which may be scheduled at the end of this month. We will need to have an expert opinion on the value of the damage and value of restoration. Scott Baker, NWC Parks and Recreation has offered to be one of our expert witnesses. Port Attorney Bill Dick may have additional comments in Executive Session.

The Dalles Marina

- Fire 08-01-2022 Update
 - Port Staff worked with Special Districts to maximize available coverage to the Port. Special Districts paid out \$473,510.71 of Port related expenses associated with the 2022 fire; the Port's total available coverage is \$500,000.00.
 - Because of updates to the lease, insurance checks to the affected property owners were 3 party checks: the property owner, Port of The Dalles, and The Dalles Marina, LLC. Due to this change, The Dalles Marina, LLC was able to use those funds to cover the cleanup costs. This is mentioned because there was a different scenario for the 2021 fire. To stop the carrying costs of fire containment from the 2021 Fire, the Port chose to pay for the cleanup, look for funds to help buy down the cost to the affected property owners, and then bill back the difference. The Port has calculated the individual property owner costs and the Port's fire attorney is submitting those payment requests to the insurance companies. The Port is still pursuing other funds to help with fire recovery. Special Districts covered \$500,000.00 of the Port's costs for the 2021 Fire.
- The Port is working with The Dallas Marina, LLC on winter snow removal so one contractor can be hired to handle the entire parking lot.
- The boat Pumpout and Dump Station, Transient Guest Moorage Water, and the Launch Ramp Restrooms have all been winterized and closed for the season. A portable toilet is in place for winter use. The Port did request bids from Columbia River Affordable Portables and Bishop Sanitation for the portable toilet; the Port choose to use Columbia River Affordable Portables.
- Small, local business Get 'er Done continues to maintain the Marina Parking Lot, Launch Ramp, Jetty's & Transient Guest Moorage, keeping the area free of garbage and clean.

Business Inquiries

- New State Leads
 - Project Nurture: Recognizable brand of infant formula that is growing significantly. Looking for an existing food products manufacturer to partner with
 - Project PNW: 600,000 square foot distribution center that serves their own retail stores in the Pacific Northwest and on the west coast
 - Project John 2:19: 500,000 square foot building heavy manufacturing 275 jobs
 - Project Starlight: Photovoltaic technology and manufacturing facility. 150,000 square foot production, 10,000 square feet for utility buildings, parking for 100-150 employees
 - Project Herbs: Luxury RV and camper trailers. Existing buildings only. 50,000-100,000 sq ft, 2-5 acres
- Other Leads
 - New: mushroom grower looking for warehouse space
 - Ongoing: Manufacturing food and beverage business
 - Ongoing: Metal fabrication

Center for Rural Innovation: The Dalles Technology Center

- Wasco Innovation Initiative had an event at Wines on Second on October 26th. About 30 people were in attendance. The planning group will continue to meet through the winter; however, the next public event will be held next year.

Brownfield Coalition Update

- All funds have been allocated for this first grant cycle.
- The funds have been used for 35 unique projects involving 17 different properties, located mostly in the downtown core.

Other

- 2023 [SDAO Annual Conference](#) February 9-12, 2023, at [Sunriver Resort](#) *Monday, January 16, 2023, is the cutoff date to cancel reserved hotel rooms and conference registration; please advise EA Toepke accordingly.
- Port Commission and Staff joined folks from the Soil and Water Conservation District to tour restoration work being done on Chenoweth Creek. This project is a partnership between the Port, Soil and Water Conservation, Hydro NW, and Oregon DEQ. The funding for this project came about due to a water quality fine against Hydro NW by ORDEQ. The State allows up to 80% of the fine to be reinvested in the community, which the Soil and Water Conservation district was able to take advantage of. Total project cost: \$61,066.00.0
- Lindsey Hegemann started working at the Port. She is a regular scheduled, part-time employee and will be in the office 8:30 a.m.-12:30 p.m. She has already tackled several projects that have been on our list. Prior to accepting the position at the Port, she had vacation plans in place, so she will be back in the office November 14th.
- Property and liability insurance renewals have begun.
- The Port added 4 additional security cameras to the office property and parking garage.
- The Port advertised for bids for the Port's 2003 Chevrolet pickup truck both in the newspaper and on the Port's website, which closed October 31st at 4:30 p.m. One bid was received from Rod Huante for \$4,000.00; the pickup truck was sold to Mr. Huante.
- POWER Engineers, a contractor for NWPUD, has begun moving onto lots 1 and 2 on River Trail Way. This company will be using the lots as a letdown and prep area for the new power towers that the PUD is installing to service the next Google data center on the old NW Aluminum property. The Port is leasing the lots to them for \$7,500.00 per month.
- The Draft Audit for FY 2021/2022 is done and being reviewed by Port Staff.
- Port Staff have attended several Paid Leave Oregon webinars in preparation of the January 2023 start date of this program.